

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 to enable the City to make reasonable accommodations to ensure accessibility (28 CFR 35.102-35.104 ADA Title 1.).

Participate in this virtual Council Meeting with the online ZOOM application and/or by phone.

OPTION 1 -- Join the virtual meeting from any device:

- 1. First-time ZOOM users, go to https://zoom.us/
 - To download the free ZOOM Cloud Meetings app for your device
 - Or, click the Join Meeting link in the top right corner and paste 91501960820
- 2. From any device click the meeting link https://zoom.us/j/91501960820
- 3. Enter your email and name, and then join webinar.
- 4. Wait for host to start the meeting.

OPTION 2 -- Join the virtual meeting from your phone (audio only):

- 1. Dial 877-853-5257
- 2. When prompted, enter meeting ID 915 0196 0820 #, and then ##

During Public Comment periods:

1. Click the *raise hand icon* in the app and you will be called upon to comment for up to 3 minutes.

- If listening by phone, hit *9 to "raise your hand"

2. Residents can send public comments to publiccomments@cityofcamas.us (limit to 400 words). *Emails are entered into the meeting record and if received by one hour before the meeting begins, emailed to Council. In the meeting, the clerk will read the submitter's name, subject, and date/time it was received. Emails are accepted until 1 hour after the meeting and emailed to Council the next business day.*

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

- 1. <u>City of Camas 2021 Budget Property Tax Presentation</u> Presenter: Cathy Huber Nickerson, Finance Director
- 2. <u>Position Description Title Change</u> <u>Presenter: Jennifer Gorsuch, Administrative Services Director</u>

- 3. <u>North Shore Subarea Plan Vision Statement Draft</u> <u>Presenter: Sarah Fox, Senior Planner</u>
- 4. <u>Annual Comprehensive Plan Amendments</u> <u>Presenter: Sarah Fox, Senior Planner</u>
- 5. Community Development Miscellaneous and Updates This is a placeholder for miscellaneous or emergent items. Presenter: Phil Bourquin, Community Development Director
- Public Works Miscellaneous and Updates This is a placeholder for miscellaneous or emergent items. Presenter: Steve Wall, Public Works Director
- 7. City Administrator Miscellaneous and Updates This is a placeholder for miscellaneous or emergent items. Presenter: Jamal Fox, City Administrator

COUNCIL COMMENTS AND REPORTS

PUBLIC COMMENTS

ADJOURNMENT

Item 1.



Staff Report – Meeting Item

City of Camas 2021 Budget Property Tax Presentation Presenter: Cathy Huber Nickerson, Finance Director

Phone	Email
360.817.1537	chuber@cityofcamas.us

INTRODUCTION/PURPOSE/SUMMARY: This presentation is to review how property taxes are calculated, impact of the 1% to the City and taxpayers as well as provide options for Council's consideration.



2021-2022 Biennial Budget Property Tax Presentation City of Camas Item 1.

Property Tax Levy Calculation



September 8, 2020

Camas City Council Workshop

Budget Prep 2021 Property Tax

Tax Levy Limit Using 2020 Base

September 8, 2020

- Increase in the City tax levy is limited to 1% or the Implicit Price Deflator which ever is less
 - 2021 Implicit Price Deflator is 1.3% for 2021
- Using the 2020 levy as a base

2021 Property Tax

- 1% increase of the 2020 levy is \$130,329 for a total base levy of \$13,163,183
- New construction is also added to the levy amount
- Subject to the statutory maximum levy rate of \$3.60

2021 Property Tax Levy Options

*Median Home Price \$516,000

September 8, 2020

	1% Increase	No Increase
Base Levy	\$13,032,854	\$13,032,854
Lawful Increase of 1%	\$130,329	\$0
Estimated New Construction Increase	\$506,535	\$506,535
Total Tax Levy for 2021	\$13,669,718	\$13,539,389
Estimated Assessed Value	\$5,185,785,361	\$5,185,785,361
Estimated Levy Rate	\$2.64/\$1,000	\$2.61/\$1,000
Homeowner's Bill*	\$1,362	\$1,347
Difference		(\$15)

Camas City Council Workshop

Budget Prep 2021 Property Tax

2020-2021 Property Tax Levy Comparison

	2020 Comparison	2021 Comparison	% Change		
Base Levy	\$12,455,418	\$13,032,854	4.6%		
Lawful Increase of 1%	\$124,554	\$130,329	4.6%	Tax Rate	= Flat
New Construction Increase	\$452,882	\$506,535	11.8%		
Total Tax Levy	\$13,032,854	\$13,669,718	4.9%	Tax Levy	AV
Assessed Value	\$4,971,725,843	\$5,185,785,361	4.3%		
Levy Rate	\$2.62/\$1,000	\$2.64/\$1,000	.76%		
Homeowner's Bill*	\$1,255	\$1,362	8.5%		
Difference		\$107			

*2019 Median Home Price \$478,900 and \$516,000 in 2020 that is 7.7% increase

September 8, 2020

Camas City Council Workshop Budget Prep 2021 Property Tax



Camas City Council Workshop Budget Prep 2021 Property Tax





September 8, 2020

Camas City Council Workshop Budget Prep 2021 Property Tax

Tax Rates



Camas City Council Workshop

EMS Levy Reset



September 8, 2020

Camas City Council Workshop Budget Prep 2021 Property Tax

Council's Consideration



September 8, 2020



Staff Report – Meeting Item

Position Description Title Change

Presenter: Jennifer Gorsuch, Administrative Services Director

Phone	Email
360-817-7013	jgorsuch@cityofcamas.us

INTRODUCTION/PURPOSE/SUMMARY:

At the request of the City Administrator, staff is proposing changing the position title of the Communications and Community Relations Manager to Director of Communications.

The rationale for the change in title is as follows:

- Executive level and experienced professional is necessary
- This role will help tell the City story internally and externally
- Stronger candidate pool

The salary and job description content will remain the same.

This item is on both the Workshop and Regular Meeting agenda today as it is critical to City operations and there is a need to post it as it as soon as possible.

Recommendation/Recommended Action/Action Requested: Staff recommends that Council adopt Resolution 20-009 to change the title of the Communications and Community Relations Manager position to Director of Communications.

City of Camas Non-Represented September 2020

DIRECTOR OF COMMUNICATIONS

JOB OBJECTIVES

The individual in this position functions as the City's spokesperson, develops and implements communication strategies consistent with City goals and objectives, manages the City's external communication, via the City's website and other technologies, its social media platforms, and through positive relationships with media and the community. This position leads communication for crisis and issues management, partnerships, professional relations and communications strategies and implementation. In addition, the Director of Communications leads message development and deployment. This position reports to the City Administrator.

ESSENTIAL FUNCTION STATEMENTS

The following tasks are typical for positions in this classification. Any single position may not perform all of these tasks and/or may perform similar related tasks not listed here:

Serve as the City's official spokesperson with all media outlets requiring 24/7 availability for emergency and/or critical incidents; conduct and/or facilitate media interviews and conferences.

Direct, design, and develop a variety of publications, surveys and promotional items and print media to share information and increase awareness of the City's goals to both internal and external constituents; work with City departments and consultants if applicable.

Develop and implement broad public engagement strategies; develop and lead public relations, marketing campaigns and educational programs designed to inform and engage the community; manage the on-going relationship with the community and key stakeholders.

Conduct research necessary to determine internal and external perceptions about the City.

Lead, develop and execute communications strategies through collaboration with City's leadership team; serve as a member of the City's leadership team; work collaboratively with departments to develop and implement communications strategies and messaging consistent with the City's goals and objectives.

Develop and maintain strong professional working relationships with department directors, representatives of the news media, and with regional partners' public information officials; provide strong leadership in establishing relationships and fostering partnerships with City staff, the community, civic, and special interest groups.

Prepare and distribute press releases to media outlets; prepare talking points or presentations/scripts for elected officials and City staff for general information, news interviews and/or conferences.

Plan strategies to manage emerging issues and crises and serve as the first responder for relevant information.

Monitor news and social media for City-related communications and discussions; relay community feedback and engagement trends to elected officials, staff and project leaders.

Work with City staff and project leaders on messaging, public outreach strategies, and materials for electronic and in-person dissemination.

Work in partnership with the Information Technology department to ensure communications and marketing goals utilizing City platforms is achieved.

Manage the City's official social media platform and City phone app content including posts, blogging, podcasts, etc.; create graphics and use images and written content to inform and engage the public.

Manage the City's website content consistent with the City's communications strategies; assist staff to develop and maintain department-level pages.

Exercise high degree of accuracy, correctness and discretion when preparing communications materials including managing essential and highly confidential and sensitive information.

Provide training on messaging, marketing, and branding to ensure departmental staff are consistent in carrying forth the City's goals and objectives.

Review and update City's Social Media Policy regularly; create, communicate and disseminate any communication related policies/procedures.

Stay abreast of new trends and innovations in the field of technology as related to public relations/communications.

Represent the City at various meetings and events; work collaboratively with departments to develop and organize City-sponsored events.

Work non-traditional work hours to attend or participate in various events and meetings on behalf of the City; provide in-person support at open houses, forums, workshops and information booths.

Timely and regular attendance.

AUXILIARY FUNCTION STATEMENTS

Follow all safety rules and procedures established for work area.

Perform related duties and responsibilities as required.

QUALIFICATIONS

Knowledge of:

Principles of marketing and communications and effective social media strategies.

Council-Mayor form of government and the role of communication in support of the Mayor, City Administrator and Council.

Strong analytical and problem-solving skills, and understanding of client-centered support and services.

Metrics and methods of data usage to better communication methods/strategies.

The Incident Command System, FEMA training, and the role of the Public Information Officer.

Excellent oral, written, presentation, and interpersonal communication skills.

Current public relations, marketing, and journalistic practices and techniques.

Mastery of concepts of grammar and punctuation, copy writing, and editing.

Skill in communication strategy planning and implementation.

Microsoft Suite, desktop publishing, photography, citizen response management tools and website and social media management and monitoring tools.

Modern office methods, procedures and practices.

Principles and practices of professional business communication methods.

City government functions, policies, rules and regulations; federal, state and local laws, codes and regulations.

Basic principles and practices of budget administration.

Ability to:

Apply communications strategy and public relations principles to complex topics.

Effectively represent the City and interact successfully with internal stakeholders, partner agencies, media, community, vendors/contractors, and business leaders.

Demonstrate strong on-camera presentation, to include interviews with television, radio, and various media outlets.

Communicate effectively in oral and written form, using language that is appropriate to the person, group, or audience.

Develop creative ideas in relation to public information projects.

Develop policies related to communication procedures/strategies.

Establish effective working relationships at all levels of the organization.

Create informational graphics using desktop publishing, images and photography.

Research and implement new communication techniques.

Work independently using independent judgment with little direction, organize work, set priorities, and meet deadlines

Work outside regular office hours, and sometimes unpredictable hours, to meet City needs.

Manage multiple tasks and complete projects on a deadline.

Maintain professionalism and effectiveness while working under pressure; remain calm, deliberate, tactful, and advisory in stressful and emotional situations.

Maintain confidentiality.

Perform the essential functions of the job, with or without reasonable accommodation.

Education and Experience Guidelines

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education:

Equivalent to Bachelor's degree in communications, marketing, journalism, public relations, English, or related field preferred, with a graduate degree desirable.

Experience:

Five (5) years of experience as a full-time communications, marketing, or public relations professional with demonstrated success and supervisory experience; program or operational level experience in government preferred.

License or Certificate

Possession of a valid driver's license.

Accreditation in Public Relations (APR) credential preferred.

PHYSICAL DEMANDS AND WORKING CONDITIONS

The physical demands herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform these essential job functions.

Environment: Office environment; exposure to computer screens.

<u>Mobility</u>: Sitting for prolonged periods of time; extensive use of computer keyboard. May stand for long periods of time, lift and carry office equipment, supplies and materials. Basic communication skills such as talking and hearing are needed for frequent person-to-person contacts on the phone and in person.

Vision: Visual acuity to read numerical figures.

<u>Other Factors</u>: Periods of time may be spent outside in varying weather conditions. Incumbents will be required to work extended hours including evenings and weekends. Incumbents may be required to travel outside City boundaries to attend meetings.



Planning Division | 616 NE 4th Ave | Camas, WA 98607

STAFF REPORT

NORTH SHORE SUBAREA PLAN Phase 1 – Vision Statement

то:	Mayor McDonnell City Council	DATE:	September 8, 2020
FROM:	Sarah Fox, Senior Planner, on behalf o	f the Plai	nning Commission
PUBLIC NOTICES:	8/6/20 and 8/13/20, Legal publication the city's website starting on 7/30/20 2020 and also throughout the project 12/16/19; 1/17/20; and 2/14/20. A ma	n #43135 . Emails v on the fo ailer was	nission was published in the Post Record on O. Notice of Public Hearing was posted on were sent to interested citizens on July 28, Illowing days: 9/26/19; 11/15/19; 12/6/19; sent citywide on December 12, 2019. The oject January 2020. Information has been

available throughout the project at www.camasnorthshore.com, along with Facebook posts

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and invitations to join the public events.

SUMMARY/PURPOSE

The North Shore Subarea Plan will guide future growth and development in the area north of Lacamas Lake. Today, the North Shore area consists of agricultural land and single-family residences with large, rural acreages. The area is anticipated to experience substantial growth and is currently zoned for a mix of employment, retail and residential uses.

In 2013, City Council established the current zoning through a Development Agreement with a coalition of property owners (adopted through Resolution 1277). Beginning in the summer of 2019, the first phase of the North Shore Subarea Plan process engaged the Camas community in an effort to re-think the current zoning, including a community vision, conceptual road alignment, land use designations, and a projection for future jobs and housing.

To create the community vision, the City conducted a series of vision outreach activities, including:

- Visits to Discovery High School, Camas Farmers Market, Camas High School and Camas Youth Advisory Council to encourage participation.
- Twenty-one stakeholder interviews with property owners within North Shore, representatives from the Camas School District, the Port of Camas-Washougal, and elected officials.
- Online survey #1 taken by 583 community members.
- Student workshop at Discovery High School to map future land uses.
- Community forum attended by approximately 100 community members (82 signed-in).
- Online survey #2 taken by 678 community members.
- Email and Facebook comments.
- Community Vision Workshop attended by approximately 100 community members (81 signed-in).
- Workshop before Planning Commission on July 21, 2020.

Among the thousands of comments collected, a series of themes emerged indicating how the Camas community wants to see the North Shore area develop over time. The vision outreach comments and these themes are translated into the North Shore Vision. At the public hearing, Planning Commission further refined the vision statement based on testimony received.

RECOMMENDATION

After a duly conducted public hearing on August 18, 2020, and unanimous support, the Planning Commission forwarded the North Shore Subarea Vision for your approval.

8/21/2020

Item 3.

North Shore Subarea Plan		
Promote Planned Growth	Provide Employment Options	Protect Natural Resources
City Council September 2020		
	www.camasnorthshore.com	Carriero



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Background

About the North Shore Subarea Plan



What is the North Shore

•Approx. 800 acres (boundaries will be determined through this process)

- •270+ are public-owned; remainder is
- •The city is <u>not</u> leading the development and is <u>not</u> the developer.

2





Why Now?

- Changing ownership
- Proactively plan infrastructure
- Rebalance housing and jobs lands

3

North Shore Parks Master Plan

• Since annexing the area in 2007, the city has steadily acquired over 150 acres and welcomes more!



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Why do we <u>have</u> to plan?

Growth Management Act = GMA

- 1990 Growth Management Act adopted by the State
- Motivated in reaction to rapid suburban development, traffic congestion, loss of open spaces.
- Reviewed/revised every eight (8) years.
- 14 goals must be addressed in city's comprehensive plan.



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Why do we have to plan? Growth Management Act

- 1. Urban growth.
- 2. Reduce sprawl.
- 3. Transportation.
- 4. Housing.
- 5. Economic development.
- 6. Property rights.
- 7. Permits.
- 8. Natural resource industries.
- 9. Open space and recreation.

- 10. Environment.
- 11. Citizen participation and
- coordination.
- **12.** Public facilities and services
- 13. Historic preservation.
- 14. Provide consistency.

Comprehensive Plan

Subarea Plans

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Comprehensive Plan - Camas 2035

North Shore Economic Development Goal

"To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices and a mix of shops, services and public spaces."

GΜ Subarea Plans

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Comprehensive Plan - Camas 2035

North Shore Economic Development Policies

ED-4.1: Promote the growth of businesses such as grocery stores, medical offices, and restaurants that will meet the retail and service needs of the population.

ED-4.2: Protect the viability of the airport as a significant economic resource to the community ...

ED-4.3: Encourage new developments to include provisions for neighborhood parks that are within walking and biking distance of a person's home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work and commercial centers, public transit, and community facilities.

The area north of Lacamas Lake is anticipated to experience 6.4.4 North Shore year planning horizon. Planned transportation infrastructur year planning indicate realities an sport and retail uses desire the City and support the employment and retail uses desire the City and support the employment and relations deare this area is zoned Business Park and Multi-Family, with som Port of Camas Washougal manages an airport that is outsid North Shore area is within the airport influence area.

North Shore Economic Development Goal ED 4: To encourage master planning that allows a more inte transportation options and includes facilities for pedestrian mix of shops, services, and public spaces.

North Shore Economic Development Policies ED-4.1: Promote the growth of businesses such as grocery s

the retail and service needs of the population.

ED-4.2: Protect the viability of the airport as a significant ec compatible land uses? and densities, and reducing hazards and aviation users consistent with state laws RCW 36.70A.5

ED-4.3: Encourage new developments to include provision: ED-4.3: Encourage new developments to include provision: biking distance of a person's home or work to encourage gi trails) that link homes, work and commercial centers, public

ED-4.4: Promote economic development opportunities adj that will benefit from additional transportation options.

ED-4.5: Preserve large tracts of land for large industry and ED-4.6: Support public-private partnerships for infrastruct

ED-4.7: Advocate better transit routes and service

Comprehensive Plan - Camas 2035

North Shore Economic Development Policies

ED-4.4: Promote economic development opportunities adjacent to the Port of Camas-Washougal's Grove Field

ED-4.5: Preserve large tracts of land for large industry and master-planned commercial development.

ED-4.6: Support public-private partnerships for infrastructure development.

ED-4.7: Advocate better transit routes and service.

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ED-4.7: Advocate better transit routes and service.

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Subarea Plan

- Optional element of comprehensive plan; establishes vision and planning guidelines for a specific area
- Addresses community issues and concerns
- Unique to a specific area
- Guides preservation, redevelopment, new investment



Why do we **want** to plan?

- Evaluate existing conditions; reallocate land uses to best meet the city's needs.
- Plan for what we want to happen vs. react to what we don't like.
- Communities that plan for growth have the best chance of managing their future to preserve community values



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8/21/2020

Item 3.

7 Months of Outreach [August to February]



8/28	Discovery High School
9/10	Online survey 1 open
9/11	Camas Farmers Market
9/16	Stakeholder Interviews
9/18	Stakeholder Interviews
9/25	Camas High School
10/13	Online survey 1 closed
11/4	Camas Youth Advisory Council
11/21	Community Forum
12/3	Student Workshop
12/16	Online survey 2 open
1/26	Online survey 2 closed
2/4	Visioning Workshop

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Vision Outreach

Round #1: Sept. 10 - Oct. 15

Community Conversations

- 21 stakeholder interviews, two schools events, farmers market
- 182 unique comments

Online Survey #1

• 583 respondents

Round #2: Nov. 21st- Feb. 4th

Community Forum

- 100+ participants
- **Discovery High School Workshop**

Online Survey #2

- 623 respondents
- Visioning Workshop
- 100+ participants



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Survey #2 - Land Uses

657 of 678 respondents

What land uses are most important to provide in the North Shore?



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Survey #2 – Parks and Public Spaces

661 of 678 respondents

What types of parks and other public spaces are needed in the North Shore area?





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Vision Outreach Themes

374 of 678 respondents

Walkability Bike Facilities Job Diversity Consider Traffic Protect Trees Cluster Development Quality Preserve Natural Areas Local Jobs Safety Parks and Trails Low Density Affordable Housing Consider Infrastructure Slow Development Commercial Space

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Item 3.

Draft Vision Planning Commission Recommendation

- 1. Preserve the North Shore's natural beauty. Policies, regulations and design rules must protect significant trees and groves. Identify and preserve wildlife habitat corridors, and views to the treed hillside and the lake.
- 2. Plan a network of green spaces and recreational opportunities. Integrate a variety of parks, playgrounds, trails and open spaces into residential and employment areas throughout the North Shore area. Create a "green corridor" along the lake that completes the Heritage Trail, provides lake access and buffers the lake from adjacent development.

Draft Vision

- 3. Cluster uses for a walkable community. Concentrate homes close to schools and around commercial nodes so residents can meet daily needs without driving. Use sidewalks, pedestrian trails and bike paths to connect residents to neighborhood destinations.
- 4. Provide a variety of housing options. Plan for diverse housing types that are affordable to households of appropriate for varying incomes, sizes and life stages.







Draft Vision

- 5. Locate Industrial Parks and Commercial Centers to the north. Protect the environmental integrity of the lake and aesthetic quality of the area by siting light industrial and office uses away from the lake and adjacent to the airport. Encourage commercial activities along high traffic corridors, such as NE Everett St.
- 6. Favor local-serving businesses. Encourage small, local businesses such as restaurants, cafes and grocers that serve North Shore residents and businesses, while not harming with the economic viability of complimenting downtown Camas.



Draft Vision

7. Plan for needed schools and infrastructure.

Ensure adequate roads, schools and utilities are in place before development occurs. Invest in transportation improvements such as a new roadway through the North Shore and NE Everett improvements to minimize traffic impacts and maximize safety.

8. Strive to maintain Camas' small-town feel. Sustain the city's quality of life through phased and sustainable growth that contributes to community character.





[Draft] Camas North Shore Subarea Plan Vision

The following vision statement includes edits as recommended by the Planning Commission at a public hearing that was held on August 18, 2020. The edits are indicated with strike-through and underlined text (<u>example</u>).

- Preserve the North Shore's natural beauty. Policies, regulations and design rules must protect significant trees and groves. Identify and preserve wildlife habitat corridors, and views to the treed hillside and the lake.
- 2. Plan a network of green spaces and recreational opportunities. Integrate a variety of parks, playgrounds, trails and open spaces into residential and employment areas throughout the North Shore area. Create a "green corridor" along the lake that completes the Heritage Trail, provides lake access and buffers the lake from adjacent development.
- 3. **Cluster uses for a walkable community.** Concentrate homes close to schools and around commercial nodes so residents can meet daily needs without driving. Use sidewalks, pedestrian trails and bike paths to connect residents to neighborhood destinations.
- 4. **Provide a variety of housing options.** Plan for diverse housing types that are affordable to households of appropriate for varying incomes, sizes and life stages.
- 5. Locate Industrial Parks and Commercial Centers to the north. Protect the environmental integrity of the lake and aesthetic quality of the area by siting light industrial and office uses away from the lake and adjacent to the airport. Encourage commercial activities along high traffic corridors, such as NE Everett St.
- 6. **Favor local-serving businesses.** Encourage small, local businesses such as restaurants, cafes and grocers that serve North Shore residents and businesses, while not harming with the economic viability of complimenting downtown Camas.
- 7. Plan for needed schools and infrastructure. Ensure adequate roads, schools and utilities are in place before development occurs. Invest in transportation improvements such as a new roadway through the North Shore and NE Everett improvements to minimize traffic impacts and maximize safety.
- 8. <u>Strive Pace development to maintain Camas' small town feel</u>. Sustain the city's quality of life through phased and sustainable growth that contributes to community character.

Camas North Shore Subarea Plan Vision Outreach Comments Compilation

The City of Camas is beginning work on the North Shore Subarea Plan, a nine-month effort to plan a future for the area north of Lacamas Lake. Today, the North Shore area consists of agricultural land and single-family residences with large, rural acreages. The area is anticipated to experience substantial growth and redevelop with a mix of employment, retail and residential uses. In 2012, City Council approved a plan for how the area would grow over the next 20 or more years.

The North Shore Subarea Plan process provides the community with an opportunity to re-think how the area will develop in the future. The Plan will include a community vision, conceptual road alignment, land use designations, and a projection for future jobs and housing.

The first step in the North Shore Subarea Plan process is to create a vision that captures how community members want the area to develop in the future. To create the vision, the City is conducting a series of vision outreach activities, including stakeholder interviews, conversations at community events, and online surveys. The initial phase of outreach included the following activities to solicit input from property owners within North Shore and the broader community on what they value most about North Shore and what should be preserved as the area develops:

- Presence at Discovery High School, Camas Farmers Market, Camas High School and Camas Youth Advisory Council to encourage community members to sign up for the project email list and participate in the online survey. **Page 2**
- Twenty-one stakeholder interviews with property owners within North Shore, representatives from the Camas School District and the Port of Camas-Washougal, and elected officials. **Page 3**
- Online survey #1 taken by 583 community members. Page 12
- Student workshop at Discovery High School to map future land uses. Page 80
- Online survey #2 taken by 678 community members. Page 83
- Email and Facebook comments. Page 107

The following is a compilation of all community comments collected through these outreach activities. This compilation serves as an appendix to the Vision Outreach Summary. Additional summaries and compilations will be prepared to communicate the results of future activities.
COMMUNITY EVENTS

The following is a summary of input received through conversations at community events detailed below. The map and description below were provided at the events to spur conversation.

- Discovery High School August 28
- Camas Farmers Market September 11
- Camas High School September 25
- Camas Youth Advisory Council November 4

The 2016 study area map depicts existing land use designations for the North Shore area, including industrial, commercial services, residential (single-family and multi-family), and parks and open spaces. What, if any, changes would you make and why?



- Don't develop anything; keep Camas a small town
- Maintain green spaces and shore access
- Locate businesses along transportation routes
- Want homes with yards on large lots
- Lake access is a community asset
- Restrictions or homeowner education about lawn treatment and chemicals to protect the lake
- Save more land for parks; do not fully develop
- Traffic is already bad on Everett
- We need to keep our agricultural land
- Need lower cost, entry level homes; better concentrated near transportation and amenities

STAKEHOLDER INTERVIEWS

The following is a summary of comments received through 21 stakeholder interviews conducted on September 9 and 10, 2019.

- 1. <u>Preliminary North Shore Subarea boundaries are generally Lacamas Lake to the south, city limits to the</u> north, Northeast 232nd Avenue to the west, and Everett Street to the east. Community and stakeholder feedback will help determine the final boundary. Do you recommend any changes? If so, why?
 - Collaborate with the Port on development near the air field.
 - Consider including the high school in the boundary
 - Consider the area north of the high school that is in the UGA.
 - Get the planning done and get it done right because we don't get a second chance.
 - How would the subarea relate to impact fees? Would want improvements to be paid for by a larger area, as they would benefit as well.
 - If it would benefit the city, bring it in. Get it right the first time. Look at it and be thoughtful about it. Be ready and know you are getting what you need. We need to plan way ahead. Do the urban planning and do it smart. The City could even buy land to make sure it's developed the right way.
 - Include all the land we will need so we don't have to do it multiple times.
 - It's good that the school was built before the homes come in. The City should recalibrate and rebalance land use needs.
 - Keep in mind the area near the airport and the East County Fire and Rescue Station.
 - Library services also could be extended to this area without a new facility.
 - Nothing has been done to ensure services to the area where the new school was built. The lake is a natural boundary, which will slow response times. May need a new fire station. We need a street network that can handle that traffic and also should look into citing new facilities. Will need to look at redesigning patrol areas and consider co-location opportunities.
 - OK with the boundaries as drawn.
 - Potentially include areas to the east of Everett that impact the traffic in the area.
 - Six-year street priorities will address Ingle Road and 28th Street and Everett Street and Lake Road.
 - The area to the east is fastest growing area in the city and will have the largest elementary school. Families are moving to Camas because of the schools. There is not a lot of affordable housing in that area.
 - The boundary is fine, but the study needs to consider areas outside of the boundary to assess transportation access for the overall area. East side bottlenecks and will continue at Everett Street and Lake Road, and at Goodwin and Ingle Roads. Currently looking at roundabouts. Look at uses that complement the air field to reduce trips.
 - Whether or not it's included, there should be trail connections to Camp Curry. Currently used for youth camping, but may someday be developed as a regional park.
- 2. <u>What are the most important assets in the North Shore area? What developed areas or natural resources</u> <u>should be protected or enhanced?</u>

Large, development-ready parcels Lake access Historic properties/homes View of the lake and mountains Forested setting

- Access to medical services and healthcare would be good as the area develops.
- Additional lake access is not needed.

- All of the suggested assets are important
- All are important. View of lake and mountains is appealing for new residents and businesses. Lake
 access is important. It would be nice to maintain the forested setting. There also is a need for the large
 parcels to make development viable. It will be difficult to strike a balance to protect assets.
- An interconnected system of trails and parks around the lake with trails leading from the lake in other directions. Lake to Lake trail concept from Lacamas to Vancouver. Lewis and Clark Trail through the County.
- Camp Curry is on county land near the north end of the lake.
- City has a tree ordinance to maintain forest land and the tree canopy.
- Close the north side of the lake for biking, hiking and water access. Put in a trail all the way around.
- Commercial/retail near the high school would be beneficial.
- Concur with preserving the Leadbetter House and lake access. I'd like to see an extension of trails. There are large parcels, but many are not usable due to archaeological resources and white oaks. There is potential for partnerships that provide public parking for people wanting to enjoy the lake or trail system in the area. The City and school district should work together to look at the land south of the school in terms of infrastructure, parking, etc. Want kids to get to and from school safely.
- Green space. Primitive single track along the lake. Leadbetter Home. Lake views and forested areas. Linked pathways from north to south. Need to protect trees. Groves/copses interspersed throughout. T5 and T6 connect with paths. Some trails are too steep. Need trail connections throughout and around the lake. Specifically, a trail from the northwest to southeast along the ridge and parallel to the road with connections down to Leadbetter Road. Primitive trails in southern park areas at 43rd.
- Housing is an important consideration; the area is currently underutilized.
- It will be a regional draw and parking will be needed.
- Jobs are needed to support preservation.
- Let the land tell us what it should be. Learn from the experience of other communities where it didn't work out well and our community where it did. Elected officials and staff need to be disciplined and not compromise or cannibalize areas for economic/industrial development. Will be enormous pressures to develop residential, need to be patient and resolute.
- Make Leadbetter Road a walking and biking pathway, but leave one lane for emergency services response. Protect the shoreline.
- Maintaining employment land is key, especially since it has been lost in other places requires large tracts of land
- Not as concerned as some about preserving trees. We need to develop this area effectively so it will work for the next 30 to 50 years. However, there should be a plan for trees.
- Preservation of natural areas, lake access and trail improvements are key.
- Preserve the shorelines and wetland complexes and habitats of Lacamas Lake.
- Protect and integrate trees into the development as much as possible.
- The current map is missing parks and trails in other land use designation areas. A portion of the slope in critical lands should be set aside as an open space network. Large, contiguous blocks.
- There should be a connected trail system all through the area.
- There is a fortune in the grass valley with huge blocks of land in ownership of one extended family. Also reflecting quality and vision of those people.
- Trails should be extended from the wetlands to the north down to the lake.
- We have an amazing amount of green space and parks already, and trust that will continue. The Leadbetter house has a compelling story and is a big part of our history.
- Would like to see access to the lake and a waterfront park via a trail.

3. What types of parks and other public spaces are needed in the North Shore area?

Public Plaza Neighborhood Park (1-5 acres) Community Park (5+ acres) Sports Fields Dog Park

Passive Open Space Water Access Mini Parks (up to 1 acre) Natural Areas Trails

- 1 or 2 community parks and multiple neighborhood parks throughout development.
- A fun and interactive park with active play areas for kids. Our demographic is young families.
- A loop trail around the lake will be a great addition.
- A pool, depending on outcome of bond.
- A rowing club or boat house would be nice.
- A trail along the lakeside is a natural fit. Update to meet the needs identified in the park open space and trails plan. Like to see neighborhood parks. Consider neighborhood parks that are part of development and quite small, maintained by HOAs. Good work on major neighborhood park in Green Mountain.
- Developed parks are needed, not just natural areas, but the quantity of parks depends on how the other land is developed.
- Maintain natural areas and include a park along the lake.
- Maximize park land with a diversity in park types some developed and some natural areas.
- Natural, primitive parks. Everyone wants fields and sports parks, but we need to incorporate into park big open space. Consider county park land to the north for fields. Green space, transition Leadbetter from a road to a double track gravel trail (moss gets bad on pavement). Preserve tall trees. Don't clearcut. Sunningdale Gardens along 44th preserved big evergreen trees.
- Open spaces and trails are a community value. Public spaces for community building. Downtown, sporting events, etc. The 1989 vision called for a prosperous community with diverse economy. Livable community with parks and open spaces, police services, good infrastructure. Community with small town feel where people know and care about one another.
- Parks and recreation, fields, trails and green spaces. The Comprehensive Plan clearly expresses those needs and priorities.
- Parks and playgrounds for kids that are accessible by bike or walking.
- Protect some of the existing assets. The area needs parks with picnic areas. Encourage cycling and There is a high demand for sports fields.
- Sports fields could work if there is enough demand.
- Sports fields may not be appropriate for this area.
- Tree canopy cover is important.
- Walking. Employees on lunch hours should be able to enjoy the amenities and they will be popular for nearby residents. Residential area pocket parks. Young families can be close to park amenities. SE Ledbetter Road as a multi-use path with good access to the Lake.

- 4. <u>The study area map depicts existing land use designations for the North Shore area, including industrial, commercial services, residential (single-family and multi-family), and parks and open spaces. What, if any, changes would you make and why?</u>
 - Appropriate buffers between residential and industrial will be needed.
 - Areas around Lacamas Lake Lodge and along Leadbetter Road should be kept natural and woodsy. Camas is a city of trees.
 - City needs diversification in land uses.
 - Commercial areas to support tourism and lake activities.
 - Commercial nodes along the arterial would be good.
 - Consider zoning tools that will create neighborhoods within parks rather than parks within neighborhoods.
 - For commercial, mixed use with commercial below and residential above. Keep people in the area so they don't have to drive to services.
 - Good walkable with neighborhood commercial. Allow people to get out of their cars.
 - Maintain a band of open space just below the ridgeline as park and connect to it with trails throughout the area. High quality and high aspiration marker. 50 acres of open space per 1,000 people as a goal. Likely that transportation will parallel the lake at the top of the ridge, so include green space with trail on the lake side.
 - More employment land.
 - More housing and density.
 - OK with industrial land for a business park, though developers are currently chasing multifamily residential. Would like to see a better mix of uses to make the area more viable for developers. Newer business parks include a residential component, so more of an urban village, but residential is not allowed in the business park zone. Like you see in Dupont, Washington. The southeast corner of the industrial zoned areas would be a good location for a public plaza surrounded by mixed use development. Retail should be some percentage of the business park. Need to be flexible on what will be developed there. The challenge of an urban village is the need for other rooftops to make it work, so the commercial will be the last piece developed.
 - Previously, a company was interested in locating in this area, but was scared off by the uncertain timing of infrastructure. What roads and utilities need to be here and how long it will take? They were ok with three years.
 - Pods of neighborhoods with views to the lake. Within neighborhoods, connect with paths. Want offroad paths, not just widened sidewalks. Neighborhood commercial at hubs. Small, lakefront commercial. Limited industrial, furthest away from lake.
 - Schools surrounded by neighborhoods.
 - Seems like there is too much commercial. The commercial should be interspersed with a business park to make the business park viable. Need some commercial along arterial corridor so people don't have to drive south and cause more congestion.
 - Seems reasonable. Concern about wooded areas north of the park. Consider mixed use development to provide better access to services such as restaurants.
 - The Bridge Village area should be mixed use.
 - There should be a walking trail around industrial park. Keep industrial uses away from the lake.
 - Will need major transportation connections, but how to do it? Parallel paths in nature preferred to bike path along road. Off-road bike paths whenever possible.
 - Would like to see a mix of employment, retail, residential. Where is the mixed use? Want places where people can live and work. Walkable community concept.

- Land use map should reflect current uses (i.e. elementary school) and the land around the lake purchased by the city should be parks
- Land uses need to be integrated with transportation improvements
- 5. <u>What types of businesses are needed in the North Shore area to support the retail and service needs of</u> future residents?

Restaurants	Gas Station
Grocery Store	Library
Coffee Shop	Barber Shop / Salon
Child Care	Department Store

- A mix.
- Community amenities.
- Consider how the land adjacent to the elementary school transitions to other uses what are appropriate buffers, etc.
- Grocery store.
- Have to have local services like a grocery store, restaurants, child care, coffee shop to avoid creating more north-south trips. Downtown is more of a destination. Also depends on what goes into the industrial lands. What if it is a hospital? Be flexible to accommodate a variety of potential uses in the business park.
- I like the Village concept. There are some conceptual examples at 179th Street. We often still separate jobs from residences, but residential and commercial can be done together.
- It would be good to have a grocery store in the north shore area to reduce the number of trips. Maybe a Trader Joe's, although it would compete with the downtown Safeway.
- Mixed use at Bridge Village.
- More restaurants to make Camas a dining destination and draw people from the east.
- Need transportation connections to the east to Vancouver. Natural resources bring people to Camas. Make those destinations so they can live and play here.
- Need more retail and service choices in the City.
- Neighborhood commercial, keep small town feel. Have to have gas stations for people heading north. No big box retail; locate it elsewhere. Some sort of grocery store and something like Target in condensed area to north away from lake front and lake views. Decrease intensity of uses towards the lake.
- Put amenities in the area that will keep people from going to Vancouver. Smaller mom and pop retail creates a better quality of life.
- Retail near high school.
- Services for residents and employees: Maybe a supermarket, but maybe not. Local produce and businesses. Need for cafes and restaurants. Maybe located on the lake front.
- Shop, work and live in the same area. Reduces trips and benefits health.
- Smaller, neighborhood-serving commercial development.
- Smaller grocery store such as a New Seasons or Chucks.
- Urgent care/medical services.
- We need signage to bring people to downtown and a recreational trail / history circuit to connect the area down to the Port of Camas-Washougal.
- We want people to come to the south for their shopping, not head west to Vancouver. Vancouver doesn't have the downtown experience of Camas. An historic downtown not built for cars.

6. What types of employers would be ideal for this area to keep more jobs in Camas?

Health care	Retail Trade
Manufacturing	Technology
Professional services	

- Camas lacks blue collar jobs.
- Clean businesses.
- Concern about the impact freight traffic might have on the transportation network.
- Diversification. Mill was 75% of assessed value then became 8-9%. No one industry or employer can now cripple this community. Will not need entire town's economy dependent on any one industry. Some of it should be blue collar and some white collar.
- Family-wage jobs manufacturing, light industrial, science/tech, etc. Nothing hazardous to the environment.
- Flexible on industry, but would like to see average salaries above \$65,000. Health care and high tech seem viable. Manufacturing is moving towards automation. The City also need to consider what businesses to attract to the Port.
- Healthcare/medical center.
- High tech and health care for career fields for kids.
- High tech, medical, health care. Avoid shipping centers and warehousing that bring trucking traffic.
- Large employer with well-paying jobs.
- Professional services (office).
- Retail trade.
- Storage facilities? We are saturated with demand for storage facilities.
- The City needs to be thoughtful about the types of employers are recruited for this area- set a jobs/acre goal.
- Transportation might limit the possibility of a college campus on north side of lake.
- Would not encourage manufacturing with a lot of truck movement because transportation access won't be great even if street network is developed. Smaller trucks, light manufacturing. Discourage large manufacturing and large trucks.

7. <u>Review the four road design alternatives below. Which, if any, of the alternatives do you prefer and why?</u>

Alt 1. Two travel lanes, center-turn lane, 10 ft offstreet shared-use path.



Alt 3. Two travel lanes, planted median, buffered onstreet bike lanes, 9.5 ft sidewalks.

Alt 2. Two travel lanes, center-turn lane, buffered on-street bike lanes, 6-8 ft sidewalks.



Alt 4. Two travel lanes, bike lanes, 10-12 ft sidewalks for café seating.



- Also need to connect to Vancouver to draw people to Camas for jobs.
- Boulevard (alt 3) is nice, but seems expensive.
- Camas High School is the main causer or congestion.
- Changes were made to 232nd so that the natural flow is toward the new school. When that road gets pushed through it will connect new houses to the school.
- Close off Leadbetter Road and establish a new road network. Roads should be for transportation and recreation.
- Complete streets (emphasis on bike/ped).
- Concerns with the right-of-way getting too large and taking up developable land.
- Cyclists like being buffered from vehicle lanes. Preference to have protected lanes. Four feet is narrow for a bike lane.
- Depends on what type of roadway you're talking about. North Shore arterial, no street cafes on a major transportation corridor. Café seating is attractive on the right type of facility.
- I like the boulevard concept #3 where it's feasible. Would like to see off-road multiuse pathways, separated by landscaping or bollards.
- I'm really worried about transportation. I don't want to create silos because transportation
 improvements don't connect throughout the area. The Bridge Village area is a bottle neck, but it is
 very expensive to redo the bridges. The City needs to decide now. There are plans for a roundabout at
 Lake and Everett. We need a connected road system, bike paths and pedestrian connections. Need to
 move safely from the North Shore area to downtown. The City acquired the Mill Ditch property which
 will be filled in to create a walking/biking path and connection to downtown.

- Left turn lanes could be helpful to not get stuck. Many jurisdictions using roundabouts or small traffic circles.
- Like the boulevard cross-section, but trees in designs like this often are not maintained. Maintenance would need to be included in the cost. It doesn't look good once the trees die.
- Need a strong connection from the west to this area and connect around the north side of the lake.
- Need a significant connection to 192nd.
- Need an east-west arterial and improvement at the choke point. In the future, we will move away from concrete sidewalks. Where necessary due to topography, use modified road standards. Let the land tell you what the street should look like.
- Need connections to the north and west in addition to connecting to the south via Crown Road.
- No matter the size of the roads or use of roundabouts, the Everett Bridge is going to be a bottleneck. Should acquire more ROW than is currently needed so there is adequate capacity in the future.
- Not a fan of roundabouts. If that were the answer highways 99, 212 and Airport Way would be designed with roundabouts. Need 60 seconds of green for traffic throughput.
- Now is the time to think about major (state) transportation corridors through the area.
- One side with multiuse path and other side sidewalk (like alt 1).
- On-street parking is not appropriate for arterial, but would work in an "urban center" type area.
- Option #3 with trees. Use roundabouts. Like wider sidewalks for multifamily pods of townhomes and apartments. Commercial option #4 with roundabouts and a meandering road. The ability to include paths depends on how the area is developed.
- Should be thinking about what transportation network looks like from Camas to Battle Ground.
- Street parking is not shown in any of the diagrams. Will need to have designated parking off road.
- Street trees.

- Take something like alt 3 on both sides. SR 500 to be redirected through this area. Will at least need three lanes. Road layout in people's backyards so road access is very clean. Backyards get smaller and they don't get access. People also coming from west via Goodwin.
- Three lanes are needed on an arterial.
- Trails should be separated from the roadway.
- Utilities coming from school property at northwest end. Main way into this area will come from the
 west. If surrounding two lanes are sufficient, get in from east and north, think that would handle the
 first phase. After 3-5 years, find the money to turn SR 500 into 4 lane road. Camas six-year street plan
 includes Goodwin, 28th, 232nd Avenue access. Buy the right-of-way for 5 lanes and build 3 lanes. Sewer
 is in place along Leadbetter road and pulled up to the school. Pump station will be needed to get over
 the ridge. Development will likely start closer to Leadbetter Road and extend north. Can figure water
 out. It likely will come through an arterial.
- We need bike lanes and roundabouts on Everett. There isn't enough land to create a bigger road. The Port and City have discussed signage to direct people to downtown.
- Wider sidewalks are not as important in North Shore, but are in Bridge Village.
- Would like to see off road multi-use paths near the school for pedestrian safety.

8. Is there anything else you would like to share about your vision for the North Shore area?

- A roundabout at Everett and the new arterial would be nice.
- Connections to downtown are key.
- Connectivity is the biggest issue for future development.
- Consider traffic from the high school and the second entrance to the school.
- Have new construction in expansion areas feel like our town. Drawings of the Community Center do not look like Camas. Need aesthetic, trees, walkability, bike trails.
- Have to have plans in place to attract new residents. I worry about transportation.
- Infrastructure to serve the area will be key.
- Integration of trees is vital to protecting the character of the area.
- It's great that the City is being thoughtful about growth. Good to input on the decisions the city can control. Get a diversity of perspectives. Match need to desire and land use.
- Look at how we develop to make sure assets are public and fenced off from back yards. Need buffers adjacent to forested park boundaries. Trees can be hazards.
- Make sure the needs of Grove Field are addressed.
- Need a vision and discipline in the real political world. Maintain a sense of community. Maintain green space, parks and trails. The infrastructure (water, sewer, storm and interior streets) will not be difficult. Transportation is the real challenge, including the SR 500 crossing of the lake. If the City wanted to slow development, they could look to the GMA rule that adequate public facilities are needed and until the bridge is widened, that does not exist. Building the shining city on the hill. Thank you, City of Camas.
- Need a plan for shovel-ready land quickly.
- People want to keep the small town connectedness of Camas. That's why we didn't create another high school. We don't want that division. Events that bring people from all over. We want a unified community. But where does the next high school go?

COMMUNITY SURVEY #1

The following is a compilation of all comments received through online survey #1 between September 10 and October 13, 2019.

- 1. <u>Preliminary North Shore Subarea boundaries are generally Lacamas Lake to the south, city limits to the north, Northeast 232nd Avenue to the west, and Everett Street to the east. Community and stakeholder feedback will help determine the final boundary. Do you recommend any changes? If so, why?</u>
 - Please do not develop any of it. Camas is losing its green.
 - No development on north shore of Lacamas Lake
 - Too much development. Why are we destroying the beauty we have?
 - I recommend that the city abandon plans to develop the North Shore area. The change/growth in Camas has already been excessive. Stop the growth and keep our small town.
 - No commercial and no industrial
 - Add park access to north of Lacamas Lake
 - Drastically increase natural and public spaces
 - does not need to be so far north. keep it closer to the lake. keep the rest of the land rural.
 - Reduce size of industrial and put open space/parks between residential commercial- industrial. Industrial to be restricted to clean non polluting. Keep as many trees for views from lake and old growth areas to keep the feel of LaCamas lake.
 - Stop developing
 - Commercial zoning looks to be where current homes exist
 - Leave it as is
 - Leave it alone.
 - More Park/open spaces; No multi-family residential; Smallest single-Family dwelling must be on 1-3acres
 - Find a way to broaden parks and open area. Additional development cannot be supported with current infrastructure.
 - It needs more open space. Too much land has already been ripped up and built on.
 - Not so much industrial.
 - Too much traffic and development already.
 - limit as much development and construction as possible Lacamas Lake is historic
 - More parks and open space
 - How about no growth? Camas has done a poor job with its growth plans so far. Too many homes and no changes to our roads or infrastructure. It's created traffic nightmares.
 - The proposed area should be reduced to protect the lake front environment and habitat
 - No development
 - Stop the growth rate
 - There is hardly any green space. What will future people think of this part of the Lewis and Clark Trail if we have destroyed its living legacy?
 - Too much high density housing. Is there a wild land urban interface to mitigate fire hazard? What is planned for adding vehicle, bicycle and pedestrian traffic, safety?
 - No new houses
 - More green space and parks, less multi family homes. Traffic is an issue now and will be worse. The environmental impacts of all those homes, people and traffic is unbearable to think about
 - No development, please
 - Leave it alone

- Item 3.
- More green space. Also, is there land available for Camas School District to purchase should they ever decide to build another middle school or dedicated large high school?
- More single family residential. We don't want more apartments.
- That's too much development. It doesn't look like land conservation wasn't part of this plan.
- I would appreciate if industrial area is not right next to my property. I would like it to remain natural preserve or recreational area. It would be a great to have trail to elementary school. And paths to lake.
- Significantly more green space.
- Less industrial and more parks/open space and single-family residential since it would keep Camas' small-town feel
- Don't develop the land. Camas loves trees and it's small town feel. Leave the green spaces alone.
- No development on the north shore. We are seriously affecting the livability of our community by this sprawl
- Stop over developing Camas
- Stop building so much. Keep Camases natural beauty in an area that has been mostly left alone.
- Too much industrial acreage. Industry means changing the landscape greatly and mowing down trees.
- Less industrial space. I am sure you remember what Joni Mitchell said.
- No more development
- Too much development vs. parks/open space especially near the lake itself. This will dramatically and irrevocably change the landscape and environment permanently. Not representative of what citizens value about living in Camas. Also, not enough parks/open space in relation to proposed development.
- Stop building new houses and keep Camas a small community with natural beauty.
- Zoning isn't listed for the single family residential. I'd suggest r-10 or preferably higher. Infrastructure at this point is already choked up on 14 & 192nd. Not sure how new residents will be getting around.
- No development
- The provision for parks/open space is minimal. This is just wrong.
- All of the lots bordering Leadbetter should be excluded and left as-is.
- More green space
- Maintain non developed land. There should be much more green space.
- Less development, more natural access and single family homes. Keep camas quaint. It's why it's worth living there.
- the probably shouldn't include the area east of 500. It's already residential isn't it?
- Too much development. We will vote you out.
- Less commercial space
- More public open/park space along most of the lake
- leave the area as it is
- I would like further discussion regarding the plans before answering a simple yes/no regarding these boundaries.
- More green areas. Why? Environmental concerns.
- Leave it alone.
- I'm surprised at the amount of commercial space in this representation. Wouldn't the commercial space be better located near other commercial spaces in the city?
- Less industrial area, more parks.
- Maintaining the North Shore in its current state.
- There are too many developments around the lake already.
- More public access for hiking and bicycle riding
- No more residential buildings
- Don't develop any of it if you care about the future of the planet.

- Item 3.
- That much for Industrial? And that little for parks/open space? That needs lots of clarifying. And, Industrial that close to Lake is worrisome as well. With that many homes on the other side too, what will happen to quality of water of Lake?
- Taking away too much green space, only leaving one small area green.
- More Parks/Open Space because we are losing too much green space
- Unsure of what the commercial areas encompass
- More greenspace
- Uh, do you see the lack of green space or nothing spread out in the area? That large blue space is industrial? Is it strategic it isn't butted up right against the lake? Get more green.
- More green space less business.
- Not enough green space or preservation. Too much development.
- Create more open space, reduce housing.
- More park space and preserved wooded areas.
- We need to stop new development in this area.
- Like to see Community Aquatic Facility be placed near or at the Pittock-Leadbetter House with an expanded park area around both. Maybe work the house into the center as meeting/administration area for the center.
- Need much more park and open space protected
- No industrial.
- Small footprint. The impact and growth is too fast. Lake and land pollution.
- Not enough parks and green space. Concerns about pollution to the lake
- More parks/open space to better preserve the existing natural areas
- way too much development too close to the lake
- The industrial area is inappropriate in its location and proximity to houses and the lake. The city would be better served by locating industrial zoning near WaferTech or the airport. Additionally, there is inadequate road infrastructure for trucks. Finally, any anticipated truck traffic will assuredly congest existing roads and pass through residential areas
- Protect the forests around the lake. This is what makes the lake area a beautiful place. It was sad to see Black Forest cut down in the '80s. It will be devastating to see the trees on the other side cut down as well. We need more park space in Camas. We don't have enough for all of the growth we have now. Lacamas Lake is way overcrowded during the summer months. One can't even find a place to park anymore to enjoy the trails. Preserve our natural areas for future generations.
- No industrial zoning or multi-family buildings in this area. We should keep this area forested with minimal development.
- Maintain parks. Lacamas lake's beauty is remarkable due to the natural surroundings.
- No industrial areas.
- Don't change it.
- Smaller, due to future bottleneck at Lake Rd.
- Way too much industrial use in too nice an area. That's not the camas I want.
- A larger area for Camas residents
- Additional parks/open space closest to lake (less multi-family housing).
- I would like to see more Natural Parks & Trails/Open Space along the lakefront
- Should also plan all for all of the new housing going in along Crown RD it seems like the same region to me
- There is not enough buffer between residential and industrial zoning
- No, no, no. This area does not need to be developed at all.
- Exclude any industrial area. Limit home development. Provide more Park area.

- do not develop this area, our community can not handle this
- should not be industrial or commercial, more parks
- It would be nice to incorporate a bit more park space on the North end
- Much more park and rural areas along the lake.
- Roads. How can the city accommodate the amount of traffic that will be added to an already congested area? A increasingly congested area.
- More land for parks and green space
- I'm concerned about industrial runoff that close to the lake. Also, I'm disappointed to see only that much allotted for parks? Dirt trails connecting these areas are needed throughout.
- more open space / greenbelts with trails through the entire area
- Leave things the way they are. Our small town cannot manage all the destruction you are doing here. Just try to get onto 500 from NE 38th or 39th during school traffic hours. It will be impossible when the roundabout goes in. Now you want to add another major problem to this insanity. We have no sidewalks, is quite dangerous to walk or bike down to the lake/park. We are going to be locked in for hours every day. You cannot keep building/expanding without major changes to the infrastructure. Leave Camas alone, enough already.
- Do not put apartments/condos on the lake. Increase the shore line that remains. This is one of the most beautiful places in Camas and we are going to ruin it and destroy natural beauty for the benefit of politicians and developers.
- Stop destroying what Makes Camas, Camas
- Less industrial
- Limit development on the lakeshore and inland. The access to the area is poor, and a sufficient plan to mitigate traffic has not been articulated.
- Less of everything. Less building, less natural impact and less construction traffic.
- Limit Industrial zone and keep the commercial zone along the waterfront to small water type restaurants, coffee shops or paddle board/kayak type rental areas.
- Need to drastically increase green/park space
- no multi-family residential. Apartments, condos, and townhouses will lower overall property value and add to already crowded roads. It will push people that love Camas or move away to other areas with less congestion.
- Far too little park and green space. This plan eliminates entirely what makes Camas beautiful and a desirable place to live. If we had wanted to live in an over-developed, poorly planned community we would have saved money and moved to Vancouver.
- More parks open/space.
- The boundary should not allow development along the lake. This is destroying a big part of what we all love about Camas. Please maintain the dignity of our community before we get to a point we can't turn back from.
- Smaller boundary, narrower area of sprawl?
- More parks and greenspaces, especially along the lake
- Leave the area along the lake undeveloped.
- Should be all parks and open space along lake
- Protect forested areas around the lake
- Do not develop this area.
- Increase the park space. The lake and natural habitat are our greatest asset, developing it will irrevocably damage a natural beauty that is the crown jewel of camas. Take out industrial development. There's plenty of other sites that can accommodate that elsewhere, not by the lake.
- To Goodwin Road bc traffic patterns and access issues

- Less multi family dwellings. Let's just offer houses. Apartments are already going up everywhere. And however you do this keep the trees. Stop clear cutting everything.
- More park green space area along the waterfront. Preserve the beauty of the lake instead of making it all built up. There are not many towns which boast preserved lake front in the center of town.
- don't develop the area
- This is way too dense. You should be ashamed of yourself. The only open space you have proposed is what's already there. This completely rapes the entire Community landscape.
- We're over growing the camas community. If we're setting up more residential areas, I'd like to see a plan for the development companies to pay for more parks, green area and pathways to schools.
- Too much change in the landscape. If the land is open and could be developed with little fuss that's one thing. But please stop destroying all the scenery that makes our city great
- Shrink the overall size of the affected area.
- There is way to much industrial carved out within the boundaries. This looks like another money grab by the city
- Increasing the housing density and adding to the already exploding growth north of Camas near ingles road is setting Camas on the path to uncontrollable growth. Keeping up with that type of growth through public services will totally change the face of the attributes that make Camas attractive to live in and raise a family.
- We need more parks and schools. Are the developers going to build schools? Bike lanes? We need more green space, safe roads for kids to get to school and space at schools.
- More park or at least connecting greenspace with trails
- Area is too large
- Do not develop this area for urban sprawl.
- Carve out more space for parks/open space
- Make it all park/open space
- Curious what is meant by "industrial"?
- Increase parks/open space
- Why so much industrial? We would make more money on more commercial, and then more parks and walking trails down by the water.
- Less new homes. More green space. Possibly more business space. But definitely less new homes.
- Far too much multi family & industrial, not nearly enough parks & open space. Looks too much like a sell out to developers. Multi family residents tend to have much less a stake in the community
- The term industrial carries a broad meaning. I'd put a caveat on the plan on what kind of industrial? Also, would love to see another park on the west side of the proposed area. Possibly a dog park too.
- We don't need more things in this area. The growth you are looking for is unsustainable, and is not within anyone's interests except for those running the city.
- The amount of park space is unsatisfactory. 2. There is no way there should be any industrial zoning in that area. 3. Most of the proposed commercial areas are unsuitable for that use.
- Taking a large chunk and turning it into developed land for housing. Our greenspace is being wiped out by them enough already. Parks and open space is so minimal on this map.
- Industrial should not be located near Lacamas Lake
- Hopefully plan is still going forward to include around the lake walking path
- Yes it's too much the charm of camas is be destroyed with over development
- There should be a natural buffer from the lake shore inward. Possibly half mile or so and kept in a natural state.
- Removal of all single family. Middle tier housing and Multifamily should be provided within a walkable community of retail and businesses.

- Too broad of area...this will destroy the reason Camas has a quality of life
- Before any large commercial developments occur, traffic congestion and mitigation should be priority number one. Leadbetter Road will not be able to accommodate increased traffic, nor would Everett Street and surrounding two lane county roads.
- Industrial to close to lake. Everett rd cannot handle traffic. You are destroying/the sense of community
- Less multi family housing. Larger lots of single family.
- Way more open spaces and natural areas
- Create some type of buffer between the industrial area and the rural land to the north.
- The color coded map above already is sorely lacking in green space & parks. Expecting or hoping developers will "preserve" green scape & walking paths is magical thinking. The entire length of the map, closest to the lake needs to be green to indicate designated park space.
- conserve more forested areas
- I don't understand the purpose of making it bigger or smaller... seems like a strange question.
- More park space along lake. Walking path around lake.
- The southernmost area on the proposed map that spans Everett seems to be designated pure "red" commercial. The eastern section of this "red" section currently has only one commercial business with the remainder being historically residential. This area also contains green space that should be preserved as it is adjacent to the north shore of Round Lake and is a part of the Lacamas park trail experience. I think the only commercial section of this section should be along Everett itself.
- There seems to be multiple commercial areas in with single family homes. I'm not clear on what types this would be and reasoning. Are they walkable neighborhoods?
- more open space.
- That's a lot of industrial. What kind of industrial is planned? I also thought the original plan called for green space near the lake. That is not specified on this map.
- Apartments by the lake? No. this needs to be kept treed and green. then have more larger expensive homes surrounding the lake. you do not give prime property to people who will trash it. ps, I have lived in enough apartments to know. I am not one of the top 1%, but I do appreciate how they take care of their landscapes. I would prefer it kept a large park but since you seem determined to develop it that's my recommendation. why do we need so much industrial space? No. we need more schools and families with yards. please stop allowing builders to squish everything in.
- More Parks/Open Spaces...less everything else. Camas has enough of everything else already and if we don't it's a short drive.
- Leave our beautiful countryside alone. There should be no commercial zones.
- Less overall development. Way more open land and natural areas. The city is only going to become larger, and this would be an amazing opportunity to create our own central park type preserved area.
- Reduce and/or single family residential--there are already too many homes being built in the area.
- Dairy farms should not become industry, perhaps large partial residential and commercial mix
- Shift the boundary on the east to SE Everett. Change some of the industrial to SF residential to compensate.
- Could go further east to lone as these neighborhoods connect to Everett and are connected to Round Lake, could go further south to NE 22nd. I think the Everett corridor from 22nd up to Leadbetter is really important and could probably be its own focus area.
- This area is accessible only from Everett or 232nd. Both of which can't handle increased traffic.
- There is an astonishingly low allocation for parks and open space. I moved here for the beauty- not the industry.
- Stop destroying Camas, we need our farm land not more house & buildings.

- Lacamas, Round and Fallen Leaf Lakes are a unique and incredibly beautiful part of the Camas community. The City of Camas Government does not appear to appreciate this given the recent
- proposal to site a parking lot and large building on a one of a kind property south of Lacamas Lake.
- More jobs, less housing.

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- Too much development without corresponding infrastructure.
- more trails and green space near the lake.
- I really think we have too much residential space as is. There are so many new housing developments and it's disgusting. These houses are built right on one another and look of it is just terrible. Our roads have never been worse and our schools are over crowded.
- Stop building anything. Our schools can't support it.
- If you really want feedback why don't you make the map more detailed so people can actually tell what the area includes. Seems like you don't really want the feedback. We need more Park and open space. Less widescale mowing down of evergreen trees.
- Why not make it all zoned for farming/rural?
- Too much development, not enough preservation of rural community feel and parks.
- More park land and protection for natural areas
- Less construction. More parks, bike lanes and trails.
- This plan should not be fulfilled. Now building all that will make the City a lot of money, and I understand that, but this idea would completely change Camas and what it's thought of. Lacamas lake is a popular attraction for residents of the City, citizens like to go swimming there, or take the boat out for a drive with friends, but a lot of people go for walks on the trails there, now you could assume they go their for exercise, and you would be right, but do you see more people in downtown Camas in the morning? Or do you see more people at the lake in the morning? You see, people exercise at the lake because its a beautiful place with lots of wildlife, plants, and trees. You ca go there in the morning and find Deer, Rabbits, Coyotes, etc. These animals live in the place you want to build things for more money. How would you like it if somebody knocked on your door and said "This property is mine now, I'm turning it into a store so I can make money." You probably wouldn't be happy, but that's what we'd be doing if we built all that. These animals were here before us, it is our responsibility to leave them and their homes be.
- Don't Develop- Camas is going to lose identity and became Cascade Park environment
- Public Access around the lake, it's not shown on the map
- Wow, please stop developing this area. You are going to ruin it. The amount of park and opens space on that map is way too small. Please quit developing, pretty soon it will be like Vancouver. And I will have to move again.
- leave the lake front out of the boundary. Shift southern boundary north.
- Reduce industrial Area and increase residential zoning
- Trash the whole thing. There are plenty of other areas to destroy, why by the lake?
- More green space. That needs to be important to developers.
- Do not develop at all.
- Need less industrial and more parks/green space
- More park of undeveloped land against lake.
- No development along the lakeshore.
- More "Parks/Open Spaces" Residential and Multifamily Housing can be pushed out further north, but preserving the wildlife and scenic beauty of the lake and wildlife cannot be changed once development occurs.
- Roads to the area are packed during commute times. Where are the transportation plans to move vehicles to different routes?

- Not enough residential and park area
- There needs to be more park space against the shoreline, not homes or businesses.
- Do not want to see this area developed.
- more land North and West of 232nd. More land above 500/Robinson Rd. junction. Both needed for
 infrastructure (roads, utilities, etc.) Access in and out of certain locations will need a priority or we will
 run into these bottleneck traffic problems that we are currently trying to solve. Example is putting pool
 Rec center on lake road will be a nightmare for residents, it should go in more central location like
 above the paper mill land currently available.
- Leave it alone. You have cut down enough trees and ruined camas enough already.
- no residential
- Can you go farther North to 500 so that the plan is congruous.
- Stop the growth. Leave it as is.
- Eliminate 2/3 of it. We don't need to develop it.
- Not nearly enough parks. That tiny piece of green space is laughable, compared to what we have now. Less Industrial development. How will these huge industrial areas affect property values for the homes currently facing the forested area? Plus we do not have the infrastructure, ie. roads, schools and facilities to support this kind of growth.
- Move multi family residential further northeast
- Less industrial, less multi-family. Stop over developing.
- Parks, recreation center for Camas residents (club house)
- I don't like the idea of multi-family property on the lake front given this type of housing is typically tall it should be behind single-family residences so both property types gain lake views.
- Open space/Parks almost non-existent in this plan.
- Keep green belt along entire north shore with trails.
- Yes...stop this ridiculous over growth of our town
- More green space, more undeveloped area. The city is developing so fast and getting so big, it is losing its "small community" feel. We live all the trees and space, and the small town feel. Not a fan of all the big developments going on. The lake will continue getting less healthy with more development leading to fertilizer run off, as well, which will lead to the lake being un-usable.
- More open space.
- make a waterfront along the north side of the lake. We still want to enjoy the beauty of the lake and with more people you will need more access and more space to do so.
- Too much industrial and commercial area. We do not want this in our community
- Keep the trees and countryside as is in the North area. This area is one of the rare spots that hasn't been disturbed and razed, and is a beautiful and relaxing area. Increasing the buildings near the lake will also increase traffic, resulting in a much less tranquil lake experience.
- It's so sad to see so little land being preserved as natural space.
- Halt development to the entire area unless it's to create parks and natural spaces in the midst of the trees that already exist there.
- Too much residential.
- No more subdivisions. I moved to Camas for the open spaces, trees, and small town feel. Subdivision are ruining all of those things for me.
- I think you should keep the edge of the lake as free from houses and businesses as possible, maintain as much nature space as is possible, and intermix multifamily housing in with single unit houses.
- There is not infrastructure in place to accommodate all of the cars to go along with the housing. Also, this would be a terrible strain on our school system.
- The Subarea yo way too large. The lake will lose its charm with all of that development.

- The north shore should not have increased traffic and should remain green space as a natural buffer for the lake. I was pretty sure throwing a bunch of multi family and single family houses all around the lake takes away from what the real "mycamas" wants to look like. I live on 232nd and find your plan a travesty.
- Reduce the industrial zone and allow for more green space
- 2. <u>What are the most important assets in the North Shore area? What developed areas or natural resources</u> <u>should be protected or enhanced?</u>

Large, development-ready parcels Lake access Historic properties/homes

View of the lake and mountains Forested setting

Assets	No. of
A33E13	responses
Forested setting	529
Views of lake and mountains	420
Lake access	419
Historic properties/homes	308
Large, development-ready lots	37

- Preserve the natural areas.
- Keeping the area rustic and rural
- Removal of trees from area would destroy the eco system
- All of the glorious green. Don't wreck my Camas
- No cookie cutter homes; All homes must be on parcels no less than 1 acre
- Each item is important and greed should not drive the area to even worse overdevelopment
- Green space
- I think it should stay how it is. Our city doesn't need to develop more. Leave the land alone.
- The view from Lacamas Shores is currently beautiful- development will destroy that. It's important to get artist renderings from street level so citizens can see the effect stripping the area of its natural beauty will do to the value of our homes.
- Rural setting
- Public access, trails, and a beach would be awesome
- Open space
- Mountain biking, recreation
- No new houses
- Animal habitats
- Land conservancy should be prioritized over mass development. I don't like how rapidly developers are ruining the natural beauty that made us move here. We left Los Angeles for a reason, seems the insanity has followed us to Camas.
- Reduction of noise And industrial growth next to homes that have been there for decades.
- Protect all natural land. Limit development.
- Preserving our open spaces
- Stop over developing Camas
- don't cut down the trees and put in commercial areas
- Open, green space much higher priority than more building and development.

- Everything should be just as it is today. No growth or development.
- The natural environment that all citizens value. Let's not lose it.
- Keep it forested.
- Trees and existing nature. Leave it alone. We will vote you out.
- No more homes and development until we have a means to get a true second high school for all the children
- Leave all of the natural space, if you want to make it useful, IE financially profitable, invite some farms to the land.
- Parks and Open Spaces.
- No to development of commercial or residential. We've lost too many trees as it is.
- Trees, trees, trees. The natural habitat incorporated.
- Stop adding homes, there's nothing wrong with being a town of 20k
- Shotgun range.
- Multi use trails for cycling, jogging, walking
- Plenty of room for parking, outdoor activity and connecting trails
- Open space
- I think that any development should incorporate the surrounding natural beauty and enhance it of possible.
- More natural space protected
- Camp Currie your map only shows park in the area of the lake that is swampy and full of Lilly pads. Please plan a park in the best area for all to enjoy the lake and views.
- wetlands
- Natural areas for public use
- Do not put more large housing developments in. The lennar housing developments have hurt Camas and make the planning appear disorganized and not thought through.
- Open space
- parks with hiking trails
- no more buildings
- We must preserve the tree line along the lake, or Camas' biggest natural jewel will look urbanized.
- Stop ruining what makes Camas special. Stop over development.
- Green space, the walks and views we all love
- Forested setting. Let's preserve what makes Camas awesome. Lacamas Lake Park (aka Round Lake) is so overcrowded just since that new neighborhood went in north of it.
- biking trails
- No changes.
- Services to support development
- Leave it Natural
- Protected buffer around the lake, with pedestrian path around the lake.
- Other than a new trail along the north side of the lake that connects to the Heritage Trail on the south side, I do not want to see any residential, commercial or industrial development in this part of Camas. Camas needs to preserve its open spaces and forests. The last thing this city needs is a lot more development, particularly in an area that has no good access to Highway 14 or the job centers in Portland, etc. I feel very strongly about this.
- This is one of the last non developed jewels in Camas with the unique aspect of the lake. Keep that in mind when developing the plan and don't ruin that aspect of the area.
- Trail systems
- No development, leave the trees and natural beauty. No one needs anymore medical buildings.

- Bike trails along lake
- Protection of the natural resources
- Large parcels not intended to be turned into subdivisions, but parcels for homes/farms that preserve the country feel.
- Nature preserves
- Please protect our forests. That's what makes Camas so pretty and inviting
- Green space and natural undeveloped areas
- Trails and Trail access
- Low traffic areas for bikers, hikers and runners
- Open green space.
- There is no reason to use every single sq. mile of the city
- The North Shore should not be developed period. The city should be more concerned about working with GP to clean up downtown and getting rid of the unsightly paper mill.
- Agricultural lands
- Quiet roads for cycling
- Protect from urban sprawl.
- Protect the watershed
- Trees and wildlife
- Walking trail around the lake
- This valuable green space needs to be conserved and turned into a park. Did you realize that the trails at Round Lake/Lacamas Park are so overcrowded that Camas High School can no longer use it for home Cross Country meets? That they need to be bussed to Cottonwood Beach in Washougal for their "home" meets? This is a travesty. Take the stupid pool money and invest it for all future generations, as we have officially outgrown the existing trails we have. Think of the jewel that Forest Park is for Portland residents. Be truly visionary and act now to save what few chances we have for close-in trails and recreation area.
- Greenspace. Can't go wrong there.
- Lake protection buffer zone and other open space
- You need more park land and natural space. There should be no development of any kind within a half mile (or more) of the lake shore.
- Walkable and Walkable. Please always think about our climate and the future.
- I would love to see all residential single family homes to be built on 1 acre parcels, minimum, and save what left of the green farmland and trees. I am disgusted with the current demolition of what used to be beautiful Camas.
- It's unfortunate to see so much of the area categorized as 'industrial'. Really? I'd like to see the categorization redefined within the boundary.
- Trail system cohesive architecture guidelines for commercial/residential.
- Completion of Heritage Trail around Lacamas Lake
- There would be no way for the city themselves to say they are honoring the recently passed "tree ordnance" if any of the forest area is cut down. There is space enough to build homes & business in the open space. Make the forest area an extension to lacamas lake park with trails & unaltered natural habitat for wildlife:
- Preserve the trees and plant more.
- Protection of green spaces
- Protected
- The airport, if you incorporate, needs to remain an FAA small airport, which necessitates some expansion, but most importantly managed with best practices, compliant patterns and neighbor

friendly procedures, the Port is doing the opposite by encouraging low flying aircraft out side of established patterns and by having a lower than standard pattern from the national norm and best practices. This creates noise and increased safety hazards that are unnecessary for airport operations.

- We need to preserve the beauty of the area, too much development takes away from what we all love about the beauty that is the North Shore area
- It's one of the few remaining parts of Camas that have a relatively undeveloped setting, particularly adjacent to Lacamas Lake
- No more developments.
- Sometimes the best use of a property is for the city to buy it and do nothing with it, i.e. preservation.
- Protect trees, wetlands and wildlife. Preserve our quality of life in Camas
- None stop the growth
- Farm land
- Preserve the natural beauty and public access above all else.
- The animals that all the Lake area home.
- Stop building houses, industrial areas. Leave it alone.
- leave the lakefront alone. We need and value natural spaces. It's part of what makes Camas appealing. you are developing it to death.
- Lack of over development
- Extend existing walking trails to go around the north side of the lake. Allow for safer walking and biking around the lake.
- Stop developing, no one is asking for this.
- Sidewalks and and bike lanes/paths routes around Lacamas Lake, between communities, to schools and all public resources, such as parks, trails and open spaces so people have choices in addition to cars to access safely and easily. Reference Bend, OR as best practice.
- Trees and forests. Animals living in the forests are going to be driven away. We need trees for air.
- Parks
- Please do not take away any more trees. All the new development is ruining the natural beauty of this area. We are so lucky to live in such a lush wonderland, stop destroying it.
- Save green space, avoid overcrowding
- We need to preserve trees, habitat, and open spaces.
- The trees and natural need to be protected. Too many beautiful old trees are being removed and replaced with houses.
- Nature areas with access for animals in large connected wetland, grassland, lake, and forest is extremely important. Trees are a valuable asset to keeping a community mentally and physically healthy as well as keeping house prices higher. Animals need the access to all of these areas even more as we continually encroach on their habitat.
- Please don't overdevelop the lake.
- We are wiping out all of our farmland and green spaces. Most of us who live on the north shore do not want this money grab by the city we have lived in for 40 years. Stop the madness.
- Green space.

3. What types of parks and other public spaces are needed in the North Shore area?

Public Plaza Neighborhood Park (1-5 acres) Community Park (5+ acres) Sports Fields Dog Park

Passive Open Space Water Access Mini Parks (up to 1 acre) Natural Areas Trails

Park/Public Space	No. of Responses
Natural areas	481
Trails	457
Water access	319
Community park (5+ acres)	284
Passive open space	241
Neighborhood park (1-5 acres)	120
Dog park	119
Mini parks	94
Sports fields	69
Public plaza	59

- Just leave it as it is.
- Stop already
- Leave as is to protect eco system
- forest, they don't need to be developed.
- All are more important than adding more development that doesn't fit already
- the to keep the lake close to what it is now
- Schools
- None existent parks not maintained
- No development. Why are you dividing the town and residents even more?
- A beach
- Just open space in general
- Mountain biking
- No new houses
- See above regarding land for school district to purchase.
- Leave the area undeveloped.
- Keep it undeveloped.
- Stop over developing Camas
- None
- Mountain biking. So many people come to the area for the trails, capitalize on it and own it already.
- Quit ruining our city by developing every slice you can get your hands on. We will vote you out.
- Add more green space to plan.
- Forested spaces for all our non-human community members. Don't develop this land, don't ruin the view, don't destroy habitat that we can never get back. The lake is already polluted, don't add human density right next to our waters.
- Maintain Trees.
- Any of the above that can be done in already open spaces and do not require taking down old growth / mature trees.

- Very random question for a 20 year vision. If there are schools and neighborhoods then most of these apply?
- Mini parks aren't near as useful as larger parks.
- Sports fields as part of Pittock-Leadbetter House / Community Aquatic Facility
- A very large park should be a top priority for the north shore since the south shore only had a strip of a trail in terms or a park on the lake. Please don't simply 'encourage' tiny parks but require they build parks that make sense for the community and will encourage use.
- Community Parks a minimum of 25 acres
- The area needs to remain natural along the lake. There is plenty of room to put parks above the lake on higher ground.
- Leave it alone
- walking trails or sidewalks connecting neighborhoods and parks
- Bike paths that connect the North Shore to the downtowns of Camas, Washougal and Vancouver, as well as the Gorge.
- Leave the forest on the North Shore.
- Please let the avid local mtn bikers build and maintain natural trails in this area, just like we do at Lacamas Lake.
- unpaved biking trails
- No building whatsoever, leave it alone.
- No Dog Parks-must be managed
- 5 acre 'Parks'? Please, think a bit bigger.
- Camas needs open spaces and urban growth boundaries. Why does the city need to add so many new
 residents? Why not preserve what we have? The city sold city-owned land to private developers on
 the north side of Lacamas Lake Park where they could have preserved hiking and biking trails for future
 generations. The city does not need more development it needs to do a better job managing what
 we have.
- Connect various areas with wider paths. Not just wide sidewalks. Within those area create more primitive hike/mountain bike type trails interspersed throughout between the lake front path and the ridge area path.
- Leave it be.
- All desirable cities/towns have a bike trail along water that connects to downtowns, shopping.
- If major development is coming, please include plenty of places for me to safely bike around with my kiddos. So, bike trails/paths/lanes.
- I think the Lacamas Regional Park fills most of the above needs.
- Could a Community Center/pool be built there?
- None keep it like it is.
- Pool, skate park
- Nothing. Leave it as it is.
- All of the above.
- We live in a gorgeous place. Stop the pointless development. The place where you intend to keep developing Is great how it is, and doesn't need to be altered. Focus on infrastructure, and keep the beauty that comes with the large expanses of land that are not developed upon.
- Any development should be done with the natural landscape and current forest in mind
- The entire area next to the lake should be in a state like Lacamas Park with hiking trails and natural areas.
- Enlarge parking lot and widen boat ramp. Add kayak launch dock, away from boaters.

Item 3.

- Large 5+ acres of untouched land. Leave the habitat alone, this type of change is a massive disruption to the ecosystem. Where are the studies on that and who did the study?
- Completion of Heritage Trail around Lacamas Lake and the addition of sports fields to support continued population expansion
- Wildlife habitat us often overlooked in development efforts. As us the enormous benefits of our large trees on the good air quality we have. Preserving all of the forest growth will enhance the existing quality of life through parks & preservation of wildlife habitat. Removing this abundant tree filled area will not honor the "uniqueness" and history of the city. Removal of the wildlife habitat will be all to common. Let's not be common.
- Move the community Center over there and build another high school over there.
- Improve roads or add roads to alleviate the increased traffic. Better parking solutions for Round Lake and Lacamas Park.
- No more developments.
- Leave as is and stop destroying the community more people is not better
- Don't develop
- Leave it alone, you are going to ruin this city.
- forests, unspoiled open spaces. don't develop the lake front.
- Do not develop this area.
- I would like it left as is at least near the road
- Large pool facility to be paid by new development only.
- Maintain the existing road so everyone has access not like the south lake mess.
- Sidewalk and bike lanes/paths that connect all the areas and entrances trailheads above so a car is not the only means to access. Reference Bend, OR as best practice.
- Seriously, please stop cutting down trees for developments. Enough is enough.
- Water park
- Leave it alone.
- Keep it natural
- 4. <u>The study area map depicts existing land use designations for the North Shore area, including industrial, commercial services, residential (single-family and multi-family), and parks and open spaces. What, if any, changes would you make and why?</u>
 - Please do not develop this land. Camas is growing too fast and losing all the greenery.
 - Remove industrial because there seems to be other already zoned land available for this purpose along the Parker corridor area.
 - No industrial, commercial of multi-family designations
 - less single and multifamily dwellings and less industrial areas. a A small amount of commercial area near Everett St. could be developed. Worry that any development would contribute to the traffic fiasco that prior development has contributed to. Build the support systems, roads, prior to development. otherwise leave it alone
 - Less development. Less multifamily homes and developments that increase congestion of the area. More natural spaces preserved, that is what makes Camas worth living in. Focus on improving access and use of what is already here and protect the character of
 - Don't develop to houses. Keep it forested and green.
 - Too many homes, roads are already clogged
 - See above

- No industrial and no commercial.
- Rezoning all presently undeveloped land alongside SE Leadbetter Road and within 1000ft of it to be parks/open space, protected against deforestation and development beyond trails.
- Industrial areas should be buffered by commercial, open area and parks where possible. Avoid neighboring industrial plots to single and multi-family homes.
- Drastically increase public and natural spaces as dense development in Camas means open spaces, trails, forest are even more important to ensure quality of life. Ensure commercial includes grocery stores and other amenities to reduce traffic
- keep it as open as you can. do not fill up the space with industry and houses. what makes the north shore so special is the "emptiness" of it.
- Reduce size of industrial area. Increase size of residential and parks area with light commercial/office. This should be an area of livability and public amenities that keeps the look and feel of a public open space as much as possible
- Knock it off.
- More parkland
- As one of family's that has been in the area since the early 1990's I can't help but feel our community is quickly being destroyed.
- Protect it all from development
- There needs to be additional park space
- Keep the open space and parks, there are ample industrial and office spaces already. Leave this area open and green, we need the trees.
- Leave the area alone.
- Maintain as much healthy, natural wildlife habitat as possible. Consult experts on this to accurately assess this.
- Do not develop it. Leave it alone.
- Remove multi-family dwellings altogether; All single-Family dwellings must be on parcels no less than 1acre; No cookie cutter row homes; & Retain forestry in & around all buildings to the extreme extent.
- Less industrial area, less development overall, too much development in Camas
- Why develop it at all with construction? Why not leave it rural?
- No industrial/commercial. Residential, parks, open space only.
- I understand and respect the need for industrial development for high-wage jobs and a healthy tax base. But please don't put in multi family housing everything around it turns to crap. And please keep this rural areas and forested space. I moved to Camas in 2003 because of the small town feel and the forested parks and running trails, especially Lacamas Lake. We love Camas and don't want to turn into Vancouver.
- Less commercial buildings. Less suburbia houses and more houses with more land. Keep the small town charm that makes Camas special.
- Industrial designation rezoned to light industrial.
- Should be more low to middle class (\$50,000-\$75,000) single family homes.... be required.... at least 25% of housing built. It could be sweat equity, as we have seen how successful those are when owners are working on their house. They have pride which shows that they take care of their homes.
- Less of everything. Once it is put in place it will be there to stay regardless of how much it damages the area
- Reduce the amount of multi-family residential.
- preserve the wild life in this area it is the most important

- Please don't clear-cut the land. Keep the natural trees and work around them. And please be considerate of the traffic implications. Our town has grown too fast. Too many homes, not enough roads, not enough schools.
- Less development. Less multifamily homes and developments that increase congestion of the area. More natural spaces preserved, that is what makes Camas worth living in. Focus on improving access and use of what is already here and protect the character of this city.
- No changes.
- Residential property is as extensive as it should get. No larger buildings and industrialization.
- Keep it rural. No commercial/residential development
- See above: needs to preserve the visual landscape, and protect the natural resources. The City of Camas has a unique opportunity to develop in a way that is minimally impactful on climate change by planning in a way that preserves the canopy provided by our beautiful trees. The irreparable damage done by removing the trees so haphazardly, as is happening daily around here, will adversely effect the health and future of our families.
- No development keep it pristine as it is today
- Do not build directly on the lake. Protect the beautiful setting that exists. Too much concrete on the plan reduce the buildings and enhance the beauty that is a big part of why Camas is so unique and desirable. Don't trash it by overbuilding.
- I'd like to see no changes
- Just leave it and stop developing
- Not enough open space
- Less industrial, more open spaces. Let development go further north.
- Less homes until you put in the infrastructure first and solve the ridiculous over crowding in our schools.
- I would make the entire shoreline a part of the park with a walking trail, mirroring the south side of the lake.
- Extend mountain bike trails. Bring in tourism.
- No new houses
- No pool, no houses. Leave it natural and open for the deer and bear that live there.
- I would not make any changes. Why is it not possible to leave it undeveloped and wild?
- Try to preserve the natural setting. need grocery store, gas station, medical. No industry there, or apartments.
- Less residential
- No industrial or commercial or residential. Stop developing please
- Camas is seeing growth beyond its current infrastructure's capabilities. More housing will put a strain on our natural resources.
- Quit developing and industrializing an already bloated busy area It's destroying the town
- None. Stop all of this needless development. There is no need.
- No one wants to see apartments put in Camas. If multi-family means apartments the people of Camas don't want it.
- I would hate to see the forested areas razed just for more storage places and big development that ruin its beauty. This area should be reserved for low-density housing only with emphasis on land conservation for future generations to enjoy.
- This is not the place for industrial parks. There is plenty of other land, but land right next to the lake should be for residents of Camas. And enjoyed.
- No multi-family high density
- Less multifamily area

- Less Industrial and multifamily units
- More green space. Should be the focus of this new area. Trees and green space #1. Everything else after.
- Less industrial and more single-family residential and parks/open spaces. I think this would better maintain Camas' small-town feel
- No changes at all. Leave the land alone. We don't want "more" people, traffic, and businesses. We want natural beauty, and our small town feel.
- Do not develop the north shore
- Stop over developing Camas
- Leave it alone. The city has allowed to much construction already. Keep the natural beauty of Camas.
- remove commercial and limit housing. We need to slow down growth and maintain the small-town, beauty of Camas
- Much, much more undeveloped & untouched green space. Limit development and building. Too, too much of the beauty and livability of Camas has been lost to development in the past 25 years.
- I don't see how you can mix industrial with residential and multi family and keep the essence of nature and beauty.
- No Changes. No development. Let sleeping dogs lay.
- More parks and more open public space in general. Since you are going to destroy a large area of habitat, please leave us some reminders of what we have lost.
- No more development. Camas is lovely how it is. Our schools are over crowded, traffic is becoming more big town then the small town I once's loved. Leave camas alone.
- No development at all.
- Leave as is, there is enough growth happening all over the city right now.
- No industrial on north shore. City should cluster this type of development towards the Vancouver border and not degrade the natural environment near the lake and in this still forested area with industrial development. I am greatly opposed to any subdivisions similar to that of the Hills at Round lake which are an eyesore to the area, too close to Round Lake trail and far too large- 400 homes? Please do not repeat such a high density, large scale subdivision. The Northshore should be uniquely different from the other side of the lake which is overdeveloped and has fallen victim to weak development codes that allowed for clear cutting and tightly packed houses, subdivisions flowing into each other. Not an ideal "small town" feel for a community. Please do not repeat that on the other side of the lake while Camas still has the beauty we all value. Show us you value it too.
- As stated above, keep the land untouched. No houses or apartments.
- Again, the zoning for smaller lots is what has crowded camas. 1/2&1+acre lots were the norm on the south side of lake until city decided to change things to r5/7.5/10.
- It is not balanced. I would like more residential (single family) and park/open space. Less industrial and multi-family (some but less)
- Why is industrial space needed there? Why is multi-family housing needed there? The impact to a beautiful, natural area is severe and you cannot go back. Limited development should happen on the north shore. Keep it natural, keep it available for generations to come. Don't be so greedy or money hungry that you sell it to developers who don't have any long term attachment to the direction of the community.
- Leave it the way it is for future generations to enjoy. Once it's gone it's gone. We already have too much growth.
- I would make more areas along the lake protected natural areas.
- No expansion, improve roadways to make them safe for bicyclist and pedestrians.
- I would leave out the parcels adjoining Leadbetter. We don't need this much development.

- Keep it trees, land and rural.
- Trail around the lake.
- More open spaces and parks, less development of any kind. We don't need to keep growing so fast.
- Please maintain natural forest setting.
- Stop squeezing new houses together. The North Shore area needs space and trees. It does not need commercial development. Stop allowing developers to clear cut.
- Less industrial, no added multi-family or high density housing. This area should stay as natural as possible, large residential lots, ag, and parks/preservation only.
- Add more park and green space. Leave green space by the make and move back the multi family housing away from lake a little more
- I would change the mayor and every city Council person. They are misrepresenting the desires of the residence and are ruining our beautiful city.
- Less industrial and commercial space. Keep it more natural please.
- No more residential cookie cutter apartments and SFH. Keep it natural, how about a botanical garden or arboretum?
- Leave the trees. Stop clear cutting and putting houses on top of each other.
- I would include more public spaces that are natural and contribute to the beauty of our lake. I hope it doesn't all become private land, commercial or residential, excluding the rest of Camas residents. I hope that the city would consider preserving land for public use and not over develop and destroy the natural beauty of the north shore.
- Reduce this type of development-there needs to be a better long-range plan for Camas. Too much development is taking place too quickly. Trees are being ripped out in all of these areas.
- No industrial areas need to be there. We need the Lake to stay special.
- more residential and less commercial
- Not a fan of much multi-family. Creates traffic and other issues. Further clogs congested area.
- Less industrial area, more parks, natural areas.
- No further development on the North Shore. Maintain the area as it is at this time.
- We don't need more development there
- No more single-family/multifamily homes. Not too many commercial buildings either: we want to keep a close-knit community, and we've done it over the years, but now we're becoming Vancouver. Keep Camas a small, living community.
- No changes. Looks good.
- Too much development in Camas, leave as is, with all of this new development Camas is losing its small town charm. There is too many people and too much traffic. The cost of living is skyrocketing. Already the majority "voice" of Camas is stifled by the dollar signs. I hear stories from the long time residents and see it with my own eyes. Why do people move to Camas and find it desirable? Small town charm. It will soon become all that the things that people were escaping from.
- Make it all parks and open spaces. Not one more built space specifically for and only for human use.
- No multi-family/high density housing. High density will overwhelm community resources including camas school district. It's bad enough already. Also, no industrial for heavens sakes. Why? Pollution of all sorts and that close to homes? Also, impact on quality of lake, soil, air for all of Camas including those living right there.
- We don't need more housing or commercial. Keep Camas the same quaint town that the people have come here for. It's already developed at a rapid rate, the schools are becoming too crowded as it is and requiring portable classrooms. Stop the overdevelopment and cramming so many buildings / units into small spaces/lots. We don't need more housing with lots so small that one can hop roof to roof.
- Less industrial more natural area/forest settings

- Less commercial and industrial
- More Parks/Open Space because we are losing too much green space. The entire north shore of the lake should be maintained as open space.
- Overall, less homes
- I would make green all throughout and take away that large piece of industrial. I would incorporate through the entire proposed area and do something with thoughtfulness and keeping the true spirit of Camas in it to not become some cookie cutter shop. Look at Bend. They develop and leave trees, environments everywhere. This looks like a toddler took color blocks and bunched things up together. Not impressed in the slightest.
- More greenspace more country feel
- Scale back on the development so that we don't ruin what beauty we have left in camas. Overdevelopment will ruin this city.
- Limit to parks and open spaces with limited commercial or residential structures.
- Get rid of housing, create a natural setting use space. You forced Camas to grow exponentially over the last 20 years. Now you're trying to do it again. We do not need to be a city of 40-50k. There is nothing wrong with being a town of 20k people.
- Less multi-family areas touching the lake. Preserving nature and the views from the lake are very important to most citizens. Multi-Family zoning could be put in the plan, just not right up against the Lake shore. I suggest a "buffer" zone all the way along the lake. Green Space, nature parks, and trails could be in the buffer zone, but no residential or commercial building.
- No more development in this area
- Way less of the first 3 and way more natural spaces. Please don't mow it down and pave it over. Need way more interspersed green spaces.
- Don't try to sell this as anything but what is it, new housing and subdivisions to take away from natural areas.
- My vote for all of it is no, but if you're going to do this, then no industrial or commercial. And which schools are going to absorb the increase in students? Skyridge, Liberty, & CHS are over max now. I will be sad to see our beautiful lake's backdrop be filled with rooflines.
- Less industrial and commercial. Less dense housing.
- Preserving natural landscape will ultimately add the most value to our area. Forest Park and the urban growth boundaries in Portland have been studied and copied by cities all over the country. We use make uses of the perfect model right next door.
- There needs to be a second park on the NE end of the lake. Even if this reduces the size of the proposed park-closer to Round Lake.
- Again Pittock-Leadbetter House / Community Aquatic Facility with Sports Fields / Community Park.
- Eliminate industrial; strictly limit commercial with residents having input on all commercial development
- Too much industrial. Need more parks and open space.
- Less designated industrial Space. I do not think the residents of that area would be pleased to have an industrial park surrounding them. It would not add to our community in a positive way.
- Plan on future UGA/UGB expansions, especially toward Grove Field, incorporate an ability to blend toward those areas and their existing use and terrain/infrastructures without conflicts.
- Much more natural space protected for water quality and view
- Too much clear cutting. Save the look of the lake.
- small imprint, smaller impact.
- Expand the parks and open spaces

- Parks and open space is limited to the end of the lake that seems not only the most undesirable place for human use, but also a wetland area. Please prioritize a large amount of space on the north shore, directly on the lake, with the best views and open space, for parks that all residents can enjoy. Think Lewisville park size and style. Please plan in a way that doesn't allow people with more money to be able to privatize the lakefront and the views. Let all residents have a chance to continue accessing our resources.
- It seems there is 50% industrial on the plan, that seems quite heavy for Camas. There is what appears to be one small park and also quite a bit of multi-family homes. There also appears not to be a central retail-type of area, just seems like a few businesses scattered here and there. Why can't we make a retail/food/drink cute area where people want to go and sit and enjoy the area while spending some money and quality time? Instead it seems overburdened by industrial complexes. Aren't we a small town?
- I would reduce or eliminate the planned industrial area. The North Shore will best serve current and future Camas residents in a more natural state. The potential heavy truck traffic and lack of mature trees in an industrial area would have a broad, negative impact on the greater Camas area's quality of life.
- This is the opportunity to ensure there's a comprehensive plan in place. Keep some large, open spaces for parks and trees. Don't chop it all up and then wonder why Camas lost it's small town appeal.
- Camas is already overcrowded and overdeveloped. I am disappointed that more natural beauty and will be destroyed with this project.
- Too much commercial and Industrial. This should be moved to the West end of town where freeway access is easier.
- An increase in the preserved natural spaces on the North Shore, reduction of industrial and commercial land use.
- None. Leave the area, and the rest of Camas, alone. The beauty and appeal of Camas/Washougal is the amount of untouched nature. Portland and Downtown Vancouver as well as other surrounding areas have plenty of shopping and food to search the entirety of Southwest Washington.
- housing should be affordable for not just families but retirees. Make sure traffic can support the planning.
- way less development in all categories
- See comments above. While commercial and businesses area needed in our region, the plan adds these elements inappropriately.
- I would like to see much more "green" on this map.
- I would like to see as little development as possible. Preserving the few remaining natural areas close to the lake benefit everyone by maintaining water quality, wildlife habitat, and the areas natural aesthetic.
- This area is a natural jewel in the camas area and would be blighted by industrial and multifamily development.
- More parks and open spaces. Those are a big draw to our community.
- Do not put more large and cheap residential areas in this plan. The industrial areas need to be vetted in terms of businesses. For example, do not put storage units in this area like what was done in Grass Valley. It is a disservice to our community and its stakeholders. Storage units need to be on the very outer edge of limits. Many camas residents are upset at how developments have been approved. Please pay attention and think through future developments in Camas.
- Replace industrial with business/professional, commercial, and residential
- A trail that circumnavigates the lake.
- The influx of families relocating here necessitates open parks and natural areas for families to explore. The ability to enjoy the nature and explore the community is what brings families together.

- No industrial area.
- Keep it the way it is.
- Less residential and commercial. If you want less impact then it is simple; less development. It isn't worth a 100+ jobs.
- Much less industrial, more open park spaces. We don't need or want the trucks, traffic, pollution
 associated with it that close to the community's greatest asset: the lake. Look how heavy the trail on
 the south side of the lake is. All areas around the lake are jammed when the weather is nice. Expand
 the recreation areas, and encourage more family friendly small/medium business. Expand the trail
 network to the north as well. People live here and are attracted for its beauty and livability. You want
 industrial space, put in near 14 and the paper mill. It won't be around much longer. There is also the
 open spaces to the south of the lake. Please don't ruin this community with the plan that is shown
 here. That would be a travesty.
- Keep commercial and industrial at a minimum the city is getting ruined.
- I would like to see more Natural Parks & Trails/Open Space along the lakefront. It is our grandest feature. Let's preserve its tranquility.
- None.
- More open space. There is a paltry amount in the existing plan. Camas is rapidly losing its sylvan feel as developers are allowed to mow down anything in their paths. Once the trees are gone, they are gone-you can't get back in an instant what took years to grow. Then we all lose. Things get hotter, uglier, and for those who need a \$ attributed to everything, less valuable. Particularly within the viewshed of the lake, the trees and open space should remain.
- there should be more parks distributed throughout the housing areas, park land is clustered in one area where most people would need to drive to it to get to it safely
- Remove industrial from the plan. It is too close to the lake and risks polluting a heavily used recreational area.
- Exclude any industrial and multi family residential. Leave our natural spaces.
- No industrial or commercial or residential buildings. preserve our environment
- less industrial
- Designate more shoreline as park space, make more areas mixed use do not follow the old Clark County model of houses next to houses next to houses. We need walkability.
- As a camas resident from Ages 10-24 and again starting at 31 to currently, I don't like the idea of having commercial land use in an area that is so natural and beautiful, if this proposed develop is going to be over the next 20 years, why could we not wait us use the land that the closing of the mill will eventually provide for commercial use? And expand the already alluring downtown area? And preserve the "country like" feel the outskirts of camas provides. I like the idea of having a Nike campus or something similar but don't want to feel like we are walking into the Nike campus of Portland, packed in tight with housing and industry. I am frustrated that these new neighborhoods will be participating in camas little league, and the families in the woodburn school district are forced to be a part of east county. How will the current residents of camas not be more separated as the city grows?
- remove the industrial and commercial, more parks
- Designated bikes lanes on HWY 500 are needed for safety.
- Make sure build-up doesn't remove tree cover
- Leave it more rural. Why grow so fast?
- All of this brings many more people into the area. How does the city plan to accommodate via roads and other services? This is a huge scale development. I would pare it back significantly.
- Retain the natural areas and forest. Do not destroy the forest or natural areas for industrial or residential plots. As stated above, Camas is being ruined by over development.

- Fewer homes, it's too much.
- Let's not concentrate the parks and open spaces in one area, but connect all the different areas so people can bike or even walk to work or simply enjoy the natural areas.
- Stop the sprawl
- Overall, I think it looks good. I wonder how big the park is and what amenity it would provide (shelters, bbqs, tables, etc.)
- Parks and open spaces, no structures.
- I would limit multi family housing. I would limit any type of development that degrades the view from the south shore.
- Less residential, no industrial/commercial.
- Significantly reduce the amount of residence and commercial development along the shoreline. Preserve the natural beauty of the area. The lake will become polluted will all the additional development. It is too small with not enough flow to absorb all the run off that would occur.
- Sounds good
- More park/open space, less industrial
- Leave it alone. You destroyed the Lily fields.
- Less industrial, commercial and residential.
- Part of why we moved to Camas was because of all of the green spaces, trails, lakes and nature in general. I hope to see what we are so lucky to have in our community, preserved and expanded upon.
 With more homes and businesses being added, we need more parks, trails and green spaces as well.
- Traffic on Everett is already heavy. This development makes this much worse. The balance between conservation and development is skewed heavily toward development here. It's rather depressing, considering that the city only gets one shot at this.
- As stated above, eliminate the residential, industrial and commercial development and preserve open green space and forest. This area north of the lake has no good natural access to Highway 14. Why create more traffic nightmares for existing residents?
- The area north of the lake is home to many large acreage homesites including Clark County mandated 5 acre minimum residential land lots. Those of us living on these properties chose this area to preserve nature, enjoy a quiet lifestyle and have a place to peacefully raise our families. My biggest hope and wish is that the nature is preserved, growth happens slowly, and that construction and traffic from development is doled out in the least invasive manner possible. My suggestion for change is that less really does mean more.
- I personally do not see how the access in and out of this area will be managed. Do we expect the roads in and out of downtown Camas to be able to take this increased load of cars and trucks? Maintaining the peacefulness of the area around the lake should be top priority and if we continue down the path of over development we will lose the charm of Camas and the surrounding areas around the lake.
- You have the opportunity to create a tourist drawing community for Camas. Keep as much of the forested, green space as possible. Camas is notorious for massive clear-cuts. Please stop. That area could be an area where people want to live and recreate. Definitely the gem of East Clark County. If done correctly, it could also draw people from outside Camas even if they can't live there. Build on that. Don't allow a bunch of big box type stores. Focus on small restaurant, bar, coffee type store fronts. These could be the ground level of the multi-family buildings. Make it an area that people from other areas want to come and visit, eat and recreate. Completing Heritage path all the way around the lake is a huge plus.
- No industrial or commercial areas please. That would destroy the beauty of the area and the quaintness of our town. Parks, trails and residential only please. Affordable housing on larger parcels of land instead of monster size homes that no one can afford with no yard.

- Maintain more forested areas
- No multi-family residential or crowded single residents of the lots are less than 7k. Apartments, condos, and townhouses will lower overall property value and add to already crowded roads. It will push people that love Camas or move away to other areas with less congestion.
- Don't change anything
- We don't have the infrastructure (schools, firefighters, etc.) to support the homes that currently exist and the massive amounts that are already being built.
- More parks and open spaces.
- I would put a halt to this completely. Our city is already overburdened with traffic and crowding. We don't want to be Vancouver but this overdevelopment of our community is forcing it on us. I have lived here my whole life. I know some growth is inevitable but this recent push in development is greedy and will change our community forever into something none of us want.
- Less industrial and commercial. Less manicured parks, more natural areas. More farms. This looks like sprawl.
- I would utilize the North Shore area as a park and open space (preserving the beauty that is already there) and keep it free from over built homes, apartments and commerce.
- I think significant deference should be given to the zoning preferences of the current property owners first, to the invisible hand of the free market second, and to the passions of the public last.
- None. We are over developing too much already. Camas needs a building moratorium in place now. At a minimum EVERY new home being built should have to pay a \$50,000 permit to fund the cost of future Fire Fighters, Police, and schools.
- I would exchange the Multi-Family Residential areas to Park Spaces. I'd rather see single family homes in that area. Multi family buildings give me a big city vibe. I wish Camas could keep itself unique a bit longer.
- Change multi-family housing to single family housing. Our schools & resources are tapped. We have plenty of multi-family housing by Woodburn Elementary. The investments around the lake need to be upper end with land.
- Larger park area, maybe more than in one spot, so it's accessible for more people just by walking. Lakefront area would be a great addition. Sidewalk. The more sidewalks the better. People like to walk these days. Bike lanes wherever possible, please.
- More parks and preserved land. The reason we love the lake area so much is for the nature and forested views. Too many wooded areas have already been cut down and the parks and wooded trails are already overcrowded.
- More trails and natural areas would add to the value of Camas, especially along the Lake. Natural
 areas set Camas apart from the surrounding areas. We do not want overcrowding, more traffic, and
 strip malls. Also worried about large area of industrial on this map we want to have a clean lake with
 great water quality.
- I like the mixed use development but it appears parks/green areas are only in one section. It would be better if the areas were spread out more. I assume residential areas will likely have small play areas but green areas will be also be needed outside of the areas shown. Maybe additional green spaces (not water quality ponds) will be required during development of the properties but it is hard to see with the given zoning map.
- Less single and multi-family homes. Our schools are bursting as it is. We will not be able to maintain what makes Camas special with unrestrained growth like this. More forest protection.
- I would like to see more public parks and trails along the waterfront.
- All homes and multi residential properties need larger lot to building ratio. Setbacks and having properties up against each other is ugly. No single family home lot should be under 10K lot. Multi should have 10K set back all around. Minimum

- Include more protected natural land along the lake
- Protect the area along Leadbetter Rd. Protect forests and the natural beauty of the area. add trails for public use along the north shore. Maintain historic Leadbetter home. Keep urban farms (minimum 5 acre lots) within 5 miles of lake (similar to Hockinson) restrict large high density developments.
- None keep it like it is.... No building.
- Should be light development for homes and parks. Shouldn't be used for commercial and industrial purposes. You will permanently ruin natural habitat that is vital to our community and everyone's enjoyment of our beautiful natural setting.
- I would increase public spaces (The trails along the water on the other side of the lake are wonderful and used all the time.) I would also keep public lake access. Keep the trees. Camas developers destroy all of our natural beauty and that needs to stop. No apartments or multi-family dwellings at this site. Instead... only single homes.
- Preserve the natural forest along the lake. Keep trails and outdoor area. Too many homes along the lake would be annoyed by the water skiing and boating. Let's keep the lake our recreation area. Not a built up downtown.
- Don't' develop this. Camas' charm is that it is still a small city. I do not want us to become another Vancouver as Vancouver is becoming another Portland.
- Create a community park with breathable foliage and pollen attracting plants. Include sidewalks that connect the existing neighborhoods with the new areas.
- I would look critically at how growth in this area is going to congest currently busy road ways, parks and schools.
- Keep camas, Camas. If you must develop more land here there needs to be a better road system and developers must leave trees and pay for roads and parks.
- More open space, less housing, commercial and industrial
- I would like to see a bigger swath of land left untouched between the lake and any development as a way to protect the lake and the natural setting that we know as the north side of the lake.
- Too much is zoned industrial, one small corner of this map is a park. That doesn't balance correctly
- I would eliminate multi-family and residential because of erratic move ins/outs.
- Industrial and commercial services need to be removed. There is plenty of places in Camas for these that aren't on or around the lake. We currently have several defunct commercial buildings just sitting around all over camas. We don't need more.
- Where is the agricultural land?
- I would like to see the plans for where the new schools will be as well as how we are going to make the roads safe for walkers, bikers, runners.
- I would like to see a trail system around the entire north side of the lake that connected with the existing south side and round lake trail system. This would allow continued use of the lake and expand our current use of the trails. Retaining as much open space and views of the mountains would keep these trails as beautiful as they are now. It's why we bought our house. Also limiting industrial development in this area would help with the feel and peacefulness of the lake area. I would not want to see any development that height wise would change the current view from the lake.
- I'd like to see green spaces running throughout. Trails connecting those greenspaces (non paved and paved).
- Reduce residential or commercial. Will increase traffic and destroy natural habitat. Clear cutting for construction should be avoided.
- Do not develop this area.

- Eliminate all industrial, and most commercial service areas to keep the focus on Bridge Village and Downtown. Keep most of the areas natural parks and open spaces to protect the watershed. Begin asking developers to pay to build and update our roads /infrastructure.
- Why industrial?
- keep the area pristine. No industrial, commercial or residential.
- Will the proposed development 1) limit public access to the lake front? 2) create traffic flow that cannot be supported by the roadways (especially Everett). Currently, the trail on the south side can be quite crowded due to the out and back requirement. Extending the trail around the northside (rather than restrict with residential, etc. development) would greatly increase the usability and decrease the overcrowding on one side.
- Climate change means we need to be thoughtful about growth. We need to increase access to active transportation (walking, biking, mass transit) and maintain or increase our tree canopy. Traditional suburban planning with no place to walk to discourage active transportation and physical activity. Let's keep developed areas closer together to achieve these goals.
- Reduce residential/commercial and increase parks/open space
- Stop building. There is plenty of houses already being built.
- No single family or multi-family residential and no industrial.
- By industrial, I hope you mean light industrial. Restrictions on building height should be a priority. Limiting noise, light and manufacturing pollution elements should be a priority. Mitigating traffic & congestion is also a concern. Any develop should blend in with the existing North Shore ambiance. I just returned from a business trip to Caldwell, ID. Greater Boise is booming and bedroom communities like Caldwell are being negatively impacted with traffic congestion as home builders and commercial developers enter the area. One of the major complaints focused on a 9 story manufacturing facility that destroyed the panoramic views of Treasure Valley. Let's keep Development below the tree line and not make a similar mistake here.
- Less industrial, more commercial, more parks/open areas/dog parks/trails
- The most important part of maintaining property value and livability is maintaining the natural beauty and quiet rural setting that draws people to this area. Most people come here for the small town feel and rural escape from the metropolis of Portland Vancouver. Continued commercial development and housing developments along the lake will destroy this feature and make it another urban sprawl.
- Same comment as I made in #1. Please note that my family lives on Everett Rd. These changes impact my home, family, Children's schools, and country neighborhoods. Subdivision growth continues to take away the beautiful town I've lived in my entire life.
- Too much residential for current road system. Not enough capacity. There is no buffer of forest/watershed/land between the industrial and residential zones to the lake. The lake will need a natural buffer to filter run off which will contain pollutants from the proposed use (fertilizer, oil/gas from roads, etc). The lack of a buffer will destroy the fish and wildlife that remain at the lake.
- Much more parks & open spaces, much less industrial & little to no multi family.
- The large swath of industrial paired down and deemed light industrial.
- Add more parks/open space by the lake.
- More designated Park Spaces And Water Access
- Just stop.
- Again, the acreage along the north shore, at least up to the Leadbetter house, needs to be parks and trails. The properties south of 3rd/14th Sts should be residential only. There is too little infrastructure in place to support any commercial or industrial uses.
- Less industrial and more parks/open spaces. This area used to be the outskirts which makes sense for industrial but as neighborhoods continue to be developed, we need more places to engage with nature.
- Increase the natural area and parks. Keep our town focused on the balance of living here and breathing healthy here. More housing means more congestion needing wider roads etc. Causes more harm then good.
- None at this time.
- I would distribute parks and open space more such that development is not as contiguous. This subarea needs to be approached from the perspective of environmental and sustainable planning.
- More open space/buffer areas between residential and commercial/industrial. Save access for roadways for heavy/delivery trucks or future rail access. Trucks will have to connect through downtown Camas or East Vancouver surface streets. Maybe consider long term bypass out to 14. No one wants to live next to or across from a busy loading yard or active industrial site. Traffic, noise and light pollution.
- There should not be industrial building placed on this land. Why would you remove trees/forested area that is beautiful and natural to put up industrial areas?
- Place industrial far away from a top dollar residential and commercial area by a lake, maximize tax dollars residentially vs. industrial polluters GP zone too as it has reached its useful life and needs to be redeveloped
- Parks and walking trails bring ambiance of health community
- More natural areas. Sub divisions not needed nor commercial. No more ugly McMansions.
- Businesses are leaving the Camas City limits due to high taxation. The industrial area is much larger than the demand. The Port has ample industrial area with better transportation options.
- It's way too much, it being over developed and not enough park and natural area
- More open space and parks.
- If you're planning for interconnected trails and open space, there needs to be added more "green" identifiers on the map.
- Already state above.
- More green space. Should be the focus of this new area. Trees and green space #1. Everything else after.
- Would like to see "low-income" housing be required as part of the mix
- I am ok with a local family run small business, but against industrial. We finally have cleaner air since the decrease in Mill production, why would you want to go backwards in environmental concerns?
- No commercial services
- Yes. Please see above notes. Of particular importance is the massive 'industrial' space. We need a change there, more protection of habitat.
- More park/open space on the other end near the lake.
- Please do nothing to this land. It is perfect just the way it is.
- Eliminate industrial.
- Please keep nature.
- More park space and natural space, less industrial/commercial
- This is too dense. Please protect our open spaces. Traffic is already horrendous.
- Low density, Single family residential would be acceptable but definitely no large commercial or high density housing. Land preservation and conservancy in its natural state would be ideal.
- You show only one small green area concerning park. It is already over crowded. More trash, drug parties, destruction of greenery etc. Has increased dramatically. We are already less than 7 minutes from industry. Why so much more?

- Easy access for all people not just hikers and bikes.
- Less multi family. Bigger lots with options for ranch style mid century housing options. Have a vision that all works together and has a master plan instead of cookie cutter immediate payoff. Long term strategy will have better appreciation and better tax base long term. Get exclusive and demand more from developers for our city.
- More natural open spaces
- I would allow for more parks and open spaces
- More parks and open space because this is the reason I love the lake area.
- I am curious about why so much industrial space to the north. What type of buffer will exist between the industrial areas and the rural property / homes that are adjacent. I don't think this degree of industrial growth is appropriate here.
- Open areas.
- No additional residential uses besides what is already planned for.
- Keep it as natural as possible. Less buildings (residential and industrial)
- Again, your color coded map is shamelessly low on park & preservation of wildlife habitat. WAY to high
 on industrial. This seem off. Baffling really. Yes creating jobs is a plus. Stores & services on that side of
 the lake would be an asset to the developing neighborhoods. But industrial? I can't say it enough. To
 honor Camas's own Mission statement... you must preserve the forested area & wildlife habitat on the
 north shore. Destruction of this immensely rich natural resource will not honor the city's heritage for
 beautiful trees & wildlife habitat.
- It doesn't look like there's much protection of the watershed around the lake and river. Please include environmental consultants to help protect our watersheds and ecosystem.
- I would not put multi family spaces or industrial in the north shore. I want open land with trees and no development. Put these buildings completely outside of the north shore.
- Keep lake access public
- The southernmost area on the proposed map that spans Everett seems to be designated pure "red" commercial. The eastern section of this "red" section currently has only one commercial business with the remainder being historically residential. This area also contains green space that should be preserved as it is adjacent to the north shore of Round Lake and is a part of the Lacamas park trail experience. I think the only commercial section of this section should be along Everett itself.
- There is a small area at the southern boundary, bordered by Everett and 35th Avenue which is
 designated as commercial. This area includes a lot of green space and trees which would be terrible to
 lose, as it works as an adjunct to Lacamas Park visually and as a wildlife corridor for deer and other
 animals. It might be suitable as extra parking for Lacamas Park, like the existing lot closer to Everett
 but should not be developed commercially, since too much green space would be lost and store or
 restaurant owners would not be happy about park goers parking in their spaces.
- With climate change we need to move away from neighborhoods that are car dependent to get to services, i.e. grocery stores, shops...
- no commercial. few residential. Should be parks and green space
- See response from question #1.
- Please see above comments. No more industrial or apartments. We want Camas to become a 'Veil' or 'Aspen' not a Vancouver. Focus on tourism (historical, food, vineyards, resort town) and there should be enough tax dollars to help the city maintain its homeless free family friendly community feel. Look at Neuschwanstein. It's a very cute German town. Please make builders keep yards for families, with greenspace and walking trails. We want everyone to be proud to live in Camas. Not move here because they can't afford Portland anymore.

- This turns my stomach to think that commercial and industrial areas are even being considered. What back door deals is the city making with developers?
- Less development and more open and wild space. Keep the North shore mostly undeveloped.
- I would put the community center and build a new high school over there.
- Avoid over developing that area. The natural beauty is a big draw and should be preserved.
- No more development of single family residential homes or multi-family (apartments) residences.
- No more development.
- More parks & open spaces, more single family homes, less industrial. There is a lot of blue on that map.
- Reduce the size of the industrial designation, move the eastern boundary to Everett and replace some of the industrial with the SF.
- Only make things more safe.
- I would prefer to see more dense development along Everett, including multifamily and mixed use.
- Elimination of the industrial land use designation
- No commercial, residential, or industrial uses. There is way too much emphasis on development.
- Protect large amounts of trees- I love that trees are mostly what you see around here and am afraid we'll grow without a plan to preserve what brought us here in the first place. It would be amazing to be known as an ecological sanctuary city, dedicating our growth around native trees and preserving our wildlife populations. I haven't seen our eagles lately.
- Lacamas Lake is the gem of Camas. One of the best things about the north shore is the undeveloped, forested setting that gives Lacamas Lake and Camas its identity. The south shore looks like it could be Lake Oswego or Beaverton or any other wealthy Portland suburb that happens to have water nearby. The north shore highlights the beauty of Lacamas Lake, and because of that it still looks and feels like Camas. So many people choose to spend their time at Lacamas Lake for this very reason, to feel like they are in Camas and to get away from the monotonous suburban development. Housing is necessary, but the south shore has become a gated community for rich people. The north shore still feels like it's for everyone. Let's please keep it that way. I would suggest limiting deforestation and limiting housing development and density to preserve the viewshed that makes the north shore of Lacamas Lake a gem. Development is inevitable, but we should preserve the forested setting along the north shore and plan for residential and commercial development to the north and east away from the lake.
- None. Stop developing our town
- No industrial, commercial or multi family
- I would make sure that any development is not seen from south shore of lake. Keep the beautiful views
- Less development. Less multifamily homes and developments that increase congestion of the area. More natural spaces preserved, that is what makes Camas worth living in. Focus on improving access and use of what is already here and protect the character of
- I would increase the number of parks and open spaces along the lake as the limited access on the north shore is a hindrance to a great community asset. I would also like to see the natural areas preserved and enhanced so that we ensure that Camas has plentiful open spaces for all to enjoy within its city limits.
- No more development. Stop destroying our Camas.
- Industrial and multifamily housing is not appropriate for this important resource area. Cleanup the lake first. Big job, yes, I'm a biologist who has worked on these kinds of things for 40 years. Improve Lake Rd around the lake first, bike paths, walking paths. People have died on Lake Road above the lake because it is dangerous for bicycles let alone pedestrians.

- Less residential, transportation impacts hard to mitigate if residential
- A lot less industrial, multi-family residential and commercial
- Keep the lake front natural. Without development like the other side of the lake.
- Preserving green space and room for trails, as well as preserving original trees wherever possible. Also room for agricultural uses--farms feed towns and need to be integrated into our living spaces.
- I would have a minimum of 1 acre parcels if housing needs to go in. It's the country so keep it open and not houses 6 feet from one another. Keep that country integrity and feel.
- No more houses. Stop building. our schools can't support it and you are killing trees.
- There are people in this community who value the trees. More park space. Leave it wild with trails like Lacamas Park. Make sure there are some multifamily homes such as duplexes or areas of row homes. We need options for older adults who want to downsize and young families buying their first home. Not everyone wants an apartment or a 500,000 home.
- Please don't remove the land is home to so many animals and birds. We need these places to make our community peaceful. You all keep saying Camas is growing too much. Well stop developing the land. You are changing our community and not for the better more people, leads to past capacity schools, teachers have to teach to over loaded classrooms (not able to give the kids the time or help they need) more traffic, more emergencies where we don't have enough fireman/ems workers and higher taxes. Just stop.
- Just zone it rural/farm land and leave it alone.
- No further residential, commercial or industrial development. It's fine just the way it is.
- Don't build at all
- As many natural spaces as possible should be left undeveloped and all buildings should be LEED certified. Camas should be a leader in green building and sustainability.
- Stop building new houses. Camas is getting very crowded. Let the wild animals have some forested areas for them to live and stop destroying their habitat.
- Reduce industrial space in half. Double the amount of park/open space. Increase number of single family homes. Better integrate more commercial with residential zoning.
- Stop building. We don't need to add more homes.
- Turn all the red, blue, brown, and yellow into green, just like how it was before we were here.
- minimize industrial land use
- I would leave as is.
- Access around entire lake with scattered small parts and some commercial areas for small restaurants and shops. Is like to go there for over cream and a stool near the lake.
- More parks and open spaces. Stop building, you are going to ruin this city.
- Lacamas Lake is a special space for the city. It's already overused and development on the south shore is enough. Don't develop the northshore of the lake. Keep development out of sight of the lake on the north side of the ridge.
- I would not develop this area at all, leaving it as a natural setting to enjoy.
- None.
- Keep natural green space.
- Keep it as it is.
- No changes this is a rural area without the infrastructure to support a major proposed development.
 East Clark county has seen record growth that lacks the sustainability that the county cannot support, more infrastructure is needed before a major development can take place.
- What does industrial mean? That sounds concerning.
- Move industrial further east.

- Item 3.
- It would be nice to keep some green space in this town and not have homes and buildings taking up every piece of land. I would like the growth set back and not on top of the road.
- There is too much industrial and not enough parks/green space
- Less housing, especially multi-family. Keep a large portion undeveloped again border of lake.
- I'd make it more single family along the lake, then multifamily behind that, then industrial and commercial next to multifamily. Not industrial next to single family.
- No multi family. Require large lots of 1+ acres. There are already too many large houses on tiny lots in Camas. Camas is not urban and there is not infrastructure to build densely in this area. Roads, water, sewage, schools, fire, police, hospitals, public parks, and public transportation are all required to support dense housing. If the new developments are going to need lots of infrastructure, then the developments need to pay to build it (not the city or current residents that don't want dense urban building on the north shore).
- reduce or remove Multi- Family zoning. This part of Clark County should not be overcrowded with people and needs to be preserved with as little development as possible.
- I would like to see agricultural properties preserved. Small farms shoot be pushed further out, but could be integrated into the plan.
- Why aren't roads and infrastructure noted? These need to be put in before any building takes place.
- As stated earlier, there clearly needs to be more park spaces around the shoreline and less residential and commercial. Do we really need to much more industrial space in Camas?
- I am upset to think that such a beautiful, natural setting will be taken over by developers. While the need for new housing and infrastructure is needed due to growth, to take the lakeshore away from the broader community is the wrong approach. Why not leave trail and park access along the length of the lake and begin development further away from the shoreline?
- Do not want to see this area developed. It will add to traffic & congestion.
- Most importantly do not allow the hillside to be turned into a sea of homes and ruin the views and rural feel of our lake community. People are attracted to this area because of schools, small town feel. and every plot of land does not need to be developed and turned into use other than natural green space.
- Some things are better left alone. The city doesn't have a responsible approach on spending our tax money.
- For the industrial and commercial spaces is there any way to limit these to free standing buildings so Northshore doesn't end up an eye sore like East Vancouver, filled with design absent strip malls? Also, I think for the City it would be better to force those service in one area, ie, downtown Camas, instead of spreading commercial sites throughout. It will end up being two separate communities instead of one.
- I'd make no changes and leave the area as is.
- Mandated preservation of as many trees as possible in any residential or commercial development. Mandated connecting, paved trails between communities and safe walking and bike routes to all schools and community resources
- Eliminate all industrial, commercial and multi-family. Keep most of it in its natural state with a few single family homes.
- No industrial. Industries definitely destroy the lake no matter what type of laws or regulations are announced. Every Camas resident loves this place because it's still natural and clean.
- Less commercial, more parks. Camas can't support this kind of development. Roads and schools are over crowded.
- Keep the nature. Stop building so many homes. I live off crown road. I used to be able to turn onto crown road straight away. Now I have to wait longer than ever.

- Limit commercial development. Increase/protect green space.
- Heavily weigh toward parks/open spaces.
- Convert Ledbetter to a trail around the lake and set any housing/commercial development back like what has been done on the south side of the lake.
- less industrial, less multi. Please keep it low density, large acre lots. We don't want a city.
- Not sure.
- More commercial property and parks to support the growing needs of the existing and future residents. Not sure how traffic will be managed but if the North Shore residents don't need to travel far for basic needs and a few eateries than that will help minimize some of the traffic around the lake.
- Minimize the industrial sized area on map.
- Close the road and surround the lake with trails and lake access. Large green belt barrier before residential and commercial development.
- more parks, trails or open space at lake side. lake should be preserved for community, not single owners
- Keep parcels natural and undeveloped to protect the wildlife, water quality, and small town feel of our community.
- take out Industrial
- Parks and open space seem to be too clustered. It would be nice to see more smaller park areas scattered throughout the north shore area.
- More parks and open space.
- Less multi family housing. We have so much already.
- No industrial or commercial spaces. Please keep Camas the reason why we live here. This is way too much development and pretending that preserving land and forest is a priority is a total joke. Do not be greedy and turn this community into something no resident really wants
- Less industrial and commercial. Less residential. More open space and nature. Camas is quickly being swallowed up by development
- I believe there is too much industrial, too much multi-family and not enough parks/open space relative to the area. Having said that, knowing the specifics around strategy versus a "map" would support one over the other.
- Leave this area as is. It's one of the main things that attracted us to camas over Portland or Vancouver and this proposal would take that all away.
- Some good businesses are necessary in this area. We need sidewalks on Everett St.
- No commercial services.
- No more homes...especially multi-family, small lot size homes. Camas has already destroyed enough of its natural beauty and charm...we don't need to keep packing people in.
- No industrial use, infrastructure to and from cannot support it. Way more natural green space. Just leave the farmlands and large average plots alone. Camas is only gorgeous and a desirable place to live without all the excess industry and commercial property.
- This area needs to be single family residents with lots of parks, trails, and forested areas. With some very well placed commercial areas. I see a large section for industry and feel that would be a mistake so close to the water.
- What types of industrial and commercial are planned? How much area would these take up? I would like to see the farm and forested areas stay as is instead of becoming a sprawling, bare landscape that is just full of buildings.
- There needs to be lots more open space and natural parks (that means Trees developers. No more clear cutting and suing city so we lose all our trees.) You have plans to develop it all. Maybe leaving a

green boundary with trees all around lake. At least 100 feet wide so that drive and view is still intact. Do not succumb to developers wishes for lakefront. We really need to fight for this.

- Seems like there is a ton of industrial space; I'd like more details on this use as it seems that it might be able to be a smaller portion. Perhaps more commercial spaces and services instead...?
- The current residents of Camas are begging, please, no more developments. We don't need commercial properties- we can go to Vancouver. We don't need more housing (multi or single family) there are hundreds of lots in Hills at Round Lake and along Crown Rd yet to be sold. The schools are overcrowded. We don't need more parks, as we have plenty. Please leave it alone. It's so beautiful and loved by the current residents of Camas. This planet needs all the trees (hello, amazon fire?) it can get. Please stop taking them down. I love our city but all this sudden approved growth (Crown rd, grass valley, HARL, prune hill etc) is making the decision makers look greedy. Just stop already. The small town feel and natural lush surroundings are why so many of us chose to live here, don't take it away.
- More green space, less land use
- Less developed space and less single family / multi family. Camas schools are bursting at the seams and the city is losing its hometown feel. Traffic is becoming terrible by the high school and the lake.
- Commercial—special restaurants to show off how great Camas is
- Stop all of it-leave as is.
- I envision a setting like Forest Park
- There is way too little natural area being preserved. This lake is such a beautiful feature of our town. Building on it takes away the peaceful, tranquil nature of this beautiful place. This is very disappointing.
- Our city is already filled with houses that people can't afford to buy and the wildlife are getting pushed into our neighborhoods because their homes have been destroyed by clear cutting. Please stop flattening the natural beauty of Camas and replacing it with strip malls and dentist offices.
- Do nothing. Camas traffic is crazy already.
- Camas bike already has too much residential consumption its unsustainable
- There is no need for any new houses. Or multi family houses.
- Leave the trees, and stop paving over Camas' greenspaces. We don't have the roads or schools to support anymore subdivisions.
- Less developing of our green spaces. Invest in what camas already has and improve existing infrastructure. We don't need this growth.
- I already addressed this in the first question please refer to that. Please intermix multifamily and single family homes. I would love to see some smaller single family homes intermixed as well and please take a look at the way Sunriver has achieved an extremely family friendly walking/biking and nature rich housing space. That area has created a beautiful feel I would love to see Camas create something more than just giant subdivisions that are unsightly and lacking character and real community.
- There is already too much development in Camas. Keep the green spaces. Improve existing infrastructure
- See answer for number 1
- More natural space near the lake.
- Leave it alone. No industrial, commercial. Natural buffer. Keep the existing road. Do not keep developing our beautiful "small" town.
- Less industrial
- I would remove multi-family homes. There simply isn't an infrastructure for traffic.
- Replace the multi family zoning with affordable single family homes
- No multifamily units and a green space buffer along the lake
- No more residential areas.

- Change them to green spaces. There is too many houses being built in Camas, lets help preserve what we have.
- No industrial or commercial services. The lake area is sacred and not the appropriate location for these types of businesses. As a camas native, this is a special place and should be saved and used for nature and outdoor purposes.
- This seems like it would bring a lot of traffic to an already congested area. What are the plans to ease congestion and increase police presence? The entire city is currently covered by only two officers for eight hours of each day.
- Please protect this land. It's a beautiful natural resource, that will be degraded by development of single family homes and commercial buildings. Keeping it undeveloped or protected park land will be a huge asset to Camas homeowners and a treasure for all of Clark County. Stop allowing all the land to be scooped up and paved over. Camas is desirable, in part, because of our natural landscapes.
- Remove commercial/industrial and single family.
- There needs to be more parks and open space. Camas will lose its charm and the entire reason it is special if we continue to stack up more and more housing developments on top of each other.
- 5. <u>What types of businesses are needed in the North Shore area to support the retail and service needs of</u> future residents?

Restaurants	Gas Station
Grocery Store	Library
Coffee Shop	Barber Shop / Salon
Child Care	Department Store

Business	No. of Responses
Restaurants	234
Grocery store	223
Coffee shop	207
Gas station	138
Child care	85
Library	70
Barber shop/salon	40
Department store	19

- Keep the land and do not develop.
- Nothing. It is fine just as it is. No development.
- Keep it natural, full with trees. No development of stores or restaurants
- No additional businesses. No additional development is needed/required/desired
- None.
- Business where patrons appreciate the views. Such places are meeting halls, continuing education, therapy, and boutiques.
- None they are already available
- None. If the green space is protected there will be no need for services
- None of the above
- None.
- None—we have plenty of wonderful options within a 10min drive

- Why any? It's not as if there aren't retail stores nearby
- None. Make people drive.
- More small business
- Theater or entertainment venue, gym
- none. focus on areas downtown and in current developments.
- Add a couple of restaurants to make up for the development already in place and leave the rest of it alone.
- none of these
- None.
- None.
- None
- A family restaurant close to the high school would be nice. An indoor sporting facility that can offset the current late night schedule of our student athletes of all grades would also be well used.
- None No businesses please. Does City Council listen to the people it serves?
- Should not build new businesses to the detriment of current businesses. Protect our existing community first.
- Recreation such as mountain bike or multi use trails
- Leave it undeveloped
- Urgent care
- Stop building more retail and strip malls. There are so many empty on 192nd currently
- No development please
- None
- There is nothing that this area needs other than another police & Fire station to service the already crowded area.
- None
- None of the above
- None of the above.
- None, no development
- Stop over developing Camas
- Natural beauty.
- None
- None, future residents can access already existing businesses.
- None. That area is fine as is. No development.
- None
- No strip malls, no department stores, no big box stores. Has to be thoughtfully and conscientiously planned to enhance and fit in with the beauty of the north shore not take away from it. maintain the feel of that side of the lake with smaller businesses like that of downtown Camas. A variety, but on a smaller scale.
- Nothing is needed, Camas is small enough for someone to drive or walk to a store from any part of the city.
- None no development,
- Department store? Grocery store? I hate to think that we'd be building enough to warrant either of these.
- None. We don't need more development on the North Shore. We need to keep Camas a manageable, tight-knit community.
- None
- The North Shore does not need any of these?

- None of this stuff north of the lake. We have existing business along 500 and downtown. Let's keep downtown busy, and the country.
- None. Our Camas businesses struggle enough as it is why don't you do some work to attract shoppers to downtown Camas.
- commercial outside the area
- None. There is already an overabundance available in Camas or in neighboring East Vancouver. or East
- Parks, forests and open spaces.
- none focus on improving what we already have / need with land that is already developed.
- Small independent retail
- Not so many homes
- Again, if it is going to be a community and part of Camas but for convenience wouldn't you think most of these? I don't think a department store. We don't have any chains here in Camas. Let's support local.
- None. Stop developing where you shouldn't be
- Nothing, the city has all necessary components as it stands.
- Sports Equipment shop, Local businesses, Engineer Offices, healthcare, tech companies
- 1000 yard shooting range
- None. Downtown Camas & Costco complex is just a short drive
- Department stores have proven to survive in Camas-Sears and others.
- None. Keep it rural
- We don't need additional businesses. We need to preserve our open space.
- no large store, keep it local, keep it small, keep the charm, protect what we love and already have.
- B Corp and businesses committed to investing in our community. No huge box, chain stores. Companies with character that will tread lightly on our town.
- We should be developing existing shop fronts in the downtown area and in existing buildings. Not tearing down our natural resources.
- None, other than housing. It's close enough to downtown Camas for business
- Natural spaces; the businesses listed above are already in existence nearby
- None, there's plenty already
- cultural experiences
- None of the above
- Post Office, Bank
- This needs to be very thoughtful. No more random development.
- Trees.
- Simple
- A eatery for older local citizens, such as a breakfast shop with old time/family foods where ALL classes and ages (not just wealthy and younger) congregate.
- None
- We do not need any more businesses
- None
- Bike shop, food carts, bookstore, indoor sports
- it is ok to have areas that only have homes. We have a downtown that is struggling to attract people. Don't wonder why when you continue to move people away from the town center
- WinCo
- All of these services are needed for a large scale development like this. The question is, who wants it? I am against this development.
- None--no retail. People can drive into downtown Camas

- Bakery (not just dessert), chiropractor, non-chain retail stores.
- None, no building, no businesses needed.
- None--keep as green area.
- leave it alone.
- Indoor play space for kids/families
- How about none?
- None no retail and services in the area, keep it all residential and forested area
- Health Care facility
- None
- Why does Camas need to keep expanding?
- I love the idea of attracting unique retail opportunities to separate camas from surrounding regions. Places only available here
- This looks like sprawl. This has been the first place I have lived that felt like home. It looks like that is going away. But if you're going to do it, good restaurants and coffee shops, please. Hey ... what about farms? More farms would help preserve our small-town, natural feel.
- Please don't develop that area.
- None, there are other opportunities for shopping development outside of the boundary and convenience stores only serve unhealthy life styles.
- None.
- Off-price department store (Marshalls, Home Goods)
- Should keep it minimal. Just the basics (like groceries) and areas that improve community and quality of life (like meeting spaces coffee and restaurants)
- Why would you build a separate library. Camas has an awesome library. Do things that drive traffic to businesses we already have rather than away from it.
- I like the idea of restaurants and coffee shops, but I like locally owned (like downtown) vs. chains or fast-food.
- Adequate Roads must be built first before all else.
- Dry cleaner, computer services, local food and supplies, industry and medical
- All of the above. I think the community center/pool should go over here not where it is currently proposed to be.
- Not sure we need more. With everything going in on 192nd and our core downtown why develop only to have it go out of business. Once you destroy the landscape to put in business you can't go back. We don't want to see ugly strip malls everywhere that don't age well
- It is 5 minutes to Downtown Camas and less than 15 to 192nd. We have plenty of these services very close by.
- maybe a convenience store for after hours unless the grocery store is 24 hours
- None required if not developed.
- Leave it alone.
- none
- Medical what is their closest access point?
- Nothing. We have stores, gas stations and restaurants already in Camas.
- Inviting retail and professional offices that enhance local service would be welcome. Several restaurants, cafes, coffee shops on the water would be a benefit to the entire community.
- All other services can be sourced in downtown Camas proper where they belong.
- Small market like fern prairie
- Aside from a coffee place and restaurant to replace the one that is being turned into a floral shop, That's all. The North Shore does not need to be developed.

- how it's developed needs to be taken into consideration. No strip malls please.
- Library with community center
- Small Quaint businesses that fit the feel of Camas and the beauty of the lake/area
- boutique hotel, nature/hiking trail system connection, high end neighborhoods
- None
- I am mixed on this
- Child care facility
- Small Local Shops. Please avoid big box and chains. terrible for our environment.
- Local, great retail and coffee shop vibe. Not all strip malls. Incorporate retail under apartments. Have a cut coffee shop that people in a neighborhood can walk to. Solar lighting.
- no commercial services
- I think the North-shore area is inconvenient, personally. I would not travel there for anything.
- No large businesses needed. There are plenty of other options close by without encroaching on and destroying the natural beauty of that area.
- Get a better grocery store. Trader Joe's something less commercial.
- Gun shops
- Ag related
- Small businesses.
- No to all of these
- Post office, medical office (Kaiser?)
- We don't need any of them. Stop building subdivisions and we won't need retail/commercial structures to accommodate future residents.
- None. These things are already accessible.
- No more development
- None. We don't need any more strip malls. Enough.
- No more development.
- None. These are all available in downtown Camas and west toward 192nd
- None stop so much development.
- Stop developing our Camas, we do not need to bring in more people to destroy our natural environment. Stop Now.
- This question doesn't make sense, it assumes new residential.
- None of these. Keep it natural. No infrastructure support.
- farms
- We don't need this, these choices are already close by.
- Nothing leave it
- a library branch would be nice. Things should be small scale and incorporate the existing trees. No department stores
- None, don't change anything.
- Farms for food
- green space
- No storage units.
- Maybe a wildlife refuge.
- None- Don't need business near lake-more congestion etc-Why would the city create another Mill Plain Blvd next to our lake?
- Nothing. Stop building, you are going to ruin this city.
- if out of sight of the lakefront, light industrial, small businesses, buildings low to the ground. Nothing higher than 2 stories high.

- High end stores
- None.
- Against development.
- Urgent care
- I think limiting these to the current downtown area will maintain the small town feel. Otherwise we will just become an extension of East Vancouver.
- None. The people who live in this area enjoy peace and quiet. Live the area as is. No new development.
- Boutiques
- None. We have enough empty facilities in the area that can be used.
- None. Keep the downtown alive. We have lots of retail and restaurants on 192nd and 164th.
- Nursery
- Other retail options would be nice. Department store seems too specific
- Winco, hobby lobby, gym with childcare.
- I don't think we need commercial services. We have plenty we can access easily
- None.
- None needed. All of these services are already within a short drive.
- Schools I suppose if so many houses going in
- Nothing. We can all go downtown or to Vancouver. If we wanted all of that within a minute of us we would have chosen to live in Vancouver in the first place. Stop developing green space in Camas.
- More schools so my kids aren't in a classroom with 26 children and one teacher.
- Nothing, leave it alone.
- None
- None
- None
- A hospital
- Stop developing
- Leave it be
- Nothing
- Little to nothing. I'm surprised to see the library listed here. We already have a library with a huge annual budget. We don't need another.
- Minimal business, only what is necessary.
- 6. What types of employers would be ideal for this area to keep more jobs in Camas?

Health care	Retail Trade
Manufacturing	Technology
Professional services	

Employer	No. of Responses
Technology	221
Professional services	190
Health care	173
Retail trade	126
Manufacturing	74

- None. No development.
- Landscaping, tree care
- No more business no more development
- None. See above
- Skilled Manufacturing (Aerospace, space, defense)
- No more
- Environmental proponents
- None of the above
- None.
- Work from home jobs
- Large IT campuses would help preserve our trees and open space. Plus the jobs are usually higher paying. We don't want our beautiful Camas to turn into Hazel Dell.
- Don't want Camas to become Vancouver. Prefer small town feel. Folks can travel to vancouver/Portland for the higher end jobs.
- preserve wildlife first
- None of the above
- None.
- None. Those facilities can be implemented elsewhere
- Yes to grocery store. Absolutely no to auto sales.
- Urgent care
- no development please
- There is already everything necessary
- None needed
- None of the above
- None, no development
- Stop over developing Camas
- None. Leave it alone.
- none
- No development would mean no additional employees.
- Nature preserve.
- None
- I'm opposed to industrial development on northshore and strongly believe responsible planning would keep this type of development closer to the Vancouver end of Camas.
- None are needed.
- Workspaces for telecommuters. No heavy development.
- small business parks. No large shopping centers or the like
- Farmers, park managers, land maintenance.
- None
- None needed.
- None...stop the massive growth
- None. Our local businesses struggle enough as it is. Why doesn't the city stop trying to compete with them.
- Not those
- Wineries
- None this does not need to become a commercial/industrial area
- Maybe if there is less housing, less places of employment would be needed. Keep Camas a destination to escape from the busy city life.

- Environmental, public service, public good, clean air, clean water
- Again, focus on improving what we already have. Camas is already driving businesses out with their high taxes and sees no problem in driving existing businesses to potential failure with the ridiculous prop 2. bond proposal.
- Again, to support growth and a community there will need to be a variety. No manufacturing. We have enough in and surrounding Camas that does not help the environment. Plus if you are cutting trees down your taking away how the air is cleaned. Have you seen the Lorax?
- None. Stop clearing land and trees.
- Defense manufacturing
- Are you trying to build a 2nd town? This is excessive.
- no large stores, keep it local, keep it small, keep the charm, reduce the environmental impact, protect what we have and love.
- Please no more health care it's everywhere in a Camas already.
- Hospital
- Employers should be in other areas of the city. Only businesses with a low environmental and quality of life impact should be considered
- nothing close to the lake
- Biotech
- Animals of the Forest.
- Shops to support our older aged community so we can keep the multigenerational involvement intact
- None
- Makers bring the Maker mentality to the North Shore, like Hidden River and Soap Chest (and the mill)
- Again, it is ok to have a community that is rooted in homes
- See statement in question #5
- I am not opposed to increased jobs but not at the expense of our natural resources
- Agricultural
- A little of each
- None.
- How about outdoor recreation?
- None in this area. The access in and out of this area will not be conducive for employers or to attract employees to the area.
- Prefer small town type retail shops over large big box brands. Keep the quant-ness of the small town Camas feel.
- No businesses, industrial, commercial, service or otherwise
- None
- Small business owners
- Locally owned and operated small business
- Small family farms. Leave all this to ... elsewhere. Small family farms would preserve our country, natural feel, and give us all local resources to enjoy.
- Please don't develop the North Shore
- None, this is a bedroom community. If we want more commercial space then we should pressure Camas Schools to stop buying it all up.
- Eco friendly businesses
- Clean, green employers only. We want to keep our lake healthy.
- None.
- Service industries for residential areas
- Small at home work available in this area.

- Green space
- Assuming you can get more business to move here that would employ more than 10 people. Camas isn't Silicon Valley not should we try to be
- Keep Camas a professional community. More money.
- The vast majority of people living in Camas are employed outside of Camas.
- Schools
- Any small scale development that does not involve polluting industries or massive units
- Learn it alone. Its fine now
- none
- Unsure some types may be great to have in our community, however, these services/business should not pull down the current businesses, especially in downtown.
- Find a way to support the artists in the community with galleries or small shops so they can market themselves.
- Church
- None
- Farming
- More housing drives up cost of living. Need to keep it to a minimum in order to keep employees within Camas in order to have more jobs that locals can have.
- Can employers afford to locate in Camas? Some are moving out.
- There is already a ton of retail and industry
- Business to diversify and increase our tax base.
- Anything local that provides a benefit to the community and is multi-modal; limiting the use of cars.
- I'm not a fan of developing this area at all, but I think this area could really benefit with a hospital.
- none
- This is an undesirable location. Yes, I realize it's undeveloped. However, even developed I would not drive all the way over there. I'd rather go to Portland where I have more choices and it's tax free.
- Need undeveloped areas, not businesses
- We do not need to build this area
- It's not an ideal location for business development.
- Green New Deal types of businesses. Folks making the new economy while helping save the world.
- Nothing that needs to be monitored by the EPA for healthy air standards. Nothing that needs accommodation for unnatural or unhealthy waste product disposal. Nothing that will open up the chance for any sort of environmental disaster.
- Not in the north shore. Please protect our environment and give us more trees.
- Let's curb the growth of Camas. It is becoming an undesirable place to live.
- Parks and recreation workers, rangers
- No more development
- None.
- None.
- None. These are all available in downtown Camas and west toward 192d.
- Regional headquarters just brings other people in, not Camas resident jobs.
- None stop so much development.
- None, we have all the things we need now. Stop Developing Camas. Leave it alone.
- Too early to address questions like this.
- None of these. Why do we need to grow so much?
- agricultural
- The town of Camas, needs more of these things not North Shore...

- Stop building.
- None stop the growth
- None. Don't change anything. Why do you think people moved here, because they like they way it is.
- none
- Green technologies
- Maybe a company focused on keeping the City clean of trash.
- Somebody with a brain to stop building in this city.
- low buildings. nothing higher than 2 stories tall.
- Nine
- Against development.
- The roads serving the north area of Camas are already stressed past the capacity they were built for 100 years ago.
- Gas stations only.
- Startup incubator, shared work spaces, larger than existing public meeting facilities.
- No ugly industrial buildings please. Let's keep Camas quaint.
- No high rise buildings
- No employers needed in the area.
- none
- No new businesses there
- None plenty of jobs already
- None needed
- Teachers
- Grocery
- None. Leave it alone.
- A community center that doesn't cost 78 million dollars.
- None
- Forrest rangers and park maintenance
- None
- Stop the madness
- Higher education
- Leave it be
- None

7. <u>Review the four road design alternatives below. Which, if any, of the alternatives do you prefer and why?</u>

Alt 1. Two travel lanes, center-turn lane, 10 ft offstreet shared-use path.



Alt 3. Two travel lanes, planted median, buffered onstreet bike lanes, 9.5 ft sidewalks.

Alt 2. Two travel lanes, center-turn lane, buffered on-street bike lanes, 6-8 ft sidewalks.



Alt 4. Two travel lanes, bike lanes, 10-12 ft sidewalks for café seating.



Alternative	No. of
Alternative	Responses
Alternative 1	111
Alternative 2	89
Alternative 3	146
Alternative 4	110

- None of these. No development. What is wrong with nature?
- Just maintain the existing roads. Don't build new ones.
- It allows for more trees, and buffered bike lanes are nice.
- Breaks up traffic yet allows for future lanes.
- Shared bike/ped lanes for the efficiency and buffer to protect. Shared lanes work well in Europe with a little paint
- Not all pavement in roadway, bikes separate from peds
- Turn lane is important
- Separate path for kids to bike safely
- No cars allowed. People on foot and bikes only.
- Better traffic flow with turning lane
- Seems to be effective for traffic flow as well as bike and pedestrian use
- I like the aesthetic and the possibilities it provides businesses

- To preserve walking-running-biking trail access, promote healthy lifestyles and positive opportunities for personal interaction & community building.
- More trees, traffic control, and outdoor patio seating.
- prefer anything that allows for more trees and enough room for bike lanes.
- Center median and turn lane are necessary, as well as bike lane and safe sidewalks for pedestrians.
- Alternative 5 leave it alone before you destroy this city
- whatever uses the less of this amazing natural beauty and preserves the wildlife
- More trees, wider sidewalks
- Sidewalks
- I am not sure why. I need a better visual of where this is going to be.
- I like trees and plants for cleaner air
- Why you don't listen
- Exactly why?
- Bikes and pedestrians separate, keep it as natural as possible. Don't obstruct the lake views.
- The natural and more green setting is much more desirable and appealing. Too much concrete is not appealing and does not have a welcoming feel.
- Plant native trees everywhere.
- Safest and best potential growth when this plan eventually isn't enough.
- I think the off street path makes walking and biking more enjoyable. I'm thinking of the walking path along 192nd through the forested part. It's pleasant and you don't worry so much about being right next to traffic.
- Keep bicycles off the streets unless they want to pay taxes like cars and have license plates.
- Because of the planted median
- Protect the feel, and environment
- Less impact on environment
- The design would be the least destructive to nature.
- Safety and encourage biking and walking.
- A center median would increase the safety and the planted portion would better maintain the feeling of nature with the trees.
- No changes, no development
- Stop over developing Camas
- Leave it alone and nothing will be needed.
- smallest or none
- More in-tune with the natural surroundings.
- It works.
- More plants = more attractive. Planted median might encourage less speeding.
- encourage less driving. more biking and walking and greenery.
- turn lane important for traffic flow, lots of cyclists in area and not safe to share with pedestrians so separate sidewalks bike lanes important.
- I don't bike, but apparently it's the in thing to do on the lake road and these people are half nuts hugging the guardrail as traffic zooms by them. So at least a bike lane separated from road would help
- More trees
- Looks best.
- Safest alternative without creating traffic obstacles later down the road.
- We don't need cafe seating in sidewalks. Bikes and pedestrians shouldn't have to share the same space. Bikers are rude to the pedestrians and think they deserve priority.
- path is better away from traffic. 2 lane with center is good for traffic flow

- It's hard for bikes, people, dogs and strollers to share space and I like center turn lanes.
- Stop ruining our city
- Planted median could also have art installations as well as trees and plants
- center turn lane needed with growth
- The bikes on the roadside in their own designated area seems safer for cyclists and pedestrians. A turn lane to prevent vehicle congestion.
- This is all so sad. I have no words for any of this.
- Fewer visual annoyances and plenty of pedestrian buffer
- Tress on each side, larger sidewalk for outdoor seating. Keeps it the more like Downtown Camas.
- No change
- Safety for pedestrians and cyclists.
- It's all too much
- Bikes and Peds only
- Better for the Trees and Humans. Cafe Seating will allow for community and cool side-walk sales and events etc.
- Safety is priority #1. How about we get some sidewalks for the existing roads that are dangerous for pedestrians?
- Maximizes green space and supports pedestrian and bike travel
- Like the idea of a cafe in other side of lake
- More trees.
- None
- Encourages community and activity. Balances transportation and recreation.
- Minimal impact related to the others
- safety of bikers and pedestrians
- I like the buffered bike lanes/shared path in 1 but really think the cafe seating would be nice. Maybe dump the turn lane from 1 and add to the sidewalk width for cafe seating room.
- There is lots of traffic on this road, for safety having a divided road. But I like Alt 1 with 10 ft shareduse path, no on-street bike lane.
- More trees
- The planted median would add beauty and green space, I like the cafe seating idea also.
- The outdoor seating is a nice and aesthetically pleasing front but it's not very viable in the NW. 3 captures the best options.
- This would be Alt 3-B. Like tress down the middle. More trees (may help vehicles slow down) left turn or roundabouts where needed. Move bike lane next to sidewalk like Alt 1.
- Less impact on natural resources
- Better community feel
- Need a turn lane to not block traffic. And bike lane is away from vehicles
- Bike lane buffer
- More trees and planting area. More attractive, it's functional and it helps our environment by having trees.
- bikes should follow existing laws, and as such need to be on streets
- bike lanes
- We will lose so many trees, please put back in as much greenery as you're able. I love outdoor seating, but planning for cafe tables in a place they can only be used for less than half of the year doesn't seem smart. Also, bikers belong in the street instead of on wide sidewalks.
- Like I said earlier I see us wanting to bring people to enjoy themselves outside.
- Bike lane buffer

- It's the easiest.
- I like the planted median.
- Camas needs more sidewalks. It needs to be more pedestrian and bike friendly to support a more sustainable and healthy environment for its residents. More walking and biking in a safe way will promote healthy lifestyles and provide more foot traffic to new businesses
- lets not get carried away.
- What road are we considering? The alternatives are each fine in the appropriate setting. The one thing we do need is increases sidewalks—let's not be Southern California.
- It includes more trees.
- This option encourages more pedestrian and bicycle use. Traffic would be most improved by infrastructure improvements that benefit the safety of non-motorized options.
- 8 ft sidewalk is plenty big. Let's not turn on town into a concrete jungle.
- It sounds charming to have outdoor seating, though planted medians also have charm, so it's a toss up for me.
- More natural, much better curb appear for businesses and general area.
- Nicer non franchise restaurants, coffee shops, boutiques bring money to Camas so having areas for outdoor seating makes it more inviting and attractive. Furthermore, having accessibility to walk or bike to town also makes it more enjoyable to explore.
- At least someone wanting to turn won't jam everyone up
- We need to keep it green
- Keep pedestrians and bikes safe.
- large sidewalks
- Involves more greenery and wide sidewalks
- Safety for bicyclists and pedestrians. Second best option is #3.
- on street bike lanes do not feel as safe to me as off-street multi use paths
- This seems to be safer for bicyclist but honestly, it depends on where the road is as to the nature of the design. Put this in context please.
- Safety. Bike lanes are isolated from car traffic and treed median will reduce likelihood of head-on collisions, which are the most deadly of traffic accidents
- planted median and buffered bike lanes
- Buffered bike lanes and more trees would be great. Camas must be more bike and pedestrian friendly.
- I like the feel of the tree lined streets. If there was a center turn lane with trees on both sides, I would choose that.
- we need more planted medians, more trees, developers are cutting them all down
- More trees and more room for recreation use on sidewalks
- Would this replace Leadbetter Drive? If so, none. Do not ruin Camas
- more space for walking
- The bike lanes are protected from texting drivers, something I see many times on a daily basis.
- Are you going to put sidewalks from the lake to the high school, if not, I don't care about anything else you want, my answer is no to all of the above.
- A lot of times I'm pushing a stroller with children riding bikes.
- no reason
- promotes pedestrian/bicycle mobility while allowing vehicular access and keeps a park like feel.
- Seems to be the safest
- Less expensive and is functional
- The trees in the center.

- I want to see our cyclists protected. I'd love to feel more confident in my children's safety while biking in the area.
- Actually, theses are all poor. Can we have bike lanes that are not on the streets?
- This is a very popular route for cyclists. It is also currently very dangerous with blind curves. Buffered bike lanes and side walks are critical. Lacamas Lake and Lacamas Lake Park are the crown jewel of Camas and so important for recreational activity access needs to be preserved and made safe. Camas has not taken good care of the trees it has planted in other median areas.
- More trees to stay with what is true about our area of outside space and nature.
- Love the treed median, hate the "coned" street barrier on street for bikes like Portland. Really detracts from the natural beauty of any environment. Is very harsh in appearance, particularly for beautiful, natural camas acreage.
- Looks nice, seems safer, allows for flexibility on sidewalks with enough space
- More trees
- We need to keep the look & feel of Camas, which requires lots of tress and natural areas to off-set development.
- More trees to replace the 100 year old ones you plan to tear down. Hopefully I'll be alive long enough to see them reach maturity
- This option keeps Camas feeling green. Less concrete jungle
- Alternative three with cafe-seating sidewalks and the 10 foot shared-use path, please.
- No one can't make an informed choice without a cost comparison. Why is there an insistence on bikelanes and curbs.
- Safer & more natural looking
- Safety
- Planted medians incorporate more green space
- This option seems to be most similar to downtown camas. It Puts an emphasis on the cafes and social aspect of a community rather than just an ordinary road through town
- Would be so great to have a place that kids/teenagers/adults could safely bike
- like the larger sidewalks but this would not be applicable everywhere. Need multiple sections based on adjacent property development.
- The more green the better
- I like the aesthetics and function of bigger pedestrian space.
- Wide sidewalks and outdoor seating is very nice.
- More appealing
- You have both sides of the sidewalk planted in the illustration. Important
- It seems accessible for all and looks like it creates a nice environment for restaurants
- Green space
- I'm undecided on this one. Can't decide if opting to not have the turn lane would cause a traffic problem
- However you decide it you need a center lane. People trying to turn back traffic up if they don't have a place to wait outside the flow of traffic
- Keep beauty--street lamps; cafe seating --good.
- None of these. Keep it the way it is and just add bike lanes
- It looks more natural with the planted median. Provides good walking areas and biking areas.
- Bikes need a safe area away from traffic. Too many distracted drivers
- Turn lanes help with the flow of traffic. Off street bike paths are more family friendly. Wider paths help more people share the area.

- Item 3.
- the center median cuts down on pavement, but is a pain and expensive to maintain. I would be good with just a small concrete divider and more space on the sidewalk area.
- Bike lanes need to be on street to encourage use by children and families. As much planting as possible also beneficial
- Leave it alone
- Open with good visibility. Makes it welcoming for the walkers and cyclists. This will make it better for people to come and support any local businesses. People want to enjoy outside activities with great food and drink in a great setting
- keep the area looking natural/green, control/reduce turn points, lots of cyclists in this area-provide a buffer to protect cyclists & motorists, wider sidewalks provide better sharing and more inviting
- It offers the most trees, which are cooling and beautiful. Wide sidewalks encourage walking.
- aesthetics and safety
- A combination of options 1 & 4 would be ideal. A tree lined avenue is a must. Sidewalks with enough room for outdoor seating will invite commerce, enhance the social experience and develop a sense of community
- It is such a nice small town feeling to have cafe seating on the sidewalk. It makes people want to stroll downtown Camas and thus brings in more traffic into stores/shops
- Or a combination of 3 and 4. Planted buffer and plenty of trees to keep the natural setting. However, 10 ft sidewalks for cafe seating and small shops would be nice added touch.
- Tree cover is imperative, especially if you log the remaining forest.
- Encourage bike traffic
- The extra trees and plants are appealing.
- Leave North Shore alone. We don't want to become an extension of East Vancouver. We have our own identity steeped in the wonderful outdoors. People walking and jogging along the Heritage Trail do not want to look out across the lake at a bunch of development. Leave our wooded scenery alone. Please.
- I'm not in favor of big development.
- The lack of bike lanes is one of the things that has bothered me since I moved to the area six years ago. Walking to the lake from my house gets scary along Everett where there is barely enough room for the cars, let alone people walking. I think bike lanes and wide sidewalks would accommodate the growth better than any of the other options.
- 3 provides two key benefits. More trees, equals cleaner more vibrant city and separated bike lanes protect our kids and those riders from chances of getting hit. This idea is perfect for the city that looks after the residence rather then just the economic growth of taxes. In turn that will make our city healthier and safer.
- Alternative 2 makes the best use of the space. Center planters cause too much clutter and difficulty to fully see around.
- Don't mix bicycles with pedestrians (they don't pay enough attention). Center turn lane needed to keep traffic flowing/possible delivery vehicle use.
- larger space is better vs. cramming things into such a lovely area
- Keep area looking park like
- The medians are costly to maintain, waste of space. Planting trees next to the sidewalk pops up the sidewalk over time. Unwise. It's happening all where trees are planted adjacent to the sidewalk. Learn from mistakes, don't repeat them.
- Bicycles need to be kept physically away from traffic. A normal bike lane does not do that.
- turn lane to allow turns without stopping traffic; wide sidewalks to allow plantings along the route helps soften the hard building edges.
- protection of pedestrians is the most important idea here. Think about car-free zones too.

- Cafe seating. Yes. Let's enjoy our outdoors.
- Accommodates the lifestyles of the area
- People like to eat.
- Keep it simple
- Trees must be planted. We hate the idea of development here. This is the only option where are you acknowledge I need to plant trees.
- Why, you are not telling us where these lanes will go. 500 is not city owned.
- Center turn lanes help encourage traffic to businesses on both sides although planted is pretty it prohibits ease of entry really love buffered bike lanes.
- Keep it rural. Less trees cut down.
- Definitely need a center turn lane
- bikes should follow existing laws, and as such need to be on streets
- Center turn lane and bigger bike path
- I like the division of traffic lanes and accommodation of bicycle and pedestrian access
- More tree canopy and comfortable walking space is always a welcome advantage to the community
- None of these options. If the lake is there only a sidewalk and tree on one side of the road
- Safe for bikers. Allows for better traffic flow with folks turning.
- The balance of trees on both sides of the street looks well designed.
- Plaza settings to build community
- trees. we are losing the too many as is.
- Outside seating at restaurants would be upscale.
- there's often not enough buffer for bikers and this seems to be the safest option for pedestrians as well.
- None of the above. Keep Camas quaint.
- If the area just be developed, this allows for more trees to buffer the pollution and noise of traffic as well as providing room for bicycles and pedestrian traffic.
- Because it has more trees.
- Best for traffic flow, if expected to be a high traffic area. Otherwise I like option 3 for aesthetic value or option 4 for the cafe seating. That would give the space a nice community feel.
- This option provides bike lanes; there are many bikers in the area, but doesn't take up as much space as the other options.
- Depends on what class of road we're talking about, but 4 is cheaper and there's plenty of natural green in the area which makes a landscape median less necessary. 3 is nice too though.
- Allows for more trees
- Enhance the pedestrian friendly feel, promote bike commuting.
- Stop developing Camas, leave it alone. We are over crowded as it is.
- Where are these roads going to be, again too early to ask questions like this.
- Best blend
- I don't like any of these. More costs for infrastructure. Schools overcrowded. Loss of pleasant, small-town feel.
- I like the look of the planted medians
- keeping bikes off the road would be best.
- I like that pedestrians & bikers have a buffer zone away from cars
- We don't need another city of camas in the north shore.
- Stop building
- 3 or 4 seem fine. Trees and safe for pedestrians and bikes
- None

- I prefer a split bike path/walking sidewalk. Safer and used more frequently by bikes in communities I have lived in.
- Pedestrian should come first
- Because it will be safer for people who ride their bikes.
- Alt 3 appears to be the best combination of aesthetics (planted median) with functionality (buffered bike lanes, on street which are easier to keep clean).
- None of the above
- neither
- Planted median to buffet the hardscape, wide bike lane and sidewalks
- None of it. This is being planned on the north side of the lake? Wow, you are going to ruin this city. So sad.
- narrowest footprint.
- For which road?
- Safety and beauty.
- Minimalist approach for early development
- No conflict between bikes and pedestrians while still including a turn lane to reduce traffic tie-ups.
- More for people to enjoy and less about cars
- Simpler design and lower maintenance costs
- Seems like the best use of land/space.
- Bikes are not safe in roadways. Bike lanes always need to be buffered.
- Separation between vehicles and people is utmost important with recreational areas and high density of young families. Safer streets for pedestrians
- Center turn lane greatly improves traffic flow.
- It is safer for pedestrians and cyclists, as well as providing outdoor community space and greenery. The city of Camas is too car centric and needs to take European city planning ideas to heart.
- keeps traffic flowing with turn lanes and provides all other access points
- Safety
- Best encourages the least use of cars, keeps Camas as green as possible and provides shared access, including cars
- Trees and landscaping to make it look attractive.
- You don't offer an alternative I truly like. And bicycles do not belong in traffic.
- two lanes with center turn makes for good flow of traffic. Off-street path is safer
- Sidewalk seating for cafes or eateries would drastically increase the property value and bring neighborhood locals and others who enjoy sitting outside. Sidewalk seating is just plain nice and you instantly feel a sense of community welcome.
- Looks better than other scenarios.
- #3 more pedestrian friendly.
- more flexible for bikes, some but not too much landscaping which can block sight
- Off street path is more kid-friendly
- This gives a good balance of use. However may however become a problem in the future without the center lane option. This does offer the most flexibility in my opinion.
- More greenery and protection for bikers = better
- Seems like the safest and preserves the most beauty. Would be safe enough for families to ride bikes too.
- Bike lanes shared by roads end up with broken glass which leads to flat tires
- Again, it depends on the overall strategy of this area. Having outside areas for cafe seating where appropriate is always great. Just depends on if it's a focus on vehicle traffic or non-vehicle traffic and

what you want this to end up being. If it's going to stay like "Old Camas" it needs to focus on people not vehicles, which is what I prefer.

- Number one is my first vote for the safety of bike riders, number three looks the nicest with the multiple tree lines.
- A center turn lane will ease the flow of traffic and make business access easier. The bike lane will hopefully keep them safe and off the sidewalks.
- To preserve the beauty and natural boundaries. It is where bikers go and please do not get rid of that. I honestly do not want buildings or houses on road directly around lake. Please keep the natural look with trees.
- I like cyclists to be safe on the roads with ample space and cafe seating seems quaint. I also like the trees/plants on both sides of the street.
- Because it has the most space for trees. You know, to replace all the trees you'd have to chop down to make room for this development that is unwanted by most residents.
- Turn lane to help prevent clogging the whole lane when someone turns
- A lot of pedestrians, need sidewalks
- Create an engaging, open space with outdoor seating.
- because you're going to plow down all of the trees and replace it with cement so you might as well stick some back in there, plus the bike lane is bigger.
- Tree median seems like a terrible idea. I don't see much room for street parking, which adding all of this stuff will need parking . and not having a middle turn lane seems silly. That would back traffic up otherwise. Alt 2 seems the best option
- This is not necessary.
- Cafe seating?
- Trees help with the heat-island effect of so much asphalt.
- Leave it and don't build
- The buffered bike lanes are important. It's too dangerous for bikers currently on Lake Rd.
- More trees for air quality
- Alt 4 because it feels more like a small town
- Separation of modes of transportation and use of vegetation
- I would have this with center/left turn locations as needed muck like NW Lake Road is after NW Parker/Larkspur
- Make a sidewalk or path that allows for fitness in this area.

8. Is there anything else you would like to share about your vision for the North Shore area?

- Please do not take the green away from the lake views. So much of Camas has been taken by development that the beauty and quaintness of our town is fleeting.
- I am in favor of managed growth and smart development. I believe we have to plan for the city of the future for the growth that we know is happening, and will continue to happen. We have a great resource and an opportunity and I'm pleased to see city officials thinking ahead.
- less development
- Leave it alone. We don't need to develop it and couldn't support the infrastructure, traffic or school crowding.
- Please keep it green as it is, which is the treasure of Camas. Camas is developing too big and too fast. It will soon harm the existing residents. It will not increase the value of our house.
- Too many homes being built schools, roads can't handle the influx. We want to stay a small town.

- My vision of Camas has changed dramatically in the past decade. It is no longer the pleasant little community that was a treasure to its citizens. I am not in favor of rampant growth in residences, businesses, industry, dog parks, hiking trails, etc. etc. Stop the growth and limit the lifestyle change to what has already been done.
- Stop Developing camas. It is losing its charm. Too much traffic and too much horrible housing developments with houses stacked upon each other.
- Maximize on the enjoyment and natural views of the lake.
- Development is inevitable for Camas. Incorporating aspects to make more livable like parks/trails/open areas and grocery stores along with making walkable will not only increase the livability but also attract more families/developers (and tax \$)
- i am worried about the expansion of the city into the rural parts of camas where I live. I love how open it is at my house right now and worry about losing that in the future.
- Your overdevelopment of Camas sucks.
- Traffic around town is a nightmare. This area is the worst and proceeds to get worse the more you jam into the around the lakes.
- Keep the farms and green spaces, we need more space to be outside, parks and playgrounds. Keep trees and water access, the area is beautiful and we should work to keep it that way.
- Please leave this area alone. We don't need to destroy camas in the name of progress.
- Leave It Alone. We are not California. We are the Pacific Northwest. Stop trying to modify what is here. Let it be.
- Please don't turn it into just another busy city. The beauty of Camas is in its quaintness as a small town surrounded by beautiful forests, close by to shopping/dining/etc. We don't need more businesses spreading out & around it. We need to find ways to encourage businesses to use the existing structures in downtown Camas & renovate the existing buildings in need.
- Stop the over development of Camas, keep the trees and green space.
- I understand building this area is good for tax revenue but the city is becoming too crowded for traffic flow
- Very nervous about the traffic on Everett. It's only two lanes and already gets backed up. I'm not convinced the roundabout will fix everything with this expansion of the town population.
- Please don't kill Camas by overdeveloping the land. We love the forests and fields. Please leave them be. I understand the need for industry to support the tax base, but please build big IT-type campuses like Underwriter Labs or Hewlett Packard. Please don't build apartments and retail they are shortsighted developments that lead to traffic problems and crime. We would rather pay more in taxes to preserve our quality of life. Please don't kill Camas by turning it into an extension of Vancouver. We love Camas. Please don't kill our community by getting greedy.
- Keep it small town feel. More nature.
- Please get us a Fred Meyer out here.
- I am very concerned about additional development without infrastructure. Even with proposed changes for roundabouts at Lake and Everett, the area around the lake is a bottleneck due to high school traffic. Adding more development is going to make things worse. I would much prefer adding recreational areas on the north shore.
- Avoid the usually (like last 8 years) high-density housing. It's possible to do this without builders losing any \$, and without gouging people who couldn't afford to live here. The prices are not balanced anymore. We don't want Camas to become like Marin County in California, which now looks like it could happen. People are more important than greed and the almighty dollar. Camas officials, this message is for you.

- I don't have a vision. I am sad that this has to happen. I am not a fan of urban growth. Seen it in Southern California.
- I have a vision of Hazel Dell and 82nd ave in Portland having a child named the North Shore area of Camas
- I hope that the City of Camas just does not look at making money and not at preserving the natural state of Lacamas Lake
- Please be considerate of the natural areas. Leave the trees and work around them. Force the developers to update existing roads and consider the implications of traffic for our existing roads.
- Moved here because of the natural beauty of this area. The charm and beauty of Camas needs to be preserved, not developed on every piece of available land. Otherwise it will just become an expensive and mediocre place to live.
- I do not believe that camas needs more development of any kind. Please leave it all alone.
- Slow down the overdevelopment
- Quit destroying our beautiful community and natural landscapes for tax revenue.
- Camas was once a small community with a lot of rural open space. We are saddened to see so much cookie cutter bland and unsustainable building all over the once agricultural and rural areas. People who want to continue to live in a rural setting are pushed farther and farther out making it impossible to live close enough to jobs and not have a two hour commute. Please stop over building our beautiful rural areas.
- Let's keep our natural landscape, keep the trees and vegetation.
- We have this amazing chance to set a standard in development with climate change in mind. We should mandate a minimum amount of trees per acre, focusing on keeping older trees and planting only native plants.
- No development please
- Per the expansive development plan shown, what are plans for schools to accommodate increased population? This consideration should be a priority. Overcrowding of classes will quickly diminish the draw of the Camas School District which has been a major draw for residents (current and incoming). Compromise that and city loses a major contributor to its success.
- Stop developing keep camas small
- We would appreciate slow, thoughtful growth, with a focus on preserving trees and open spaces. We think the city should be moving more in the direction of putting land into trust/preservation over developing it. We want to see resources protected rather than sold/exploited.
- Leave it as natural as you can.
- Just please improve our over crowded schools and congested traffic. It's exhausting and depressing to live here sometimes. I don't mind the growth, just be intelligent and not greedy about it please.
- Please preserve as much forest as possible
- Keep recreation cycling, mountain biking, running a part of the goal. Include the health and well being of the town.
- It's a beautiful natural area. Keep it that way. Camas is a small town. We need to stay small.
- Slow the development. Leave natural space and animal habitat
- Please stop developing
- My hope is that the city maintains public access to the lake, with trails and possibly parks surrounding. Individual houses with acreage on the lake, giving residence access to the lake as well as public areas for non motorized boats. An area for businesses on the lake while also maintaining the trees setting. Basically, not using all of that land to put up the cheap houses that are taking over camas right now.
- Please quit over developing
- No

- Item 3.
- I would like it to be left in its most natural state. It is infuriating that this city council seem bent on overdevelopment of this quant town to make it look like any ugly town USA.
- Develop north side of lake as little as possible and have more park/ trail use.
- I think the North Shore area should prioritize nature and parks (especially in the areas directly surrounding Lacamas lake), single-family residences, and smaller commercial business (as opposed to industrial). The feel should be that of the current west Camas area, but more spread out in order to maintain the forests/tree lines.
- Leave it alone. It's perfect the way it is.
- Please do not develop the north shore, there is very little open spaces left in our community
- I fail to see the benefit of this development growth. Stop over development of Camas.
- We moved to Camas because of its small town feel and natural beauty. Just leave it be, before you destroy the real reason people want to move here.
- concerned if it is developed that Everett and CHS will be even more over congested and the lake ruined. I don't want to look at Lacamas Lake and just see buildings and not nature.
- Please consider the need to maintain large amounts of green space. Once it's gone, it's seldom, if ever, returned/replaced. Open space for families, flora and fauna is crucial to the livability and "feel" of Camas.
- I don't want to see it over populated. Crammed with housing, business and industry. We have an industrial park already.
- My vision for the North Shore area is for it to be left alone, as it is today. Stop the developing and trying to make Camas into a big city instead of the comfortable town it currently is. Most Camas folks would agree. If not, they can move to Beaverton or Lake Oswego.
- This project makes me sad.
- Keep the area as is.
- Keep Camas a small town.
- As I've stated in many of my responses to the survey, I strongly disapprove of a highly developed North Shore area for Camas. Camas has seen irreparable change due to overwhelming development in the last 15 years and the North Shore is all we have left to maintain how we see our community and what we supposedly value about our community. Minimize the population growth, maintain the natural environment, and thoughtfully bring in companies in the proper places of Camas, i.e. Camas Meadows business park, and our border with Vancouver by 192nd Ave. Citizens are losing patience and want to be heard and the city's actions should reflect the residents visions and desires for the community they live in.
- Please keep Camas a small community. I have lived here for over 50 years and the growth in the last 20 years has brought more crime, graffiti, and even murders. Our natural resources are affected by the growth. Please stop building.
- Ideally I'd leave it as it is, but obviously you can't stop it. The growth in camas the last 20 years is appalling. It's become a little lake Oswego, and now this area dubbed the north shores sounds like we're trying to create Beverly Hills. Taxes alone are going to force a lot of people out, or force them to neglect their homes, and you'll have these shoddy built 20 year old sub divisions with bad roofs and rotten siding, but hey, look at that glamorous north shore
- Slow it down, manage growth, don't grow if it doesn't affect the greater good of the current Camas, get employers first and the infrastructure, build the community resources to support managed growth, then build the homes, protect a larger ratio of open spaces and parks. I don't want a Lake Oswego, or another Portland bedrooom community. I want a small town, with excellent community resources and land for its residents.

- I've always enjoyed driving down that road, driving past the Ledbetter home and enjoying nature. This will drastically change the look of this area, destroying the beauty for our children. I don't want to live in a concrete jungle. If I did I would move.
- Keeping the area as pastoral as possible resist desire to clear cut everywhere, especially along the lake
- Just road improvements.
- Ideally, I'd leave the North Shore as it is. I don't understand how developing it is a positive thing for our town, but I'm open to having someone explain it to me.
- Please do not over develop this area.
- I live on Everett street and would love my kids to be able to walk to friends houses, etc. so we need sidewalks.
- Please maintain the natural habitat.
- Leave it alone. Seriously. Don't develop it. Everyone will be happy except the developers. The growth here is insane. Schools are overcrowded. Washington is a rainforest yet you allow massive clear cutting of old growth trees.
- Please consider embracing the opportunities to bring business to the region this park represents. The lake brings many people to paddle. The trails bring many mountain bikers to explore. They all stay and spend money in the town. Capitalize on it.
- Slow it down. We don't want such rapid growth. The city seems to be catering to developers at the expense of residents. Stop allowing big, dense developments.
- Keep the trees.
- Elegant senior housing.
- We will vote you out
- I am worried about filling that space up with commercial spaces we do not need. All the things you are talking about are less than 15 minutes away. Keep it natural.
- It is nice to be able to look out from Prune Hill beyond the lake and see nature, not more buildings and houses. If you keep building on all the beautiful views, people will move elsewhere to find them again.
- I would like to see it stay the same, undeveloped.
- Don't overreach. Listen to your people.
- With housing developments popping up all over the place, I have become concerned with the potential loss of Camas' natural beauty. I hope our city will fight to preserve it. I am not anti-growth, but I hope it will be done well and allow new residents, as well as older, to enjoy what Camas residents have enjoyed for generations.
- I feel sick about the excessive development that continues to be taking place in Camas.
- Please keep it as rural as possible. We have no place for the kids to go to high school. Camas is packed.
- Please stop clear cutting and taking out all the trees. Build around them. Other cities do this all the time.
- As a long term Camas resident I have watched first hand as growth in this city has irresponsibly and exponentially exploded over the past 20 years in particular. Slow down. Any further development and growth should be well thought out and be of true benefit to the current residents of this city. There is truly no need to decimate the North Shore for the sake of further profitability.
- Keep the area as natural and native as possible, and keep the trees.
- Keep North Shore area green/natural as much as possible. No residential building or major department/grocery stores. Many move to Camas for the small-town vibe, greenery, quaint community, far from major cities. If more businesses and single-family/multi-family homes are built, Camas will just become another Vancouver.

- Keep as is. Too much development now. Camas is becoming unaffordable for the average middle income family. It is becoming overdeveloped and losing what initially made it special and desirable.
- This is a horrible idea. You are horrible people. Growth for economic gain is cancer. Grow up, literally go vertical elsewhere, we humans don't need to gobble up all the land and wooded spaces from all other species. We aren't that important or needy. Stop special interest developers. This is absolutely disgusting.
- It shouldn't become an isolated area but needs to work with downtown Camas, hand in hand with events etc to connect up etc. Not some snooty area within an area etc.
- Just leave it be. Keep the trees that are home to the wild animals, keep the forestry that has taken more than our lifetime to mature. The trees, wildlife and all that lies within are what bring people to the charm of Camas. Once the green is gone, it's gone. And it does not need to be gone. So unless you can develop without tearing down the massive amounts of gorgeous greenspace, we don't need to be an overdeveloped extension of East Vancouver.
- Keep development to a minimum and maximize/maintain open spaces with existing trees
- Less development as a whole. More greenspace
- No north shore.
- Listen to the community. Don't rush. Be more transparent. Get creative. Think outside the box. Look at the bigger picture. People will pay for established tree canopies and a visual of the natural beauty here.
- Keep it natural and green. Highlight natural beauty of area. Refrain from overdevelopment leave that to Vancouver.
- Stop adding more people to the city at the rate you used over the last 20 years.
- I agree we need to plan on some commercial and residential growth, however, keeping the "feel" of small town Camas is part of what will continue to draw people and businesses. I suggest that single family residential lots are bigger than what's been being built in other areas of Camas recently. It would be great if all the roads had at least shoulders, if not sidewalks.
- It needs to have character and embrace the natural resources we are blessed to still have. Something that offers gathering spaces and is friendly to outdoor activities, dog parks/dog friendly spaces and cycling.
- Leave it alone
- I feel like you are giving me even more reason to leave Camas after my kids graduate.
- Some retirement community feature.
- I believe that Camas Real Estate is already in high demand. I do not see the reasoning behind trying to boost our population further? This is a place people want to be. We should take advantage of ideal supply demand situation and work to generate revenue from popularity. Not exploit a beautiful, precious community simply for the sake of having more.
- Camas is continuing to change and develop. Making sure the changes incorporate outdoor activity and buffers is very important. Take a Lake Oswego for example. Lots of growth but all done with buffers and space. That's how a city keeps home values high.
- No Pool.
- Rural agriculture make this community what it is. Many have voiced that there is too much development. Many young families are trying to move to larger more rural/ agricultural based land. Developing it limits this opportunity. Additionally, given everything with the pool this is not the best time for this.
- Pedestrian and bike friendly. Hopefully the charm of camas doesn't turn into parking lots

- For the single family developments require developers/builders to have larger lots and more parks included in their developments. Also parks and open space with the multi family developments. Keep as many trees as possible during this growth, make our natural spaces a priority.
- Less development
- Please consider the environmental impact. Keep it small, keep the charm, protect our wildlife and natural areas, the views, no pollution at the water. Think safety and preservation. Think green.
- I want to protect natural areas. A trail system and the lake being accessible is priority. A safe way for bikes and pedestrians to get around is also a priority.
- Please keep it green. A huge park around The Leadbetter House and along the north shore would be ideal. Require developers to include parks that are more substantial than their pocket parks. Small scale commercial/industrial areas instead of huge box stores and buildings like Wafer Tech that are unmarked, fences all around, nothing exciting going on, etc.
- Please have more detailed information about the area, not just a colored map. That doesn't really help to understand the vision of the area other than someone did a color session.
- Please don't ignore the impact this development will have on the arteries in and out of the north shore area. And the impact growth is having on hwy 14.
- The airport is already a significant cause of noise pollution for surrounding areas and pilots don't respect the flight paths. Under no circumstances should air traffic be expanded.
- "Progress" needs to be redefined. I have lived in Camas for 10 years and have been a PNW resident since the 80s. This change is short sighted.
- I love it the way it is now.
- Please try and keep the natural setting along leadbetter. It is my favorite drive every day to and from Lacamas Lake Elementary each day and see the trees and the lake.
- Make the area friendly for people to spend time outside and yet make sure traffic can support it. Keep outdoor space public.
- yes, get rid of Ledbetter Road and put in a trial that goes around the entire lake.
- Please read comments on general approach to development. If we do not plan better, people will not stay in Camas. The storage units in GV are a prime example, and residents are not happy about it.
- With respect to the increase population we have to think what is the demographic that's attracting people to move here. It's the school. Therefore, this means families. We have to think of what do families like to do when the weather is amazing. We like to be outside, have access to water activities, spend money at your local shops to support the community.
- That it does not become industrialized.
- Less is more
- Camas is a great place to live because it's focus on quality family style living. Selling out to developers, would seem to go against so many other good things this community has going. It's quality not quantity here. Keep true to the character and let values rise because more people want to be here. Not just because there is more opportunities to be here. Protect the community.
- I would like to see multi-generational options to keep the community ages blended. It's fun to have all when supporting a family/community feel.
- Why do we have to build more houses. Our schools can't hold any more kids. This building is getting ridiculous. Just because it is open space doesn't mean it needs to be built on.
- You know that nature parks and trail systems are economic drivers, too, right? People come to Camas from other places just to run and walk by our lakes. I was one. Then I moved here.
- Reconsider this plan. The road infrastructure is insufficient to support this kind of traffic. Honestly you really want to put industrial next to lake? Use some common sense. There is land available for

industrial near WaferTech and no one is building there. Also, commercial truck access to North Shore is terrible.

- Please stop developing. Our community is large enough.
- Stop destroying our environment. If people wanted this they wouldn't be here
- I want to see livability and an extension of what makes Camas great that means walking, biking, lake use and preservation of natural resources, including the shoreline. We need to connect the North Shore to the downtowns by bike and not make it just another enclave.
- I like the idea of having shopping close to home but don't want to ruin the feel of camas.
- keep trees, they are not easily replaceable, despite the fairly easy to circumnavigate and toothless tree plan
- This development and everything about the aggressive growth direction the city is going in has me considering moving to Washougal once my teens are out of high school. Maybe even further out.
- I moved here 10 years ago because of the lakes and forest and because it was not an over-developed strip mall town, like Vancouver. The two reasons people loved about living here are the natural areas (forest, lakes, trails) and the schools. Both of which are being ruined because of over-development and out of control growth.
- Camas has always had so much beauty to offer. Let's hang onto it. We don't need to further gentrify or become California or Lake Oswego. It's Camas, it's already beautiful.
- important to keep as much wild nature space as possible.
- Please, please think long term and big picture. Invest in having Camas be a safe and peaceful area to live by thinking about recreational walkers, bikers, hikers, etc. And by making it safe to commute by bike.
- Leave Camas alone, this is not why we moved here in 2001. Ugh.
- The area needs to be developed so the it stays within the Camas style. We are a community of home owners. We do not pay the prices we do to live next to apartments This is not the Vancouver water front. This is our community for our enjoyment.
- A turf field for Lacrosse. Preferably one that could have a dome over it for winter for indoor sport activities.
- We don't want or need another large development--don't try to turn Camas into another Vancouver.
- Just don't ruin the natural beauty and pollute the lake.
- A little something for everybody keeping nice, clean, and simple-yet very inviting
- Less sprawling development and more focused building with bigger wild spaces
- Stop
- Keep it rural.
- I think the city is rushing into this without a sufficient plan. Camas is growing up, and with size it needs to change how it plans development. Or we'll end up with blighted areas 20 years from now, and bad traffic and unhappy people until then.
- Less can be more. Focus on nature and parks while incorporating new construction around and inclusive of nature and the landscape rather than plowing down everything for a concert jungle.
- No more hotels. No more dental offices. No more banks. Camas and Vancouver have enough. It won't kill someone to drive a few extra minutes to get to a bank or the dentist. East Vancouver has enough hotels running at what appears low capacity. Let's keep it residential with nice wide neighborhood streets, please don't allow bare minimum road widths and houses so close together you stand between them and touch
- What about a middle school on the North Shore? There are 3 middle schools in CSD, but all are on the south side. There is an elementary and CHS is close by.

- Traffic is already a problem. I have lived in Camas since 2002 and the area has become too congested and crowded. Please stop allowing multi-family residential developments. Apartments, condos, and townhouses will lower overall property value and add to already crowded roads. It will push people that love Camas or move away to other areas with less congestion.
- We moved here 18 years ago, when Camas was 1/2 the size. We loved the small town feel and all of the nature surrounding us. Why do we need to continue expanding?
- I'm not sure who wants to see the extreme development and commercialization of Camas but it is destroying the town we've come to love. I think we need to limit growth and development.
- I hope you will listen to what your community wants and let that direct your decisions.
- I am really starting to think Crown Park Pool was taken out so that we would be more open to all these changes. I don't want to think that, but I'm thinking that. I'm hoping to be convinced I'm wrong. I appreciate the communication, though. Please keep that up.
- The North Shore area is beautiful as is. The only enhancement that should be done is to add trails and other areas that will. Bring people outdoors to enjoy the lake.
- Although it's outside of the plan area, aligning NE Goodwin Rd with NE 18th should be done first to provide adequate traffic flow from the West. Also, in regards to trees, a balance needs to be found between having a forested view from Lacamas lake and having clear open views of the lake from residences.
- Yes, stop trying to build everything up. Let's leave some country, let's leave a place for the animals, let's leave some fresh air from natural plants growing.
- Would like to see its natural beauty reserved as much as possible while giving space for growth and progress. It would be cool if it became a charming extension/compliment of our beautiful Downtown.
- Please, please preserve the nature of Camas. We do not live here to support big business & over crowding. The beauty of our natural, forested spaces are invaluable. And we do not need any more multi-family housing.
- Sidewalks and bike lanes wherever possible.
- Bike lanes are Very Important. Neighborhood paths and trails are very important as they encourage people to get outside.
- I would like to maintain the Pacific Northwest small town feel of camas. We fell in love with the combination of historic downtown camas juxtaposed against nature. Too much open space will take away that "magical" feeling of living somewhere special
- Increase: Trees, natural space, clean and visible lake, places where people can gather. Decrease: Retail stores, traffic, pollution, industrial areas
- I like the mixed use theme. If we could increase jobs, shopping and residential opportunities at the same time that would be great.
- Please keep in mind the beauty of the lake and how it can be shared with non-residents with parks, long bike/walking paths, and trails. This would be great for exercise. Restaurants with outdoor dining on the lake would be fun.
- Parking area for trail hikers around the lake that is safe, well lighted, and accessible for free to public with restrooms, garbage, recycling and picnic area at launch area for boats/ trails.
- Please protect the natural beauty of Camas. Once it's gone it's lost forever.
- None. Don't change it. Don't build.
- I have lived here in Camas for 25 years. I really haven't been pleased with the growth, because you don't improve traffic flow or infrastructure. The community has really grown but the roads have not changed enough to handle the extra traffic. A traffic circle by the LaCamas lodge will be a nightmare with all the high school traffic. You need an over pass/under pass there. Putting a pool across from

heritage park an absolute absurdity. The traffic nightmare will be so frustrating. Two traffic circles close together in an already over crowded area. Re think these ideas.

- Don't develop Camas is a nice, small business, safe community. The more people you bring in, the less safe and fewer small businesses will remain. I don't want to live in Vancouver 2.0
- Stop building so many houses. Make it a priority to enhance the community we have before accommodating more people coming in.
- Please leave trees and green space. Require developers to pay towards the schools, roads and parks.
- Green space
- I understand that growth occurs but we are not growing in conjunction with everything else. We have so much going in all over it might be time to slow down and let what's going in get finished and see how things look once the dust settles. 15-20 years from now might be a better time to begin this process. Don't rush it and then regret taking thing out you can't put back
- If you opt for any multi family units--have them senior only maybe. or high end condo type like new downtown Vancouver.
- My vision is to keep it the way it sits now. When you purchased it you stated that you did so to make sure it stayed green space. This is a complete money grab by the city. Clean up your backyard before you start trying to develop the rest of camas. Get new businesses to occupy current vacant commercial and industrial buildings. Get rid of the paper mill and develop that area. I know it's a lot of work but come on.
- Don't cut down all of the trees and please work with the developers to make a plan for schools for all of the new families that will be moving into the area.
- I heard that there was a plan to have a trail circling Lacamas lake. If at all possible include that in the plan and make at much of it a possible non-paved. It would be ok to have it sometimes on the lake shore and other times zig up into greenspaces, but road crossings slow down walkers, hikers, runnners.
- Leave it alone.
- Please stop over developing this area. Let's repurpose the many buildings that exist in downtown and change the zoning codes to allow more businesses within the downtown areas.
- I would like to see it as a place where people can come in and enjoy the lake and enjoy the woods. Look at how popular the hiking trails are around the lake. People want a place to recreate that's close. Don't ruin it by over development
- Please don't destroy the natural beauty of the area with overcrowding of concrete. We love Camas for this unique setting.
- Thanks for the opportunity to give input. Climate change is something leadership needs to take seriously. I'd like to maintain as many old, large trees as possible in the development to maintain our carbon sink. Can we consider the carbon footprint of materials and energy use? Creating healthy transportation and recreation options that connect this part of town to the rest of Camas and neighboring Vancouver would be fantastic.
- I love on 232nd and have seen traffic increase dramatically.
- Downtown Camas is welcoming and beautiful. This is an opportunity to create something as special on the NorthShore.
- I love what Vancouver did with their waterfront. Think about it Camas. People love to just go down there and walk along the waterfront it is so beautiful. So all the restaurants and stores are doing really well. Make it nice like Vancouver did.
- I came to camas for the natural beauty, small town feel, and community. Over development will make Camas just another developed urban sprawl and extension of Vancouver. We must protect our small town feel.
- We live on Everett Rd. This will directly impact the area we live in

- If the north shore is developed the forest and open space will be gone forever. It will never be replaced. The value of Camas is its proximity to natural areas. I do not support the proposed zoning as it would forever destroy the reason so many residents live in the area.
- Protect water front access

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- I would love a large grocery store complex on this side.
- Keeping the hometown feel is very important and one of the main reasons people love to call Camas home. Too much big business would hurt us but we should have some.
- Keep it the way it is. I leave for college in two years, and if you guys continue to push this the way you are, I won't come back. I come from California, where overdevelopment and crowding has caused major problems. You guys are going to turn this place into a hellhole without even intending to. Also, stop with the pool garbage.
- I live directly north of the proposed area. We have horses. We hike, bike, and run these trails, and we need more. Camas HS needs a real home course.
- My vision is that it would not be developed. I am not in favor of large development in Camas.
- I see we can use that space for adding and protecting more green space. To have escape from city life, town life etc. To have visitors and vacationers come and enjoy the lake and the wide open spaces. To have locals help groom and have responsibility for the green spaces and to pass that on to our children. We have a huge opportunity as well as a huge decision right now. The proposed plan may look good on paper, but in reality could easily become a landslide where all open spaces become residential and/or retail. Hillsboro used to have a great balance between green space, farm land, retail and fabrication. Now it is such a zoo that more people moved there that navigation is a nightmare. Second to this is we have a lot of chokepoints in our roadways as it is now. Adding more residential will only increase that. As soon as we have a natural disaster roads will be inhabitable due to gridlock, emergency vehicles can't get where they need to go and escaping things like fire will be catastrophic. Please be mindful, please keep us safe and please protect as much land as a gift to the city keeping it a charming town rather then exploiting it to the developers who don't care about how putting in another housing development will effect our security. We have great examples from Portland, Hillsboro and other towns like it that are devastated by over development. Thanks for listening.
- Ensure good access to downtown. This will keep people from travelling to the west for services.
- I would say that commercial development and road design all depend on population density and proximity to existing shopping. If you aren't putting in a Walmart, people will drive to one. Healthcare options? People will continue to drive to where their insurance works. Personally, I would not like to see the North Shore become 192nd. My opinion.
- It would be terrible to see the beauty of the area destroyed for the sake of growth and profit. We need to preserve the forested areas as a majority of plan, and gently work new building into that. To clear-cut everything and then build up from there would be a tragedy.
- large outdoor multi purpose plaza for outdoor concerts, fairs, farmers markets, other gatherings. Utilize solar lighting and other smart design elements
- Stop making Camas ugly
- Not demanding amenities, affordable, modest growth. Camas has huge regional park and trail system already, so mini parks or neighborhood parks with tennis courts, bathrooms, shelters that can be reserved are nice, like Grass Valley Park.
- I wish the city would leave the lake and park area alone. No pool in Lacamas park area. Work on infrastructure for a while and slow development, leave the natural beauty, there's plenty of development going on now. I do not believe the city has a good plan to develop and again, not ruin the natural beauty of camas. Thank you
- I don't think development in this area should be like all the other development in Camas where they go through and bulldoze all the trees in the area, scrape the soil clean and start building. Keep large pockets of native vegetation and trees. Don't just clearcut please.
- Help protect those amenities that cannot be replaced historic structures and farms, age-old woodland, particular views and open space. Make the transitions from one area to the next (i.e. housing to industrial) flow aesthetically.
- Please make this a pedestration focused area. Let's reduce our reliance on cars. Think about future generations.
- Thank you for this survey. I hope you take the community input to heart. Please incorporate the trees and landscape into new commercial and residential spaces. Please plant native and hearty trees when replacing. Encourage builders to create quality craftsman homes and not the cheapest quickest builds. Incorporate energy efficient/green everything. Have lots of garbage/recycling/pubic restrooms/benches/gathering areas and a nod to our city's history everywhere. Fun water features, facts about our city in plaques, mentions of our early founders and us the resources around. If trees have to be cut down use then in the community.
- Clear cutting should not be allowed for the residential areas. Public access to the entire shoreline should be required (whatever happened to the plan to close leadbetter and turn it into bike/ped path)
- The Lacamas Lake Lodge and Heritage parking lot are always full, especially during summer and weekends. It is time to give Camas residents parking passes, and charge everyone else. We pay a ton of taxes, and should be able to use our parks. I cannot support future development, until the City of Camas puts residents first. As far as development goes. I don't understand why the city gives out permits to developers, allowing them to clear-cut, and also change the natural landscape. I would like to see homes being built of wooded lots. If developments continue at the current pace, then every road will need to be widened. I am extremely disappointed with out elected officials, who are not giving residents a voice and vote. Don't even get me started on the roundabouts and 78 million dollar bond request for a pool in location that makes absolutely no sense.
- Yes. My expectation is that our goal as a community it to protect what we have left in terms of habitat and ecosystem. I'm simply disgusted by what our city is turning into. Don't get me wrong, I thoroughly enjoy an urban area; I have an office in NW Portland. Ive chosen to live in Camas for a reason, where my hard earned tax dollars are enjoyed, but I do not agree with the consistent aggressive disregard for what has attracted so many to our city. When is enough, enough?
- Improve roads to reduce traffic.
- I think this is a terrible plan. Our schools are already overcrowded. Our roads are grid-locked. The greed is unfathomable.
- My vision is to keep it undeveloped. I've only lived in the city for 4 years and the overdevelopment is overwhelming. The taxes are overwhelming. Selling my home as soon as my children graduate and moving on. I don't want to be burdened by ever increasing taxes.
- Please start to think longer term and quit being quick to approve developments that pack in big paychecks to the developer at the expense of quality of life to Camas residents. We line the pockets of developers when we could be increasing everyone's home values by demanding more long term benefit to our area.
- Make requirements for keeping old growth trees. Make it an example of sustainability and conservation. More people friendly than car friendly.
- I think everyone would like to know the truth about what is happening. Smoke & mirrors will only
 deplete the respect the constituents have for elected officials. Lacamas lake park is a highly valued and
 coveted natural landscape of Camas. Expanding that potential for entire length of the north shore
 wouldn't be a mistake. Not just honoring the city's mission statement, tree ordinances, history and
 parts of Camas that is well loved. But also honoring the air quality, climate & wildlife considerations.

We can be a leader in this kind of junking & development. Not typical by over developing. Leave the forests & wildlife habitat. Develop only in the open space.

- It's disheartening to see so much growth. Traffic will get even worse and we'll lose the natural beauty that we love.
- I want natural space with trees and trails. Fill it full of trees and allow our resident to flourish in our area. Zone it correctly and it will happen.
- A path that goes around the whole lake. Enough set back from lake for wildlife to thrive. Love the dog park idea.
- Your vision is light on content. I'm afraid you are planning on too much development. We are losing what Camas is all about.
- Sound barriers for neighboring properties
- Keep it natural looking and not overcrowded. More open instead of compact.
- Please look at Daybreak in Utah. yes the homes have smaller yards, but they are still big enough for kids to run around and have a trampoline. Everything here is getting too squishy and you going to lose people to Vancouver and Washougal because of it. What type of people do you want to make up this community? Even if you don't have kids or like them, people with children encourage growth and a future for a town. If industrial space is a must, their buildings really need to be more visually appealing. Chicago is known for its architecture. Camas builders need to think about the PNW as a setting and think about what they would want to look at all day every day. We do not want a town full of vape shops and same day cash loans. We love all of the hard work of the Downtown Camas Association at promoting community. We want Camas to maintain a high class feel. We really need a community center, more focus on education and families.
- Leave it alone
- My vision is to preserve the natural beauties that make Camas a special place to live. We do not need all the development. This will no longer be a unique place to live as we continue to tear down our trees and build ugly developments. Who is working on preserving this little community?
- I think the pace of homes built in the town needs to slow down and be less dense in number of homes and offer more open space to maintain our large wildlife populations and trees that make Camas the charming town it is.
- Please preserve the natural beauty. It'd be nice if the new development was charming and maintained the cozy feel of our town.
- Additional residential homes and other commercial development will be destroying the existing green space. Deer and other animals are already being displaced in their habitat.
- Keep it natural and undeveloped
- It makes me sick to my stomach to even think about it. Camas is becoming Fishers Landing. Little houses made of ticky tacky. Nail salon on every corner.
- Please retain old growth trees and Plant native tree evergreen species.
- Focus on job producing growth rather than too much residential and maintain as much green space as possible
- While maybe outside the scope of the north shore study, the Everett corridor is very important as a gateway to multiple areas (depending on who you are). It can be a gateway to Lacamas Lake, gateway to Camas High, gateway to DT Camas, and a gateway to the north shore area.
- Most people moved to Camas because of its small town charm. Unfortunately, that is rapidly changing with the constant development of two- story residential boxes shoulder to shoulder. Camas seems to be in dire need of a design review board. Camas City Council also needs to stop "promoting" growth and start listening to its citizens
- Please do not alter our quality of ice by continued development.

- Please, please stop with all of the tree clearing.
- Need to work with Clark county and/or Vancouver to Improve streets coming from the west and north to be able to handle the added traffic.
- Leave it alone. Stop developing & destroying our Camas.
- Before the "siting" of the pool parking lot I had great confidence in the City of Camas' ability to grow. I am greatly disappointed. North Shore looks to be more poor vision.
- Protect natural settings as much as possible.
- Clean and green. Camas School District is overcrowded, there is no infrastructure to support this, taxes will go up and I am already being taxed out of my home. Why does Camas feel it needs to grow extensively?
- It is important to me to preserve the natural feel of the lake. Very few houses are visible from the lake. Development on the other side of the lake was done really well in my opinion. A trial on the other side would be nice too. I am excited to see what happens.
- I think development should be minimal, including lots of green space and agricultural use, to maintain views and the small town atmosphere people move to Camas to enjoy.
- I would love to see some land set aside for a wildlife preserve like Steigerwald. Please try to leave trees and don't wreck the beauty of this area.
- I don't this excessive growth is ruining the enjoyment of this area.
- Stop building. Our schools can't support it.
- I'm sure this will fall on deaf ears because it's not convenient for the developers but I would like to see more care go in to the preservation of our wild spaces and large trees. We do need to attract more developers to our area. They are already beating the door down to come in. I've lived here my whole life and am heartsick about the way the development in this area has taken place. Slow the development down and place emphasis on keeping large trees healthy and intact on properties. No more flowering pear and ornamental plum trees. We also need more affordable housing in the area. How about a few more duplexes and smaller homes in the mix? People need and want smaller homes under 350,000. We've got enough homes for millionaires in Camas.
- Keep it the same
- If the constant expansion of Camas continues, at the invite of current planners and elected officials, it will no longer be a city that was unique and pleasant, but an sprawling subdivision with no real identity, no real sense of community and no real reason to live here. Change isn't always progress.
- Preserving historical and future farm land is incredibly important. Food is a basic necessity.
- Please think about how you are affecting current residents, this is getting too far out of hand. The little town I grew up in is unrecognizable and there are already too many people
- Like I said, I would really like to see Camas be a leader in sustainability. EV charging stations, green sustainable buildings, large natural spaces.
- Stop building, camas should be a small to medium sized town not a huge city with no wildlife or greenery.
- Thank you for proactively asking for feedback on this land. It's truly stunning and part of Camas' legacy. Please don't turn it into another subdivision- Camas needs to embrace character in its housing, and that means diversity in design, function, and location. Integrate small business into communities. Create shared public spaces that encourage community activities. Limit big box stores and industrial that diminish the appeal of this area. Thoughtfully integrate tech/professional business centers that bring outside assets into the community as these will bring high paying jobs that churn additional dollars into the local area. Commute time is one of the best parts of the Camas area (less commute, more time with family), please consider this in the street design as well.
- I'm not sure the need to deforest and build. We need to slow down.

- This is such a bad idea, please don't do this to my hometown, I would break down if it ever happened. Please.
- Maintain the space we have. Developing one of the best scenic parts of our city is nothing but a money grab. Look around at the other cities (Gresham/Vancouver/Portland) area. Over developed, crowded, and dirty.
- I can't believe anyone in their right mind would develop that area of Camas. Please give us one reason why. It makes me so sad, this area will be ruined.
- This is too much development on the lakefront. Based on the scale of existing homesteads, way too many residences in full view of the lake. You are destroying the prime natural space in Camas. By doing so, you are harming the entire community. We can grow smartly in Camas. Don't destroy the lake.
- Leave it alone.
- Keep camas green while growing.
- Do not develop this area.
- I think people live here because they like the small town ambiance. Why would you want to develop this area into a crowded, traffic mess of a community? It is already a traffic nightmare around Camas High School. Why don't we work on maintaining a homey small town feeling instead of trying to create another Beaverton?
- Retain significant trees between and within developments, reduce clear cuts, use native plants in landscaping, add safety improvements off street bike lanes, marked sidewalks with flashing lights, bioswales instead of drainage ponds used on Prune Hill
- not at this time
- In a perfect world this area would not be developed. Camas is hardly a perfect world. Current growth has already lowered the livability of the town and I have no confidence that this development can be done in a way that has a positive outcome.
- Camas exists because of the schools. Large expansion of the population without planning to expand schools and keep high quality will destroy the value in Camas. The Woodburn expansion has been a bit of a failure, and the school is considered 2nd tier. Adding lots of lower income high density housing will destroy Camas home values by degrading the schools.
- Be respectful of existing developments. Too often, re-zoning negatively impacts an individual's privacy and personal investment.
- Please don't let developers cram single family residences on to postage-stamp sized lots. Density is better achieved through townhomes or zero lot like attached homes.
- Get good roads built that are safe, not like Lake Road or Prune Hill.
- Don't ruin our Town.
- I'm concerned that Camas will turn into generic unappealing East Vancouver. I think we minimize the effect by having a central core for commercial/industrial and requiring uniquely designed structures.
- Stop over developing Camas.
- We have an opportunity in this part of Camas to redefine what thoughtful development can look like that enhances our community rather than creating. development blight such as the neighborhood adjacent to Woodbury Elementary where the developers where permitted to fell every tree and stuff in as many houses as possible with no open space, parks or or green areas between development phases.
- I want to see as many trees maintained as possible. When neighborhoods are built to maintain swaths of existing trees rather than spear cutting
- I've done these surveys before, as have many other citizens of Camas and historically, the city council and associated government agencies have ignored them because they have already made their decision. Thus, I don't believe you will not consider any input from us so this is all pointless.

- Please hold off until the infrastructure is in place to support such growth. No factories and ugly commercial buildings. No clear-felling. Please preserve as much nature as possible.
- Leave it as is.
- we should be concentrating economic development downtown. Turning farm land into commercial is horrible. This kind of development is what ruined countless communities. Please don't allow it.
- It should be something upscale and interesting like Bend Old Town. Having random stores is not enticing for Camas. This space is perfect to enhance commerce.
- I hate to see it change from what it is today.
- Lots of green spaces on the lake. Close the road off the lake and move it up the hill.
- plan for community use areas
- Keep old growth trees and make it beautiful while preserving much of what is there.
- I think focusing on the end-state look and feel is more important than just looking at a map. Has the City looked at other cities with similar end-states of multiple types? i.e. great for walking and socializing, more laid back versus an end-state of over utilized by vehicles and not as welcoming. Have you asked about lessons learned from other cities throughout the U.S. and what they went through and why certain decisions made sense and others didn't? I'm sure the folks of Camas 50 years ago would have made adjustments in the design and implementation of today's downtown and today we have the luxury of instant or quick communication with others across the world let alone the U.S. Why not take the extra time to ask instead of planning an end-state right now. Does this have to be decided relatively quickly?
- Please do this right. City planning is hard but don't take the cheap route or half do the project. Camas residents take pride in their community and as we expand we need to make sure we do this right.
- I am sad that we face losing that beautiful road. It's peaceful and traffic free unlike everywhere else. It's a reprieve from the hustle and bustle.
- Keep as natural as possible that is the beauty of the area.
- I hope this area doesn't become overdeveloped. There is something truly beautiful and special about Camas area that will be changed forever if it becomes the same as everywhere else.
- I would like to see an expansion of parks and trails, but buildings are not needed. The area is already close to services and industries and people who moved to this area moved here because they were looking for peacefulness and a more rural lifestyle.
- I live off NE Everett between Lake and 43rd and traffic is a disaster. It is backed up every day before school after school and again around 5-6. A traffic circle will not alleviate all of it when still only have 2 lane roads so please develop roads in and out away from Lake and Everett. Please keep trees around the lake. We are already losing them in Lacamas shore neighborhood as people are taking them down despite the boundary.
- I would love to preserve the quiet and calmness we currently have there
- Please, stop developing Camas. Let the dust settle from all the approved and active developments. Take a few years, assess the actual needs of Camas. This is unnecessary and greedy. Leave us residents the Camas we know and love- quiet, green, natural, beautiful.
- Natural beauty leave it alone people that move her are moving out now that the natural beauty has been ruined
- Camas is growing too fast, slow the growth
- Leave it as is-please stop all the development and focus on other issues.
- Please be thoughtful in preserving natural areas in this plan. It is so important for the future.
- We live in Camas because it's beautiful, quiet, and we feel connected to nature here. These development plans will further transform this amazing city into another Vancouver. Our school district can't handle the student load. The animals are being pushed out of their homes. Traffic is dismal. It's

just too busy here. Please stop selling the natural beautiful of this city to developers who only care about money.

- It's one of the few areas left in Camas that stent overpopulated. Don't ruin it by building all over it.
- There should be minimal tree and land removal. Especially for houses.
- My vision for the North Shore is to leave it lush and green and full of life. Surrounding the lake in house, cars and business is a great way to pollute the water and scare off wildlife. Stop cutting down trees, and stop making plans to pave over all of what make Camas great.
- Keep it green. Don't over-develop.
- Please plan this as much as possible. Look at other areas that have nature and family/bike/pedestrian friendly living arrangements like Sun River and create a plan that will make it feel planned, cohesive, and like a true community not just a swath of ill planned houses.
- We need a full service hospital in the area with so much housing in the works.
- The less development the better.
- My vision for the north shore is tall evergreen trees, country road, country parcels. We are residents in the north shore area and are tired of the surrounding growth. We do not want to get boxed out by your idea of north shore subarea. Frankly it makes most of us sick to see out beautiful surroundings devastated to line Camas's pockets and the allowed devastation of our local trees loophole that pads the tree "fund". So irritating. Stop promoting our city as a place to move. We are awesome because we are small.
- I would like to see as much of the natural areas preserved as possible with an eye toward protecting wild life.
- Maintaining the historic red home, gazebo and barns are so important. I know the City bought them. Please, please, please don't remove the little history that we have in Camas. It's beautiful to see from across the lake and would be wonderful to keep in use.
- No
- I'd like to preserve the farmland area as long as possible.
- Please stop destroying Camas with massive building.
- No houses.
- Parks. Camas does not need any more paved land. This area should be protected. In 20 years, people will wish that leadership would have had the foresight to do so.
- Water quality is already a huge problem for Lacamas And Round Lake. We do not need to add more stress to this compromised area.

DISCOVERY HIGH SCHOOL WORKSHOP

On December 3, students at Discovery High School participated in a mapping exercise. The students were placed into six groups. The photos below show how each of the six groups chose to allocated land uses in the North Shore area. The maps use the following color-coding system:

Red sticky note = Commercial/retail Blue sticky note = Light industrial/business park Yellow sticky note = Single family residential Orange sticky note = Multi-family residential Red dot = Commercial node Green dot = Park Black marker = Roads Green marker = Trails



Group 1 Key Features

- Provide trail connections between houses, jobs, and shops
- Provide parks throughout the area in neighborhoods and business districts
- Include smaller commercial uses in residential areas
- Include houses near the school
- Provide simple roads with roundabouts

<text>

Group 2 Key Features

- Preserve natural areas
- Disperse commercial areas throughout
- Provide housing with views of the lake
- Provide trail connections throughout
- Include a lot of parks and green space

Group 3



Group 3 Key Features

- Include a central commercial and business • district
- Provide a mix of housing high income and • affordable housing
- Protect large open spaces and natural areas, • especially along the lake
- Include a new high school
- Include trails and bike paths to connect • different areas



Group 4 Key Features

- Include a new elementary school
- Provide small business districts within • walking distance of housing and schools
- Integrate different housing options from • affordable to high income to encourage more social interaction
- Provide green space near offices and • housing
- Provide parks throughout the area



Group 5 Key Features

- Include a lot of green space throughout with trail connections and easy access to housing and schools
- Consolidate a business district in one area •
- Include most commercial uses in one area . with some small commercial areas in neighborhoods and next to the high school
- Mix developed parks in with natural areas •

Group 6 North Shore Visioning Map Camas 6

Group 6 Key Features

- Disperse business areas •
- Include one primary neighborhood for • housing
- Protect the natural areas and include trails •
- Include a shopping center and a lot of • restaurants

COMMUNITY SURVEY #2

The following is a compilation of all comments received through online survey #2 between December 16, 2019 and January 26, 2020.

1. Rank the importance of each land use described below (listed highest rank to lowest rank).

Land Use	Score
Recreation/tourism	8.20
Small shops/businesses	6.78
Moderate income housing	6.66
Restaurants	6.31
Senior housing	5.57
Lower income housing	5.22
Professional offices	4.86
Business parks	4.34
High income housing	4.13
Shopping centers	3.49

2. Rank the park options below (listed highest rank to lowest rank).

Park Type	Score
Natural areas	9.08
Trails	9.00
Water access	7.32
Community park	7.05
Passive open space	6.83
Neighborhood park	5.77
Dog park	4.85
Mini parks	4.72
Café seating/wide sidewalks	4.45
Sports fields	3.95
Public plaza	3.78

3. Rank the job options below (listed highest rank to lowest rank).

Job Type	Score
Technology sector	4.50
Medical sector	4.11
Office	3.65
Service industry	3.36
Retail	3.05
Manufacturing	2.55

4. Is there anything else you would like to share about your vision for the North Shore area?

- 12 acres of Parks space is not enough. Not acceptable. We have a once-in-a-lifetime opportunity to
 have a "Central Park" of Camas that could arguably be the "Crown Jewel" of the County, which could
 NEVER be said for any office complex or retail development. Don't squander this opportunity for the
 citizens of Camas who love to run, hike, bike, walk their dogs, etc.. After all... once it's developed into
 Pavement Paradise, there's no returning to what "could have been" had our city leadership simply had
 MORE vision. Save the large-scale development for NORTH of N.E. 28th where the gawd-awful Green
 Mtn development already has marred that area.
- 12% of open spaces is not enough. This beautiful area needs to "park like".
- 4 lane roads
- A biotech/pharmaceutical research/manufacturing facility would be fantastic. Generally they develop a well-planned campus, bring in scientific jobs ranging from entry level manufacturing support up to visionary problem thinkers, and use environmentally sustainable manufacturing practices
- A lot of housing
- A south facing sand beach would be great. A trail extending the Lacamas Heritage Trail would be nice.
- A walking trail on the north side of the lake would be wonderful. Please ensure that affordable housing is part of the mix we don't have nearly enough of it in SW WA.
- A well thought out plan to develop the north shore that holds nature as top priority while incorporating public areas to enjoy view of the lake. Prioritizing traffic in and out of the area for locals and added tourism while keeping residential areas desirable to live in.
- A wider shoreline trail that can accommodate bike riders & strollers safely with walkers & runners. The south shore trail is narrow with blind curves & used by lots of runners who have experienced close call collisions with speedy bike riders, and dog walkers with long leashes or no leashes at all.
- access to the lake is very important
- All planning needs to be coordinated with the Port and county because of the airport being a huge component of north shore development, owned by the Port, but within the county and adjacent to the urban growth boundary. There should always be a buffer between city development and the rural county areas. The entirety of the county has done a poor job with these transition areas at the urban growth boundary.
- All trees need to remain to keep the natural beautify of this city, and to keep the lake healthy. Next, high density anything is not wanted. Keep this town quiet, no loud manufacturing. I don't want any development there.
- Alleviate pressure around existing boat launch/lodge area during summer time... Add a real boat launch/dock to the area that doesn't require shallow water nav.
- An improved boat ramp on the north shore is highly needed. The congestion at the newer boat ramp is so dangerous. Motorized boats need a place to put in away from kayakers, swimmers, paddle-boarders and swimmers.
- Another High School
- Any development less than 2-5 acre, single family lots will overwhelm our community, clog roads, overpopulate schools and place demands on services that will drive up property taxes and lower the quality of life, making Camas undesirable. This, despite reductions in property values due to overdevelopment. At some point, residents need to consider what they value. If it isn't community and quality of life, why do they reside in Camas in the first place? There should be no development at all. The city should leave the land untouched for the enjoyment of its residents. Similar to the ludicrous pool project, this is a terrible idea that will accelerate the already visibly negative consequences of the perpetual growth myth.

- Any development should be an extension of the community and reflect our values. Scale is so
 important in such a limited area, so please don't allow it to be over-built with large structures or too
 dense with micro-lots. It should be quaint, welcoming, have places to gather and enjoy the outdoors,
 encourage us to leave our cars behind, connect to the water, and the opportunity to enjoy the
 morning sunrise with a cup of coffee and the evening sunset with a hearty meal with friends and
 family.
- As a resident, it has saddened me to see an large increase in the number of dead animals on the road. We need to have safer, walkable streets with less traffic and more natural spaces.
- As much natural space as possible. Lacamas Lake is a major attraction for Camas and everything should be done to keep its natural beauty and natural surroundings.
- Before any development, you should make sure our roads are properly developed to handle the additional traffic and I'm not talking about more roundabouts. I'm talking about more lanes.
- Big Tech and Mfg brings jobs to support other categories.
- bike lanes on roads, sidewalks
- Bike trails and bike lanes
- Buffer the airport activity areas with Industrial/commercial with residential further away. Work with the Port to maximize the productivity of the rare airport resource.
- Build a pool and community center on the north shore with accessibility to water rentals and lake access. Ban motors on watercraft of me a than 15 horsepower to make the lake family friendly and for human powered craft. Connect trails to create a circuit of the lake ending and beginning at a pool/community center. Have it adjacent to but not detracting from the historic summer house and do it for about \$78 million. I am serious.
- build roads with natural flanks for expansion 50 yrs from now gives open space now and if need to stretch then future populations can stretch for more lanes on road or parking along the road.
 Properties then grow orderly. Build for aging population of boomers then next aging generation is millenia the two highest numbered generations will age one behind the other
- Building the infrastructure to support the growth of the North Shore developments is a major concern. How are the existing and proposed roads going to effectively move people from this area into downtown and SR 14. Most people that live in Camas are commuters to SR 14, Portland, Vancouver and PDX. SR 500 is a major concern with the narrow lake bridge, and I've read the State doesn't have any immediate plans to help the City widen this corridor (It's not on the targeted high priority projects by the State). I'm worried about all the traffic filtering through the new round about and driving through the Crown Park area and Downtown to get to SR 14. I'm also concerned about all of the traffic on this corridor, and our kids trying to navigate to and from CHS. At the upcoming planning meeting, please address the plans for the logistics and traffic for the area. Is there analytics and studies that have been conducted to model the traffic situation in this area when it's built out.
- Camas already has many suburban neighborhoods and retail areas. Many natural areas and trails with native plants have been sacrificed to make space for such developments. I feel the most important and beneficial use of the North Shore area would be to turn it into a conservation area (like a local park).
- Camas does not need any more developments for the wealthy. that doesn't serve our residents; it only attracts outside population into a stressed infrastructure. Camas residents are primarily generational & are invested in our community. our families have lived & worked & played & shopped here & deserve to continue our heritage by making that easier, not harder; becoming a bedroom to Vancouver which is a bedroom to Portland starves our local economy, taxes our resources, & we've all seen how high-capacity commuting disrupts our infrastructure, quality of life, & the time available for our families. we need more jobs. with our natural resources, Camas could have a very lucrative tourism & recreational economy, & creating the relative supportive businesses & development would benefit us.

- Camas is a place of exceptional beauty. I would like to see housing developments that add to that beauty and charm. Create real neighborhoods. Bend, Oregon has some great examples of developments with smaller houses, central park, retail built as part of the neighborhood. Boise, Idaho is growing rapidly and the areas that they are building are tasteful, unique and add to the beauty of the area instead of detract. Camas is becoming a strip mall, large houses with little character or charm city. The housing developments built around Round Lake are an absolute embarrassement to this city as far as I am concerned. As we expand, let's maintain the charm that begins with our amazing downtown and spread that outward. I realize much of it is about money, but I believe we have the ability to vision something truly unique and worthy of being a part of this beautiful peice of the earth we call home.
- Camas is heading in the wrong direction. Priceing out and forcing out working class families. Or
 making people that are conservatives feel unwelcomed or even threatened. I made a mistake by
 moving here. I thought it would be like when i was a kid coming to visit family. But its not enjoyable.
 Way too many people.
- Connect to existing trails on South side and to trails by round lake.
- Consider a shopping center more like Bridgeport village in Tigard/Tualatin rather than 192nd. Also take a look at the Orenco Station area in Hillsboro.
- County regulation for cellular antennas to be at least 1,500 feet from Schools, Homes, Parks and anywhere minors are likely to spend an extended amount of time.
- Density, density, density. I doubt many of my fellow Camas residents would be very supportive about • this, but I would love to see apartment building built here, especially those priced to be more affordable. With rising housing prices, Camas has become an incredibly exclusive place over the years. My family moved here nearly 20 years ago, and I'm very grateful for that because it mean I got to grow up here. However, we would have never been able to afford to move into the Camas of today. Our community is woefully short on affordable housing options. we are fairly homogeneously upper middle class and I think that we suffer as a community for it. Mixed income communities are more culturally vibrant and have much higher rates of opportunity and upward mobility, even for the kids of wealthy parents. Besides, more dense living means we can accommodate more population growth without having to bulldoze over all the green areas and natural spaces we love about Camas. If apartment building are not possible, triplexes or quadruplexes or various townhome arrangements. Single story businesses are pretty ugly, and it seems to me that areas where you have businesses on the bottom floor and apartments up top are more lively and fun and efficient. It's not like we have to turn it into an urban center, just a little bit closer and homier, more like downtown Camas instead of the sprawling, unwalkable, and rather ugly (in my opinion) areas like 192nd. Oh, that's another thing, making the business areas walkable would be nice, and from what I understand, it is also more profitable for the businesses than if they were in locations with lots of accommodation to cars. It's something I really love about Downtown Camas. Just please, please, as little single family detached housing as possible.
- Destroying land and ecosystems for housing sounds like a terrible idea and should leave the nature and wild animals alone
- Developers need to help pay for roads, utilities and schools. The city can't keep subsidizing new
 housing developments, it's wholly unsustainable and promoting suburban sprawl which causes
 increased habitat loss, increased greenhouse gas emissions and car use, and suburban areas lack
 accessibility for youth, the elderly, and those with disabilities. Infill in current city areas and increasing
 mixed-use and car alternatives would be a far better use of city resources than developing green areas.
- Development of this area should not negatively impact those living outside of the boundary. An access road for the project appears to cross land outside the sub area, negatively impacting long term land owners for the benefit of the project. Roads should be confined to the project area. It should be

possible to route them through currently undeveloped land with in the boundary. This might impact the potential home owners and developers, however, current residents should not continue to bear the burden of new development.

- Development should be relatively low density -- no apartments, townhouses or tall buildings. Also, the city should be mindful of not generating too much road traffic.
- Do as minimal as possible.
- Do everything possible to preserve the natural setting. And forget doing anything in or around Camp Currie. As in, no trail through the camp.
- Do not build leave the area alone
- do not tear down our natural resources for more high income exclusivity
- Do not tear down this natural area. Leave it be. Build elsewhere. This is precious a natural ecosystem by the lake, please, the people of Camas & Vancouver beg you to leave it alone.
- don't be idiots
- Don't build anything here. This is a beautiful forest that should not be torn down for corporate greed.
- Don't cram houses together like the development behind Woodburn Elementary. Open land and recreational areas are needed to maintain a healthy Camas community.
- Don't cut down the trees. Leave it be.
- Don't cut down trees.
- Don't destroy camas. Camas is known for its trees and nature and the beauty of the fresh air and outdoors. Tearing down mass acres of trees would be a massive mistake. It's already becoming too commercial and losing the simplicity and beauty of the area because of the buildings and houses and apartments. Keep the trails and keep the trees we don't need anymore shopping centers or ugly office buildings or developments for houses. There's enough of that in that area as it is. None of the things you listed are important. What's important is the eco system and the environment. Stop destroying it for profit and greed.
- Don't develop the North Shore. You're destroying our community and natural resources. Let's research the ramifications of pulling out of the urban growth plan and preserve our beautiful community. This growth is destroying everything we love about living here.
- Don't develop this area, it'll destroy the trail networks and make travel harder for the residents who are already there and who will be displaced.
- Don't develop. Keep it natural
- Don't mess this up like the whole red center debacle.
- Don't make it look like the Woodburn School area with houses crammed together and no trees this is a disservice to our land and eyesore to the community- we are not California let's keep it that way and preserve our land responsibly.
- Don't make it. Tearing down the forest area will affect weather patterns. Nobody wants this project to continue, it is distasteful and horrific.
- Don't mess with the natural ecosystem to build businesses or high income housing. The natural area is what makes living in camas appealing
- Don't ruin the environment please
- Don't turn Camas into Lake Oswego. Keep opportunities for young middle class families to move and stay in Camas.
- don't do it
- Don't do it. Keep the natural forests. Believe it or not, teenagers love them and go all the time
- Don't make it just another cookie cutter suburb, add some life to it with shopping, trails, walk-ability etc.

- Don't make the North Shore like the Felida of Vancouver. There is no need for pushing bigger, better, or luxury. Think clean industry, the most jobs per sq ft, and moderate housing (\$300k houses for young families). Cater to what our growing population wants (median income of 38, I think). Dog park. Sports parks.
- Don't tear down everything. It is important to the community.
- Don't turn it into another 192nd ave drive between the big boxes strip mall havens that could be anywhere in the country. Look to Corvallis and Bellingham as small cities that have managed to grow and maintain being a wonderful place to live. If Camas turns into an extension of East Vancouver then there is no reason to live here once my children graduate.
- Dont weaken the downtown by tring to duplicate services. Keep it housing
- Due to the large parcel of land previously zoned as MF-18 by Camas, the neighboring parcels of MF-18 should be rezoned to higher number of units per acre to balance the loss from the sold parcel.
- Enforcing zoning so the neighborhoods aren't filled with track houses that all look the same on tiny lots. In an area where there is so much "green" space, it is so frustrating to see these neighborhoods popping up with no individuality, as well as lacking parks and play spaces.
- Equestrian access trails, there are currently none that support equestrian usage in the Camas/Vancouver area. Many have to drive a significant distance to ride and experience the beauty of the world around us. There is added concern for the preservation of the ecosystem of north shore. I understand that growth needs to be accommodated for but it shouldn't be at the expense of major natural habitats. Usually, non-native plants are brought in and planted in suburban areas due to their easy upkeep and inevitably it is degrading the soil quality and bringing disease to native plants. "Preserving" the environment around us doesn't mean leaving very few large species of trees in a vast open area and planting non native easy-keep foliage. These rare biomes that are native to this area are heavily reliant on each other. They take decades to grow, and days to destroy forever. Only 12% of dedicated "preserved" land won't be enough to conserve the environment and "preserve" quality of life of homes and businesses being made.
- Go slow and don't be pressured by developers. Do it right, you only have one chance.
- Growth in the North Shore area as well as the rest of Camas should occur in a way that would ensure that the urban growth boundary does not need to expand for a very long time. This is a unique opportunity and it should not be wasted on conventional development patterns. Large lot homes should be limited to area where more commercial or more dense residential development is not feasible. It would be nice to see the City follow this project with downtown sub area plan. This is where our growth should be focused.
- Growth is inevitable. Now is the time to preserve natural areas and insure we keep the beauty of Camas far into the future. Development should be beautiful as well as utilitarian, with a focus on building UP, not out, and multi-use on the same property.
- Have ADA accessible areas, have restaurants that are affordable for families not just high end like at the Vancouver Waterfront, provide ample parking so that the roadways are lined both sides by parked cars.
- Having recently moved from an area that has done a really good job of developing lake front land, I've seen the importance of prioritizing natural areas, trails, and water access. The last thing this area needs are high income housing. Please keep this area open and accessible to middle and lower income people to enjoy.
- High density, pedestrian-oriented, and climate-conscious. Make this development a development for the future of our children and the earth
- High end residential only
- Housing is not a priority. Jobs are needed to support the booming community allowing residents the opportunity to grow, prosper and appreciate the beauty of Camas.

- How can the state mandate how big a city will grow?
- How do we access with out hurting other parts of Camas.
- How will handle the extra traffic that will supposedly head that way?
- I am a resident on 232nd Ave which is deemed a main thruway for this project. I am very concerned about the increase in traffic because of this project. the traffic has already increased greatly because of the new school. The overwhelming traffic expected on this road will greatly impact the lives of residents on this road. This must be a consideration in your project. This is unacceptable to me.
- I am concerned about increasing lake access without addressing better policing of rules of the lake (speed and wake limits) and very concerned about lakeshore erosion and tree loss due to wake boats.
- I am very concerned about the possibility of the north shore being developed. Development in Camas
 (and the county in general) has been extremely irresponsible over the last 20+ years. This area is one
 of the last rural spaces in Camas and should preserved. Those of us who live in Camas—and have
 called it home for many years—enjoy the green spaces, farms, and country homes that are now
 endangered. Indeed, much of the development around Lacamas and Round Lakes in the last 15 years
 has caused irreparable damage to wetlands and hillsides. Destruction of habitat for animals, danger of
 hillside loss to erosion, and failure to preserve wetlands is inexcusable because of the harm it has
 caused and will cause in the future. Please do not develop the North Shore of Lacamas Lake with
 shopping, homes, and other eyesores that destroy the natural spaces and charm of our community.
 Create parks and nature preserves instead. These are truly valuable to a community and to the earth
 more than mcmansions and shopping.
- I am worried about how the growth will affect this sweet community we live in. I am also worried about how it will affect my property.
- I appreciate, and expect to see planned development and the preservation of natural space. I would avoid expansive housing as that can be addressed with infill.
- I appreciated the FAQs. Most of the answers were "just the facts." The Camas community wants to know they have been respectfully heard, because they care about Camas--which is a good thing. It is clear from the questions that are being asked that this process has taken many of us by surprise. The history of the situation is helpful for putting the current efforts in context. While I would prefer the area not be developed, it is headed that way. The subarea planning is a chance to impact the outcome-which is good. Thank you for continuing to reach out for input.
- I believe developing this area is detrimental to the identity of Camas. Part of the beloved town is the
 natural beauty behind the lake. Coming home and seeing the construction that is destroying our
 natural areas is devastating. The last thing we need is to increase the distance between high income
 and low income areas. Let's keep the enchantment of our small town by keeping this area. Natural.
 Please, I'm begging you. Delicate ecosystems are at stake. The health of Lacamas lake is at stake. Our
 earth is at stake. Camas is just becoming sprawl with no organization and no sacredness to the original
 identity of the town. To be honest, it makes me want to move away. This is not what camas was meant
 to be.
- I believe it is important maintain the natural environment rather than industrialize the area as there are plenty of shopping areas in the area. Also, it is pertinent to recognize if development like this continues in Washington we will no longer be known as the evergreen state, as we are destroying our natural environment.
- I do not support this new vision of the North Shore area. I don't believe anything should happen to these natural areas and open space. We are currently moving towards global warming and there is terrible pollution in our air and water. Why spend the time to build things that are filling our air with the toxins? Why destroy all of these ecosystems that are upon us in these natural areas? Why? There is no explanation. It is unacceptable.

- I do not want to see manufacturing or any other large industries/industrial parks on the North Shore. Keep that over by Pacific Rim, Camas Meadows and 192nd. I was impressed. with Battleground Village & something like that would be preferable over more of the typical subdivisions. I'm hoping for more interconnected trails, more nature preserved, easy access to the lake with aquatic rentals and kayak/canoe launches, and thoughtful structural designs that reflect the natural beauty. No strip malls please.
- I do not want to see more developments with 100's of houses cheaply built clustered together. I do not want to see strip malls (like those being built on 192nd. I want to see our city plan for community-we need sidewalks to schools, more parks and trails- more green space.
- I don't like the idea that Camas is morphing into another Beaverton.
- I don't want to see this area built up at all.
- I envision a Camas that still prides itself on clean and natural spaces very infrequently interrupted by commerce, manufacturing, and housing. There are too many options in our area for housing and services, why would we create more? I understand expansion, but with access to areas that you mentioned (Downtown Camas, 192nd) and those you didn't (Downtown Vancouver, and the greater Portland metroplex), all of the needs and services of a Camas citizen can be easily met with a very minimal effort. So, my impassioned plea is for more green spaces. Trails like those around Round Lake and the "Potholes" Lower and Upper Falls Trails, and otherwise untouched green spaces for as many acres as possible. If you want to invest in the community, invest in quality housing for the residents you so seek, and improve public infrastructure - parking downtown, and public transportation. I was around for the days of the West side of the lake improvement, where an entire hillside of old growth trees was ravaged for house that weren't even 30% purchased at the time of project completion. I remember the Vancouver waterfront "improvements" - after which, one could no longer see the water unless they were directly on top of the water on the pathway, that is now closed for events nearly every weekend in the spring and summer. Please do not confuse your need to improve due to state requirements with your greed. The area needs careful improvement, I agree, but expansion not only sounds unnecessary, but creates a dangerous precedent where even our own children will not grow up with the natural beauty we have come to enjoy and claim to respect.
- I envision a nice mix of housing types. Think Irvine, California with neighborhoods of large estates with beautifully designed apartments and single family homes intertwined. Currently there is a lack of interwoven development in the city that could be improved with a mix of retail (a grocery market on the corner next to wide boulevards of homes and affordable housing and a small office). It seems like we should move away from suburb tract housing; industrial park; apartments; school block sort of models.
- I envision a peaceful & beautiful area that can be enjoyed by all in our community, with an emphasis on nature.
- I hated to even rank any of this. I think the land should be dedicated city protected natural areas with some use for trails, etc. Keep the development to a minimum and protect the environment and the sanctity of our small quaint town.
- I have lived in Camas for over 30 years. It is discouraging to see how quickly we are losing our open, undisturbed natural places. Preserving these areas is top priority. Can we do more planning that would limit urban sprawl and develop more walkable, living opportunities and homes in the city? I like the new apartments that are being built in downtown. It seems like more people want that type of livingwe should do more of that in Camas.
- I have no vision. I moved here 20 years ago to live in the "Country", and am opposed to having my way of life threatened by the city's vision. Before expansion, the City should bring emergency services and roads up to acceptable levels.

- I live practically in downtown Camas because it's fun to walk to such a charming area with an
 assortment of retail and restaurant space. Have another area like that would be delightful but the
 jobs provided by that sort of area are tough ways to earn an income that supports a family, in my
 opinion. I think those jobs are medical, tech, and industry but if that is what fills the North shore it
 will become invisible to me I'll have little to no reason to go and I won't want to stay when I get there.
 I am envisioning the answer is a blend of both with the cute retail & restaurant spaces with recreation
 and hiking and housing within walking distance. Facilities for jobs that pay more robust and stable
 incomes can be further away from the lake. Just my thoughts. I really appreciate the effort and
 resources the city is exerting to plan collaboratively. Thank you.
- I love the idea of the Northshore. I'm concerned about two things. 1. It'll take business away from downtown. 2. Everyone will enter and exit from the West and avoid coming into downtown.
- I put things in order but anything out there will destroy the beauty of the north shore. Seems like the camas government is more worried about making money than preserving the land and beauty that use to be. Stop building in these beautiful areas.
- I really do not understand the concept that the state would have a law that would require us to grow if we ourselves do not really want to. Why fill in all available land just because it is open land? Why swallow up all the dirt and replace it with more and more concrete? Doesn't seem right to me.
- I think housing lots need to be at least a 1/2 acre. Giant McMansions with 6000 sqft lots are horrible and we have too many in Camas already. Stop with the tan cookie cutters for \$700k. It is ruining the town.
- I think this survey and questions need to be more specific to "sub-subareas" within the north shore. I fear many people will answer this thinking only of the area along the lake and not of the area over the hill where housing and/or office may make a lot of sense.
- I thought there was a vision to walk all of the way around the lake? It's a beautiful view and recreation area. The lake should honor that and have some strict requirements to maintain the integrity of a rec/view environment. It draws people/families in. Happy beautiful Environment.
- I want to quote Joni Mitchell.... "Cause you don't know what you got til it's gone. They paved paradise and put up a parking lot." Don't do this. Keep the pristine and natural areas that have made Camas what it is . You are ruining the livability of the town with the increase in horrific housing developments that are crowded and ugly. 5000sfor less lots are ugly and do nothing to improve the livability of our town.
- I was raised on Gardner Road (now Everett St.), and I appreciate that the city is taking steps to plan for the North Shore area. I am concerned about the potential gentrifying effects of new development in the area and the placement of the arterial road, which appears to create greater linkage to East Vancouver than to other Camas businesses and community resources (Everett St already accomplishes this, but obviously could stand for it's own "205" as development continues and as CHS continues to grow and cause massive traffic backups. Camas is already a very difficult place for low-middle income families to live, and North Shore's older neighborhoods are a critical housing area for low-middle income families. I am also concerned that the North Shore development makes no apparent strides toward increasing access to public transportation in Camas, which is desperately lacking among a young population seeking to move away from personal transport and moreso, an aging population which is already strained for access to community health resources and suitable transportation options. One bus line through downtown and the only marginally-accessible Connector area on Prune Hill & to the schools is not sufficient to meet the needs of a population which is projected to far exceed current senior support resources.
- I would like as much green as possible -- trees, land, trails. I think it should also look beautiful from the south shore and anyone with a view of the North Shore from their home on the south shore or in nearby areas. I would like things not to be built right on the roadways (it feels so crowded) and I

believe we should have signage standards and aesthetic regulations for anyone who builds; the CubeSmart structure with huge glaring lots and bright red coloring (right next to a house, nonetheless) is a good example of what I wouldn't want to see more of.

- I would like see as much of this area be based around nature and preserving as much of that as possible. I have lived here for over 20 years and my husband born and raised here. He is 60. Whatever happens with that land should blend with the beauty of what is all around it, not the eyesore of more houses on top of each other.
- I would like to see a wide paved bike/walk/run path intertwined through the entire North Shore area that would cover several miles. This would be especially nice for bicyclists who are not interested in mountain biking at Round Lake or Heritage Park for example. This would give those people a safe place to ride leisurely and stay off the roads. I am talking about more than just converting Ledbetter Road into a trail. It would involve many more miles of safe, enjoyable riding. Thanks
- I would like to see an FAQ that addresses the following question: What would be the consequences to city growth, taxes, land values and maintenance of infrastruture if the city was able to freeze all future growth and development as suggested by some citizens?
- I would like to see it remain as unchanged as possible. Protecting our natural resources should be our number one priority. The city of camas is a beautiful place and the idea of deforestation taking place for businesses and high income housing it utterly heartbreaking.
- I would like to see the housing denisty as lite as possible and the road and traffic access to be delt with first.
- I would like to see upscale condos, apartments and other housing that caters to professionals and people without children. This helps with density requirements and subsidizes all the families with children in Camas schools. They should be built adjacent to open areas, trails and services so the residents have access to outdoor areas without the need for a private yard or having to drive as often
- I would love to leave a majority of the recently purchased land as is but there is also a need for more quality jobs and companies to come in. Too many residents need to commute long distances to find work and that is clogging the freeways and keeping families apart.
- I would love to see a larger playground with a splash pad and more stroller friendly trails. Something similar to Lake Sammamish park with zipline, bbqs, camping and beach area with water play area for the little ones. Would be nice to have resteraunts on water that you could walk to along a boardwalk as well.
- I would love to see a loop trail around the lake and possibly the development of a mountain bike trail center linking together trails in the area.
- I'd love to see a Trader Joe's. Unique restaurants enough with the crappy chains. Retail like Old Navy, Nordstrom Rack mixed with boutiques.
- I've only lived here for 5 years but something I love about Camas is that you can feel like you completely escape to nature or agricultural lands while staying in town. Sounds like ya'll want to preserve that, too. Thank you. Also, while the majority of the population is on the south side of the lake, the only access to food/grocery/ restaurant north of the lake is Fern Prairie Market and Camas Pick-Me-Up Deli, still 15+ minutes away for many neighborhoods. I wouldn't want to do anything to hurt their businesses but as the population on that side grows, I know I'd love some more options.
- I'd like to keep more of the natural area than is proposed. Definitely less housing and more community space like small local cafes (not Starbucks), large, untouched, park space, kayak/ water access (not boats). Maybe a bocce court or two, tetherball, large and unique play structures for children, and maybe a community pool, since the closest one is in Vancouver. Definitely not large factories that will destroy the LaCamas Lake.
- Ideally, connect the Heritage trail with a trail on north side and be able to circumnavigate on foot or bike with no motorized vehicles.

- If any development leads to more traffic, Everett St needs to be improved/widened
- If housing is built please have developers follow the Urban Tree Program and have trees be incorporated into the developments. Please stop clear cutting. Thank you.
- Improve Everett, from Lake Rd. to city limits, prior to any development.
- In general, all the building doesn't have to happen to keep people here. This area is sought after because of the way it is now. Doing this will make Camas like Vancouver, polluted lake and all... so sad
- In the comprehensive plan it would be incredible to include a bike lane that encircles the entire lake and connects well with the bike lane that follows Everett towards downtown
- Include a small boat ramp for kayaks, small sailboats on dollies, and the like . The power boats have enough access already at Heritage. Sailboats are not able to maneuver out of the lagoon as readily and need a better launch.
- Incorporate the nearby Grove Field Airport in your considerations for recreation and business use.
- Increase Infrastructure. Camas loves to build housing without increasing roadway to move people in and out
- Infrastructure in place to handle the volume of traffic as well as adequate parking that is FREE to the community. Do not displace people who are living in this area by using immanent domain.
- instead of making new plans, why dont you finish and fix the roads, build a recreational pool area with access to mass transit. improve mass transit to be more accessible to people in camas.
- Interurban trail. For the love of all things Camas. It's great and bad that were growing. But we need to keep the city physically connected as it grows. I should be able to hop on a bike with my kids and explore all of the unique and cool areas safely and scenicly. We have so many great trails in the lacma's lake area. A little but of planning can connect our original downtown with the up and coming north shore.
- It is difficult for me to complete this survey as I still do not understand why we have to create retail space or rush to build housing to accommodate growth. I know there is the GMA, however why can't a small town continue to be a small town? We should grow slowly vs this what I feel is a huge growth plan.
- It is important to emphasize that the Growth Management Act (RCW 36.70A.020) requires cities to ٠ plan for growth, which includes provisions for open space recreation, environmental protection, historic preservation, as well as concentrated urban growth and sprawl reduction. It specifically does not mandate that cities engage in wholesale devastation of a way of life that has been enjoyed by long time residents of a local such as those who have lived in and enjoyed what Camas has to offer. What I can state guite emphatically is that no one I know has absolutely any desire to have "vancouveresque" style of growth--congested, run down, unsafe, with undependable schools. It is not even necessary to create magnets to draw in outsiders--any Camas resident who has tried to enjoy Lacamas lake on a sunny weekend only to find the parking lot overfilled with cars, double parking and spilling onto lake road, many with license plates clearly identifying them from out of the area; or Lacamas Park on a Saturday, with the smell of marijuana even stronger that the smell of barbecue, and the thunderous thump thump of boom boxes far overpowering the sound of the falls--anyone who has experienced this will understand. This undoubtedly factored into the stunning defeat of the proposed community center, and the desire to slow down the looming possibility of Vancouver style overcrowding certainly played a large factor in the defeat of the mayor. The plan to develop the North shore as current slated suggests the very sprawl that the GMA endeavors to limit. Growth would be better managed as concentrated urban growth, which would then facilitate the development of regional transportion solutions that didn't involve over crowding already overtaxed local roads. Keep the North Shore green and special, and keep away the congestion, overcrowding, and general deterioration of living standards that is not a part of the GMA mandate.
- It needs to include the airport as a business development area.

- It seems that developing this area is destroying the very thing that makes Camas pleasant lower density suburban area with many natural areas, including lakes. Why the city needs to develop the North Shore? Why can't the City leave it a beautiful, natural space for people and wildlife? Why does the city want to move the wild out and move development in? Visitors who come to the North Shore are in awe of how beautiful Camas is...it seems developing the North Shore will turn Lacamas Lake into another Lake Oswego crowded, busy, commercial, and high traffic. Nobody looks high density development and thinks "wow, how lovely". They're in awe of the natural world...not man's world.
- It should stay the way it is... we don't need any more buildings. We have beautiful tress and nature
- It shouldn't be a commercial development.
- It stay the way it is.
- It would be a shame if it looked anything like off of 192nd and Millplain. Let's keep the beauty of the area and charm of Camas. No strip malls.
- It would be good to get more specific information on road size and transportation goals for this area.
- It's good to see more park land in the plan. Please keep in mind that home sales are slowing, and prices are down already. Don't allow too much new construction or you will kill values and be stuck with abandoned developments. The state growth projections are wrong. Hit the brakes please.
- Jobs jobs jobs
- Just no Aquatic parks
- Keep a variety of many of the choices above, don't let "one or two things" dominate. Also, communicate communicate. Thanks.
- Keep area as rural as possible. Plan to increase density in Downtown Camas rather than urbanize the whole North Shore area.
- Keep as many spaces green/natural so that upkeep is at a minimal expense and preserves the beauty of the lake, nature and wildlife that live in the area. Charge developers to help pay for amenities that are needed in the area due to growth.
- Keep as many trees to buffer around the lake and the various developed areas so the area still looks natural and can support the habitats of the native species.
- Keep as much area next to the lake open/natural. No lakeside housing developments.
- Keep as much natural space as possible
- keep as much open space as possible, and support walkable neighborhoods
- Keep building to a minimum
- Keep forests
- Keep growth to a minimum each year.
- Keep it as natural as possible and provide adequate road systems to encompass the new growth, something that has been lacking with the Camas Planning Committee. Keep our area a place that people can enjoy without all the traffic problems we now have.
- Keep it as natural as possible, and avoid dense housing at all costs.
- Keep it as natural as possible. Don't develop with a bunch of housing developments- make the water accessible for all. Keep the area so that everyone can enjoy it mainly recreational but not sports fields.
- Keep it as natural as possible. Once development encroaches on the natural beauty of the lake, you will have a very hard time getting it back.
- Keep it exactly how it is
- Keep it natural and forested, with maybe a walking trail along the shore. No businesses or private homes.
- Keep it natural as possible. Trails, forests
- Keep it natural.

- Keep it open and natural.
- Keep it open for wildlife. Hiking trails, dog areas and open access to the lake. Lee's pollution in the lake the better.
- Keep it the way it is. If you want to put money into restoring an area, restore the area around downtown Camas. We don't need more in an additional area, we need more downtown. Don't take away ecosystems and land that animals depend on. Put the money towards restoring downtown and improving other parts of camas and not developing new ones.
- Keep its scenic beauty
- Keep Ledbetter road open and sell the Ledbetter house to a private owner..taxpayers don't need to be paying for an old house that will just keep costing money
- Keep natural spaces in tact.
- Keep the area green and explore other options for development.
- Keep the forests.
- keep the small town feel, architecture that fits with the feel of the natural area
- Keep up the good work and don't listen to my crazy neighbors.
- Keep Washington green. Ecosystems will collapse in the areas we allow for constant reconstruction.
- Keeping the natural forest there, I know many many people who love camas for the lake and how it's just a bunch of open land to walk through
- Lacamas Lake is the only body of water of any significance or beauty. Don't destroy the ecosystem and amazing landscape this area has provided for hundreds of years. There are plenty of other open areas to develop on.
- Larger lots. I am Not sure if that undermines my rankings above, but I do not want this area densely populated.
- Leave as much nature as possible. This is Camas, not LA.
- Leave it alone.
- Leave it as is and let nature have it
- Leave it as rural. Don't develop it.
- Leave it the way it is now.
- Leave our nature alone. People like you are killing our earth, resources, and habitats.
- Leave the area alone. You haven't addressed the current sewage, water or infrastructure issues we are already facing. This area use to be gorgeous and rolling hills with trees, now its turned into Califorlandia. Its a horrible combination of California and Portland with increased everything and decreased beauty and small town paradise. All our city officials seem to be interested in is lining their pockets and building building. Oh and that outrageous priced community center idea of a pool..... how about supporting the privately owned pool that exists and leave the beneficial trees and land.
- Leave this beautiful natural area alone. Many ecosystems live there and will be all ruined.
- Legacy Lands trail for pedestrians and bikes is a priority for many in the community. Thank you for this vision. We are excited to see it become a reality -- as soon as possible, please. :)
- Less development. No more business parks
- Less is more. Dont try to over do it. Please leave Camas a quaint small town.
- Like many others, we have moved to Camas for the beautiful trees and natural spaces. Any
 development of the north shore area should try to minimize impact on the natural areas. Of
 importance to us is the 'Bridge Village' area adjacent to Round Lake. Due to heavy traffic at certain
 times of the day, commercial development should be limited to Everett St, and not extend into the
 area along NE 35th since it would be very hard to get in and out of the entry point due to the proximity
 of the narrow bridge area.

- Look at University of Wisconsin Madison's Student Union area. The integration of park, plaza, restaurant, recreation with lake space would serve as a good starting point toward a new community.
- Looking forward to well planned development in the North Shore area
- Lots of nature trails. We lost a lot of wooded green space around round lake with the building of all those new homes. Let's add some back so you can get lost in the woods within the city. People need more undeveloped places in nature.
- Lower number of homes with large lots, keeps population and road traffic down. Goodwin/ 192nd simply cannot handle this sprawl. Let the 1500 homes in Green Mtn accommodate the sprawl. It is already approved. This will be a traffic nightmare with only 2 ways in and out of area which are already crowded. This is not a good location for high density housing.
- Make no changes. Let's focus on wildlife for a change instead of causing them to lose their habitat for gods sake.
- Makes me sad to see our small town become so commercialized
- Minimal development. There are other areas in Camas more suited to development. This area is already very congested for movement of traffic to high school, junior high schools, 192nd.
- More road access away from Everrett.
- More sidewalks so we can get to parks and Highschool safely.More streetlights on more of the side streets . Some wider roads so bikes can have there own lanes
- More trails and natural areas.
- Most of us moved to Camas for the natural beauty. Building up the north shore visible to the lake is a travesty.
- Mostly just concerned about the decreasing green space and increasing traffic congestion in and around Camas.
- My concern is increasing traffic in an already congested area; so I am not in favor of housing in this area, unless the roads can be widened or updated to accommodate traffic.
- My vision for Camas is affordable, close in housing for all the single professionals to move into, the smaller families (I am a Mom of one), the diversity that is coming. A link between Downtown and Northshore to steer locals away from 192nd.
- Natural green areas are most important. Keep the trees. As little development as possible.
- Natural wildlife should take priority over unnecessary land development. No amount of community park area or mini park area can replace the damage of destroying the existing habitat
- Neighborhood parks should still have a few car spots or access for other taxpayers to be able to use them. Walking/biking along the lake is a high priority with me.
- New roads are a must before you build in that area . The increase in population would be a huge negative if infrastructure is not addressed and brought up to the level of support needed first.
- New to the area, but clearly cycling should be a big part of the future plan. I'd love to see a family friendly youth-oriented pump track... Please.
- No development. Keep it Open Space, Natural Area, Trails, Community Parks.
- No developments with cookie-cutter houses crammed in. There aren't enough houses with actual yards like neighborhoods north of crown park
- No high-density housing. Maintain existing trees in new construction. Have builders pay for new fire station.
- No homes.
- No million dollar pool.
- No more mega houses. We need business, community areas, and small houses. This area is becoming a giant sleeping area for Portland. We need things to keep people here. Not having to drive so far for

anything that can build community. As much green space as possible, the lake needs all the help to filter out all the junk.

- No more mega-mansions hogging the shoreline. Affordable housing if any. The area offers zero jobs unless it's ruined by development, which will only add traffic and ruin the downtown core, which is the center of this unique community. Any development should access from the already ruined fisher's landing area.
- No more strip malls, with fast food restaurants.
- No one wants more house yall are messed up. If you keep tearing everything down that made this place beautiful its going to be a real sad stinky hole. What are yall thinking.
- No swimming pool, no recreational center to bring higher taxes. Camas residents are taxed to the hilt right now.
- No to deforestation. Do not destroy the natural area. No businesses, no subdivisions. Maintain our forests and the beauty of our city by keeping the area as is.
- None of this development is possible with the primary access road being Everett/500. It should be a non-starter.
- Not clear how Everett Rd will handle the additional traffic from more homes/businesses North of lake. Don't want more pollution of lake from run-off of businesses/residential added.
- Not have the houses so close together
- Not interested in putting retail, mfg, etc. Out there. Did not even want to rate them on your 1-10 scale. Keep North Shore green. Parks, trails, open space. Fix our infrastructure first, please. Too much traffic already on our two lanes roads. Make a better plan please.
- Nothing that causes more traffic.
- Nothing was mentioned about the growth (and overgrowth) of our schools or using any of the land to build a new school, daycare or preschools.
- Open space, natural areas, keep it as green as possible
- Open spaces, please. Camas is already getting too crowded.
- Other than this being a biased survey leaning toward tearing down the local infrastructure, the survey doesn't allow for "None of the above". Your postcard we received states "planned" growth. We, as longtime residents, are hoping there will be better planning from the City of Camas than the time a few years ago when your panel was involved in the "planning" of the Camas High School. It was built in a rural farmland setting where no apparent planning was done to accommodate the hundreds of vehicles that would be accessing the school on the same rural two-lane road that is backed up every school day. There was also the recent approval by your panel to approve the development of what we residents refer as "the projects" that were built behind the Woodburn Elementary school on Crown road. It is not only unsightly, but what was forest and adjacent to the Park are now gone. "The Hills at Round Lake" project is 333 lots and with an average of two cars per family that leaves residents contending with 666 more vehicles on our narrow two-lane roads to contend with yet there are no sidewalks and no widening of the Crown road to accommodate the additional traffic. We residents were livid when your panel was also involved in the recently proposed expansion of the Grove Field airport which not only would have evicted many long-time residents from their homes but also was planning to have a lengthened runway within feet and perpendicular to the State Highway. I don't feel the need to remind you how we voters felt about your "plan" to create a \$78M community pool complex in the heart of an area already massively impacted by traffic. I bring up the above as reminder that your "planning" hasn't gone well for maintaining the rural community we long-term residents have come to love. I, personally, hope that if your "planning" doesn't include the developers having to pay for the traffic, water, sewer, power and communications, you should start thinking more... and not just about re-election but what your decisions will cost the residents in your desire for more taxable income. My family and I as well as our longtime neighbors are against your proposed

projects on your North Shore "plan". Leave the area rural. In closing, I find it unsatisfactory that your postcard included a web address but not a specific USPS mailing address for comments. Some of us are a bit older and are not able to access computers or the web without a trip to a library or a friend's house.

- Our outdoor activities and the immense character of our downtown area are two of the things that
 make Camas so special. As we grow we need to preserve these elements and not give in to the urge to
 sell out to large scale developers who see our community as nothing more than a paycheck.
 Commercial and residential growth is inevitable but we need to be smart about where and how we
 allow people to build. The beautiful trees and lakes are what makes our town so special. We cannot
 allow these areas to be ruined in the name of progress and development.
- Our roads are not equipped to handle the amount of traffic on them already. Things could get really messy with adding the north shore population/business density.
- Our streets especially Everett/lake can't take any more traffic. Even with the proposed round about which is going to be a nightmare with kids going to school.
- outdoor obstacle course
- Pedestrians/cycling trails/roads always appreciated
- People move to Camas because 1) They like the small town feel, and 2) They like the natural feel. Don't destroy this. Lacamas lake is the crown jewel of Camas and should not be exploited. Houses and buildings should not be seen from the lake and trails. Watershed should be maintained. No big developments with tons of concrete. That devalues the city.
- Please address transportation congestion for the area. Add lanes before you build. How will they get to 14? The back up at lake road is already terrible.
- Please be mindful of housing costs. Housing "starting at 500k" is not affordable.
- Please be responsible when zoning and planning. Strike the right balance between long term growth and green space. What makes Camas great is the people love the beauty of the environment please don't harm this.
- Please consider trails that are not paved; there is a large demand for more natural trails for mixed uses, just like we have at Lacamas Park (but that has gotten so crowded). Also, I trust you'll do market research as to the types of housing is most needed (senior, low income, etc.) to best determine what's needed.
- Please create a pedestrian-only walking/biking trail along north shore of Lacamas Lake. Please add a low- horsepower limit to Lacamas Lake watercraft similar to Lake Oswego, to prevent accidents involving high-speed watercraft and slower-moving craft/paddleboards. Please plan for fixed-route public transportation (bus) service to North Shore – do not depend on Camas Connector for increased population. Plan for protected (not sharing roadway with vehicles) bikeways linking North Shore to downtown Camas and schools.
- Please dead end Leadbetter Rd to keep noise to a minimum around Lake
- please do due your homework and figure out the traffic mess that you will make. don't wait 'til there's a traffic nightmare to fix it.
- Please do not allow the North Shore area to turn into another 192nd Ave. The 164th and 192nd corridors in Vancouver are easy and convenient for Camas residents to access. Some of the services and businesses along those corridors are necessary, but we do not need more of the same along the North Shore, with tons of traffic whipping through. What differentiates the North Shore from everywhere else in Clark County is the magnificent setting and views of the lake. Is there a way to capitalize on that without compromising it? If it turns into mixed commercial and residential, can growth be regulated so that it still feels like Camas and not east Vancouver, or Lake Oswego, or Anywhere, USA?

- Please do not develop the North Shore area. The ecosystem of Lacamas Lake would face serious consequences and the area that is wanting to be developed is a rare gem of beauty with little development. Please don't take that away.
- Please do not expand more housing to this area. You are killing the Camas we all know and love
- please do not make it similar to 192nd or Tech center. We need something different. Walkability, Bikability, wide paths and sidewalk cafe seating. Quaintness. This area is too full or sprawling suburbia commercialism. Design something European people will want to come to see.
- Please do not screw it up
- Please don't over build the area with houses, traffic in Vancouver is already terrible and building more houses is just going to cause congestion to get worse. Traffic can't get worse if the population doesn't grow, and right now our population isn't having babies, which means that in 20-30 years we might be setting ourselves up for failure and a massive housing crash.
- Please don't ruin this area. Pull out of the project and leave it how it is.
- Please keep as many natural areas, trees, and parks as possible.
- Please keep as many trees as possible. They are so important to help with global warming and the cooling of temperatures in the area
- Please keep as much as the natural habitat as possible. Please provide the infrastructure on 500.
- Please keep as much natural area as possible. Growth for the sake of growth isn't what this community needs or wants. We've moved her or live here for the natural beauty, good schools, and quality of life. Packing more people/businesses into a natural area isn't going to keep those desires alive.
- Please keep as much old growth as you can. Old growth means just that, old.
- Please keep it as natural as possible. LaCamas Lake is the jewel of our city.
- Please keep it natural. Maintain the trees, forests and PNW feel. Construct homes, offices and buildings in a cohesive manner, using wood from the deforestation. Please don't clear fell until construction is imminent. It looks so ugly when vast tracts of forest are destroyed. No factories or unattractive warehouses facing the lake. No storage facilities visible from the shore. They're so unattractive. All the homes on the south shore, such as Lacamas Shores and upwards towards Dorothy Fox, whose view is the North Shore, will lose in value, once the beautiful natural forests are destroyed. Please be mindful of these Camas residents too, who will be directly impacted by north Shore construction.
- Please keep the actual shore protected for trails and parks. No housing or restaurants on the lake. Keep the lake public.
- Please keep the community feeling of Camas and provide moderate homes for young families. My family loves Camas and cannot afford to buy with the current shortage of affordable homes. We do not need more high priced homes or corporate shopping centers. The natural beauty and small businesses are the heart of Camas.
- Please keep the density low in this beautiful area. Very concerned with the apparent lack of design review in what is being built along Goodwin and Ingle Road. Too many 2-story boxes at arms length from their neighbor with no variation. Low income housing tracts need not look like this. Many of us adjacent to this area bought homes with small acreage that will be affected significantly by the type and density of building structures allowed. Please leave the North Shore with as much open space as possible.
- Please keep the trees. I'm not a tree hugger but we have lost so many of our tall evergreen trees in the past 2-3 yrs to housing developments.
- Please leave it alone. We need unspoiled natural areas, that is important to those of us who live here to avoid feeling like we live in Portland

- Please leave it alone. There is so much development happening in other areas of Camas and surrounding areas we don't need any more. Leave Camas alone the people of Camas are begging you to stop further developments.
- Please look into cutting down little to no trees. This is beyond important. A community is nothing without a sense of home, and in nature that is found. Camas residents love living here because of the generations before them that did, and thus a sense of familiarity, tradition, and care for the environment. This is especially true for the Lacamas Lake area. I humbly ask you to please consider what I'm asking, for Camas just wouldn't be home with such new and elaborate development.
- please no more apartments and high density housing developments, this leads to overcrowding in schools and added load to public services without sufficient property tax revenue.
- Please no more scraping of land for development. No one wants to see this type of development any more. It would be lovely to travel all around the lake on foot or bike without having to be on a road. It would be lovely to have trees and trails and wildlife. Nothing else is really worth the trouble at this point other than a pool. How about making a rec center/pool part of this plan instead of trying to cram in to the area south of the lake....
- Please please don't turn it into anything, the natural beauty will be ruined. I've grown up in and around Camas and it would break my heart to see that natural beauty ruined
- Please please please keep the area as natural as possible. If there is a requirement to make the space mixed use to increase "job opportunities" Please do not replicate downtown Camas strategies. There are too many tap rooms and hairdressers and it's time Camas become innovative and creative in its growth strategy on the business front. The town has really let its people down by not connecting home subdivisions with sidewalks making it dangerous in the most populated areas to take a "walk". This new area should be a hybrid of nature and innovation please consider a community maker's space and mixed office/studio building space. anchor it with tenants who can pay for taxes and draw traffic (e.g. trader joes), but keep the integrity of the space natural and community focused. Good luck and thank you.
- Please preserve our trees... especially after the gorge
- Please refrain from destroying any natural beauty in this area. If you're hearing complaints along the lines of "we don't need more shopping centers and business parks" hear them out. These areas in their natural state are more beneficial for everyone in the long run. Thanks for hearing me.
- Please stop commercializing our few remaining natural areas. This whole idea is a blight on our city and between this plan and all the development around Lacamas Park, I'm seriously considering moving my family away from Camas. The reasons we moved here are being destroyed and it's sad to watch.
- please try to keep it as close to how it is now. wide open spaces and no carbon footprint.
- Please try too keep as much of the natural landscape and beauty as possible
- Please, please keep trees all along the shore and hide development behind them.
- Please, please make this a livable, walkabale, bike centric (protected bike lanes) and non-car centric area. Make a great bike/pedestration to the lake center and downtown. A connected community is a great community. We have an opportunity to develop a word class community. Full of trails, shops, plazas and pedestration orientated housing, streets, and life.
- Please, put nature first. This planet is dying, natural areas are being gutted to make room for big businesses and bleak suburbs. This is already happening in Camas far too much. Have some consideration for our home (planet Earth) and encourage ecotourism. This is a profitable way for everyone to enjoy nature. This could include kayaking, fishing, horseback riding, etc. Create opportunities for the community to enjoy and appreciate nature, rather than tearing it down. People come to the Pacific NW for the beautiful nature. It is crucial for that to be protected at all costs.
- Please, save natural areas as much as possibly.

- Preservation of natural open spaces is crucial to the health of the city. Way too much development and destruction of green spaces has already occurred. Please, please leave open, undeveloped areas alone.
- Preserve more than 12% of the nature. Locals are tired of the huge growth of Camas from a small town to a rich undiverse suburb. There are very few options for lower income housing, which is disgusting to me.
- Preserve old growth trees, set aside contiguous wild open space trails for wildlife, connect trails to others in Camas
- Preserving in some form the park feel that Camas has for Lacamas and Round Lake with trails and such.
- Public boat launch no bars , movie theater . Anchor large retail store
- Public spaces along the shoreline, not houses. Grow the senior community use case, it will be the expanding population.
- Recreation and retail would be best to promote.
- Reject the developer's push for "affordable" housing. We want well thought out housing developments that have large lots, natural appeal and longevity.
- Remember that to attract homeowners, Camas must seem like a vacation spot. People want to get away from work, not be reminded of it.
- Require as much as possible by law of developers to benefit Camas, rather than their investors. Keep it green, keep it diverse, keep the small town feel. Increase any fees for parks, schools, traffic, open space, etc. you're able from developers. Having worked for a company who is building all over Camas, they can afford it. Stop pushing out long time residents and low income residents who can no longer afford to live in their beloved town.
- Rugby Fields.
- Save the farm lands quit building new houses
- Sell the Ledbetter house ...we don't need another venue that will just cost the taxpayers money.
- Solve access / infastructure issues with developers money
- Some thought to architectural quality please. Those T-111 boxes are soon to become slums in my opinion. I love the Camas community center building. I understand builders must make a profit but there must be a better way to develop for an attractive long term community.
- Stay away from Grove Field. The airport is a vital asset to the community and your leaving no room for expansion.
- Stop building on every natural space, how about we take the unused land from the city and mill that's already been destroyed. We need to quit taking away the natural habitat. Camas is full enough no more houses
- Stop building.
- Stop building. I moved here 25 years ago to escape LA. The last five years of development has destroyed this area. Stop the development. The infrastructure can't support it. I have stopped shopping in Camas because it is a logistical nightmare.
- Stop the madness of growth in Clark County. We are losing everything that was good about living here.
- Stricter rules about clear cutting New construction is so ugly without mature trees making parks and playgrounds usefuL and beautiful. It's no good to have a playground kids can't use because they are so hot they burn skin. Construction requirements need to allow more mature green space to be left alone inside neighborhoods
- Thanks
- Thanks for the opportunity for public input, please continue these open public discussions.

- Thanks to the city for purchasing parts of the land. Couldn't we work as a community to continue to purchase more of it? Seems like there's a lot of land right off 192nd that can still be developed into housing developments (even high rise ones) to appease the need for growth, but keep this part of Camas quiet.
- The "drive" along the lake should be kept as natural as possible. This peaceful and beautiful drive along the lake is one of Camas' best features. thanks jack price
- The area is a natural buffer zone for all of the pollutants that flow into the water and is incredibly
 important to maintaining a healthy ecosystem. Creating room for more housing and retail
 development would take that filtration system away, the water quality would be even worse than it is,
 and would destroy the ecosystem surviving there- even if you made patches of nature it would greatly
 manipulate the way it functions for the worse. I believe this plan should be shut down, and camas
 should work to improve the companies it already has, create a community green space, and focus
 efforts of conservation of the beautiful north west we live in.
- The aspect of Camas that makes me proud to live here is that when I open a map of a satellite view of our town, we still have green left in our city. The proposed area to be preserved is certainly an honorable partition of the land, but it is not enough. Our town is between areas of extremely-developed land to the southwest, and less-developed land to the northeast; it should be our responsibility to make sure that that line of grey vs. green does not pass us. A significant portion of the north shore has already been deforested, and we can certainly work with using that land that we do have more efficiently so that we can grow while protecting the wild areas that we still have. Our town has this chance to grow and thrive with new development, but we have to keep thw fundamental character of this town in mind. I do not want to look back at this town in twenty years and wonder where our beautiful forested hills have gone. I do not want my children to miss something that they never had the priveledge to know. If we are truly looking into the future, we need to have a serious focus on conservation and expand the zoning protections for parks and wild spaces. It's our responsibility to care.
- The bank on the north side is a slide zone. It needs to be reinforced prior to development to ensure the safety of property owners at at the border.
- The company that came in with kayaks and paddle boards for rent really messed up water access for all of us. They use a significant portion of the parking lot, their clients often crowd around the kayak put in and/ or leave kayaks where boaters should be putting in. We cant believe Camas city is making enough revenue for it to be worthwhile. It's dangerous having all the cars parked on Lake Road. Cant we shift that company to Round Lake only? That wouldn't disrupt the main boat put in.
- The facility for small music concerts or performances ie-Shakespeare plays, would be great. Also, space for arts & craft fairs local farmer markets.
- The Lacamas Lake area, combined with the Lacamas Lake Park, gives an opportunity for incredible hiking and mountain bike in the city. This is extremely rare. The city should try to save all the big trees they can, and all the heavily forested land they can, and then have trails throughout for hikers and bikers.
- The lake front access should belong to the people, not to commercial enterprises or rich, single family home land owners. I'm happy to see that the city has purchased lakefront land for open spaces/parks. This lakefront is a current and future gem of our city. Let's make it into a natural space/park destination, with parks, trails, recreation facilities (dare I suggest a pool?), and a few other well planned amenities (restaurants, come to mind, similar to the new Vancouver waterfront). Any development in this area should preserve trees, be done in a way that is green, and enable access by all users (bikes, strollers, etc.). Love the idea of having green space, parks, and trails all the way around the lake. Any parks should be designated smoke free, as the county currently does with its parks. Any properties neighboring the lake or draining to the lake (which could extend quite a ways from the lake

front) should receive education about reducing use of fertilizers/pollution, otherwise our lake will be lost (Please educate Lacamas Shores HOA and others about this--their use of chemicals to keep lawns green is extremely detrimental to our lake). Any businesses built in the area should need to meet basic design criteria, including attractive non-neon signage so that the darkness of our area is not disturbed/polluted (as is the case with the new cube storage unit on 38th--ugly.). Please do not let the minority vocal "no growth" naysayers take over the process of effective, sensible growth planning in Camas. Growth will happen in Camas and I appreciate the city's efforts to ensure it happens in a sensible way that preserves green space. Not planning for growth is not an option.

- The more beautiful forest kept intact, the better.
- The most important thing to create value for Camas would be to ensure that a bike and pedestrian path goes all the way around the lake.
- The north shore is beautiful natural area and should be maintained. The city could focus on increasing density rather than increasing land use and achieve the same goal. Work for better public transport, higher density affordable housing, and walkable/ bikeable streets. Camas could be an example for southwest Washington of sustainability and good urban planning, without using what little natural spaces we have left.
- The North Shore area is a stunning piece of land. It should remain untouched by development. As climate change develops, the need for nature and trees grows even more important. If we continue to hack down trees for human growth, we will get closer to losing our planet and our natural resources that we so easily take for granted. I am terrified at the idea of cutting down more and more trees and losing the glorious nature Camas is blessed with to make room for human development. If we continue to destroy the planet, what will have been the point of this development when we can no longer sustain life on our toxic planet? I strongly oppose any development in the North Shore area.
- The north shore area should be kept as it is. Do not tear down the trees and destroy natural ecosystems.
- The North Shore developments should be designed to protect Lacamas Lake even more so than the south shore. The Lake is what makes this area so special (in addition to the people). View rights should be balanced with trees and nature. Water quality protection should be the focus. For those businesses that can be seen from the lake, maybe encourage businesses like zip-lining and small cafes, requiring them to be painted to blend into the landscape. Good luck.
- The North Shore needs to be keep as much a wilderness area and not become overly commercialized. Shops and retail does not play a strong part in this area as the downtown and 192nd can provide those services. People move to Camas to get away from ig box stores and the boring franchises that exist in almost every US town. Camas doesn't need to be another cookie cutter place but instead should focus on unique and original offerings. Middle income higher density homes play better with the environment and allow for more contiguous natural areas. Promote those visions and ensure that the housing developments are unique and stylish. Just compare Portland versus Vancouver and you can easily see which city is more desirable architecturally and which has a more cohesive neighborhood feel. Vancouver is a boring US suburb with little to no design planning. Value the lake, the trails, the environment and don't sell out to developers who wish to make it another copy of so many other places.
- The number of new houses going up in Camas over the past years seem exponential, while public green spaces have remained about the same. Need better balance.
- The schools are getting worse instead of better. All this increase in housing will only deliver a more rapid decline. Stop destroying the natural beauty of the area. This is one of the main reasons people are here.
- The traffic on 18th which becomes 500 is already had. You need to put signal at that intersection. Already many accidents there.

- There are many things I don't know, but one thing I do know is that he neighborhoods that have developed over the past 5 years are the antithesis of why people want to live in Camas. I have yet to meet one single person who dreams of a cookie cutter house slammed in next to another cookie cutter house all set within a clear-cut. I'd love to see more forward thinking community design happening in Camas. More green space and trails linking neighborhood and services. More sidewalks linking service and neighborhoods and especially schools. Our kids can't even walk to their schools because the roads are too dangerous (Crown Rd, Everett N of the Lake, road to new Lac Heights Elem, etc.) I really hope the planners view these recent neighborhoods as a dire mistake and look in another direction all together as this North Shore planning becomes physical reality.
- There are only so many lakes and open space so close to town and there are so many alternative space that are not so precious. We should have the whole shore preserved at least 1000 yards back from the shore
- There is no law that says that Camas needs to develop this to satisfy the Growth requirement. We do not need another subdivision with high end houses, one after the other, with no green space left. That's all that has been developed in Camas with no vision or planning.
- There is no way lake Road can handle another a huge demand for use with large projects on the North Shore. even with the upcoming round-about improvement, this is a choke point that must be considered. Honor the uniqueness of a lake shore environment. Build parks and low density housing. (Restaurants and small shops maybe but they will fail)
- There should be as little development as possible. keep the area pristine. Encourage the natural resources and beauty that exist to remain. There is a major lack of North/south arterial roads to build out the area. Keep it as a natural destination. We do not want to decimate the beauty that makes Camas the special place it has become known to be.
- This area is vital to our native ecosystems. The south side is already developed door the rich. Please do not take away an important and sentimental area for so many people. This is part of the reason we are having so many issues with global warming and environmental changes in Vancouver too. Please don't add to it. This area was created naturally and beautifully to stay so. Why should man modify it yet again? There is plenty of other areas in camas to develop for the growth. Do not hurt our native ecosystems and happy people who enjoy this natural space.
- This area should be defined as an active, natural community, with many walk/bike trails, lake access and usable parks. It shouldn't be dense enough to warrant pocket parks or expansive enough for large community parks. It should all have a neighborhood/village feel, with small businesses and no big boxes.
- This is a wonderful opportunity for the City to grow and provide jobs. The City needs to invest and support this area for the future of Camas. They need to partner with those who are willing to provide the land and those that are willing to provide the jobs for this area. It can be a win/win for all if done properly.
- This is an opportunity to create a vision and a plan that can help keep Camas as a desirable place to live. It should have nice areas to live and excellent access to recreation.
- This is nonsense. This survey is nonsense. Where's the open space? Where's access for all? Why destroy the last vestige for wildlife so some developer can make more money at our expense. Camas, you started to really suck. Money grubbing town.
- This survey does not include leaving it rural as an option. Change is not always good. Quality of life in our community will go down if infrastructure such as adequate roads are not addressed first.
- This survey was not well publicized and I only am taking it because I saw a sign by the side of the road this evening. I can assure you the previous survey results were not representative and should be discounted as there were undoubtedly many many residents denied participation in this survey due to poor communication. Residents do not want high density housing on the north shore. There are other

places in Camas to place it closer to downtown, if it is needed. Most of us original residents moved here because of the character of the neighborhoods and the character of the town and do not want to see it destroyed as it gets overrun by developers building too many homes with no consideration of the town Camas has been. The roads will get over crowded--Everett especially and also Lake are already over crowded, the air will get more polluted and the already over crowded parks will be further ruined. We do not want to become another Vancouver. We love our schools, and our quiet, safe, healthy way of life. Build high density housing and lousy retail at your own peril--we will vote the current office holders out again just as we did in the most recent election.

- This town has drawn so many due to its uniqueness in the area and the way it makes you feel like you are far Away from the big city. This is largely due in part to the nature and natural areas that abound. Developing the area would completely change a large part of what is so loved about living here.
- To retain as much of the existing landscape, i.e. trees and vegetation as possible. It is crucial for the health and future well being of local residents that we don't further add to the impacts of climate change by cutting down existing trees. Sustainable building practices and fully integrated modes of green/public transport (bike paths, bus network) should be prioritized. No strip malls.
- Traffic on 232nd Ave will be increased exponentially with development. City must plan for more arterial roads that head north and west, which is where most traffic in the area will be moving.
- Trails , open space, dog park, outdoor activities, sports park. No to retail, more houses and especially low income. Boo to overpopulation keep Camas a nice little town. NO to a community center, workout facility or pool. Lacamas Swim and sport covers that for people who want it. It's a shame we didn't appropriate money to bring our last community pool up to standards. In America we just tear it all down as to celebrating our past historical buildings.
- Transportation issues that do not involve cars. Traffic flow. Police/fire coverage.
- Try to keep as many trees intact as possible, and require developers to plant new trees when they remove old ones.
- Try to maintain as much of the current integrity as possible. Do not overbuild and no cookie cutter housing.
- View Corridor protection
- We are turning the PNW, tree by fallen tree, into a desert. I would like to see the trees better incorporated into the area instead of clear cutting everything.
- We definitely need more affordable, compact housing, not high-end mega-lots. People with modest incomes need a nice area in which to live and raise their families.
- We do not want you to build more and knock down more trees over Lacamas Lake. Stop gentrifying Washington.
- We don't have good enough roads to support more housing projects
- We don't need more people (Oregonians) in Camas. We should do every thing we can to keep them out, and keep the North Shore as Natural and untouched as possible.
- We have enough strip malls and fast food restaurants. Try to attract a really good Italian restaurant (not Olive Garden or other mediocre Italian chain restaurant). Mulifamily housing like duplexes and triplexes are needed. Avoid apartment buildings.
- We have got to stop cramming houses together with little yards and green space. we need more of a development plan that incorporates green space and healthy spacing in our residential areas.
- We have too many mega-mansions in Camas because that's what developers make the most money on. It's time to address the needs of Camas residents.
- We live off of 232nd ave. We are very sad that the drive around the lake from town will be taken away from us and that our neighborhood is going to be surrounded with houses and business. I don't it matters what the people who live on the North Shore say one bit.

Item 3.

- We need to keep more green space. Parks, recreational areas with more trails are great. More housing is not helping our community.
- We over developed "track homes" in the area.
- We realize growth is inevitable. However, I believe deference should be given to preserve natural areas for wildlife. Don't just scatter parks here and there, tie natural areas together so wildlife has a chance.
- We really need a park district. All residents (infants and elderly) would benefit from the extensive programming. (Mom and Tot swim, ceramics classes, drama classes) There is such a thing as a Parks and Recreation Degree. Search and hire someone experienced to bring this to life. Camas is growing (whether some residents like it or not-it's called urban sprawl) and residents do pay taxes and should have activities available to them for a work/life balance. Why are we forced to spend our money in other communities?
- we would like to see it linked to the South Shore to establish a full trail system
- Well thought out. no urban sprawl
- What about schools? If you add more families, more schools will be needed, taxes will go up.
- What if we think way outside the box? What if we create a small- and specialty-farm community that will preserve our small-town feel, create meaningful work, and provide for both Camas and surrounding communities? What if we move away from huge houses, and recreating the already-nearby means of acquiring those huge houses, and filling them with stuff? What if that glowing red self-storage place that just went in next to Evergreen Tennis was the last step in the uglification of Camas? These options you list assume we want to choose from them ... that we want to be another cookie-cutter town. What if we don't? At least, that's how it looks to me. I look forward to the Feb. 4 workshop.
- What is the plan for bike lanes? We keep developing new neighborhoods and schools with no walkways or bike paths to encourage people to walk or ride.
- What is the transportation plan? You'll need Leadbetter to become a "major arterial", which I assume would be 2 lanes and able to expand to 4 lanes (with shoulders) to handle growth and incoming, exiting traffic. You'd also need a second "alternate" arterial to the north, to handle east-west traffic.
- Whatever comes to North Shore is likely to take away from downtown Camas. Consider carefully how you want to "divide the baby". If not done right it could simply make downtown a "ghost town" without recovery..
- Whatever will gets built there, would like it if kept natural looking and worked around existing trees instead of clear cutting.
- Where was light industry/manufacturing as an option for the land uses? It is shown in types of jobs, but not use of the land...
- Why is the city of Camas so pro-growth? Can we just put the brakes on and evaluate our roads and traffic problems before we introduce more and more people?
- wide park trail/walking path that goes around the entire lake.
- With multiple uses the key is maintaining the natural landscape conducive to the PNW and key entry to the Columbia gorge.
- Would like to see a hospital to serve the area.
- Would like to see a lot of nature, not a lot of development
- Would love to see a large dog park and Fred Meyer in the area.
- Yeah leave it alone
- Yes. It doesn't need to be built up with concrete and become a model of cookie cutter mayhem. I would love to see thoughtful design, a unique and thought out plan that caters to our community and is a cohesive continuation without compromising the natural beauty of our city. I think that it should

be an extension of Camas and have things be unique to put us on the map of an example, an area that attracts those visiting and gives them a sense of nature and growth being able to come together and not be one or the other. A way to bridge what we have now and the "north shore" so that we are not impacted by just money making ideas. Business need to come to support our city, but that can be strategic.

- You should not be tearing down the forests for housing or growth. There isn't a lot of wild life and ecosystems anyways.
- You shouldn't develop it into residential but let it be nature, Camas is becoming without nature and people are gonna wanna leave. We need trees to stay trees there are already so many houses we're fine without one more lot and the golf course is already ruined so please just stop.

EMAIL COMMENTS

The following comments were submitted to the City via email and Facebook.

September 12, 2019

I would like to receive project updates

Hello, I am glad you are planning this in advance. I would like to see a planned development. I would like to see something like Issaquah Highlands in issaquah Washington. It has a mix of housing, walking trails, parks in every neighborhood, community gardens, dog parks, high speed internet, retail and restaurant areas, grade school, and a park and ride for transit. a community center would be a great asset too!

September 12, 2019

I would like to receive project updates Please consider updating our existing roads (infrastructure) to support all the new homes that will probably be built on this beautiful farmland. Why hasn't anything been done to update the roads? Why hasn't there been a sidewalk built on the road that leads to Camas High School from Everett Road? Kids are walking on the road or in the ditches. Let's get our priorities straight.

September 12, 2019

I would like to receive project updates. Camas is taxing seniors like us out of their homes.

September 15, 2019

I would like to receive project updates. The beauty of Camas is its nature preservation. North shore is best to keep parks, open recreational area for families. Best to have businesses closer to NE 28th / 500 and leave north shore as parks and rec. also it's just too congested on NE Everett.

November 19, 2019

My question is why does our growth have to be on the "north shore" lands? Have other potential areas been assessed, and if so, where were they and why are they not being considered? I understand we are densely populated south of the lake, but why aren't other areas such as NE of the lake (ie fern prairie market/north of CHS) being proposed. Thanks for the forums & learning opportunities being provided.

The North Shore is within the urban growth boundary. Fern Prairie is outside those boundaries which controls urban sprawl.

Thanks for the explanation. Hoping to learn what other areas within the urban growth boundaries were considered.

Are all of the Legacy Lands that were established still in place for this north shore area or have some of them been "modified"?

Growth is coming for sure, but can't we mandate bigger yards? Less cut down trees? Less industrial areas and more schools?

My questions: What plans, if any, does the city have to annex Grove Field and expand it? Have there been discussions with the Port of Camas Washougal in this regard?

November 24, 2019

I understand that a planning process is required by Washington state. The issue at hand is the current unresolved problems that make any additional development a potential crisis. Camas is already experiencing serious issues with an increase in population without proper solutions for the flow of traffic. The intersection at Brady Road and 192nd including the on-ramp to Hwy 14, will be at a crisis level as the nearby shopping, commercial and residential development begins to be completed. The addition of additional housing on Crown Road will potentially flood downtown Camas/Everett with problematic traffic. The intersection at Everett & Lake Road is a nightmare for anyone forced to travel this section of the city during peak traffic hours. The inclusion of a Kayak rental company at Lacamas Lake during summer months, with a significant increase in out-of-area visitors, has forced boaters and others to park on the shoulder of both Everett and Lake Road. This creates dangerous conditions for bikers, drivers and walkers. NW Sierra and other residential areas of Camas are experiencing dangerous driving, speeding (including school zones) and unchecked aggressive behavior. We do not have the police manpower or transportation dollars to address these traffic law violators despite numerous complaints by citizens. Solutions have been proposed with little response from the city.

In areas of the city where high density housing has been added – or is in process of development – we see minimal changes to nearby roads. If developers are required to cover the cost of increased traffic, why are we seeing significantly more problems? A lightly wider road does not mitigate hundreds of additional cars. Why aren't the developers at Brady & 192nd paying to significantly widen Hwy 14? The addition of 10,000 people or more and this large commercial development will quickly bring this freeway to a standstill. What guarantee do we have that the developers of the North Shore will be held accountable for sufficient roads in all areas where Camas is impacted?

Washington state is requiring adequate planning for urban growth. In my opinion, a significant amount of the emphasis needs to be on addressing the rapid growth that is impacting the city now. Many of those future residents are already here now. It does not appear that the state mandate for planning requires you to use all of your resources to develop the North Shore. Let's ask the Washington state city planning experts to help us fix our current problems before we approve any additional city-led or commercial construction on the North Shore.

November 25, 2019

Hi Sarah. I am a resident in the LaCamas Summit neighborhood and was unable to attend last weeks meeting on the NorthShore Development. My question for you is this. Since Portland State University has an excellent School of Urban Planning has Camas taken advantage of their expertise in regard to our growth plans. Knowing Mayor Turk is a graduate of this school I assume there was some consideration in coordinating Camas's planning for the present/future with this fine school. Thanks.

November 26, 2019

Taking a closer look at the North Shore Development,I truly believe it will benefit the city of Camas in the future and preserve open space as much as possible in the North Shore area. As a land owner and a friend of a land owner of property just east of the tentative North Shore eastern border, I propose to the city of Camas to include the Webberley and Hagensen properties (just north of the Camas High School along with the nine properties just west of the Webberley/Hagensen properties) in the North Shore development project. I believe this arrangement will benefit the community of Camas and also the owners of the previously mentioned properties. Thank you for considering this proposal and we are looking forward to partnering and working with the Camas community and City leaders.

December 6, 2019

I am unfortunately unable to make the meeting on Jan. 7th. I herein offer additional input to what I mentioned at our last meeting.

We are concerned that the sub-area plan may undermine the land use decisions made over the past decade regarding the Mills-Leadbetter property. The Mills family negotiated in good faith for over ten years with the City of Camas resulting in viable zoning for our property. We have fulfilled every request that the city has asked of us, including donating 5 acres of lakefront property at no cost, selling our two historic lakefront homes and adjoining lakefront property at a discount below fair market value, some 33 acres, thereby relinquishing all of our most valuable lakefront property. The fulfilling of our commitments to the city also eliminated the only access to our property from Leadbetter Road, thus requiring temporary access from the proposed Fargo Street until such time as the new road planned to the north is completed. These actions were all done based on the good faith commitments from the City of Camas to continue to support development on our remaining developable land consistent with the adopted comprehensive plan. To say that the planning and zoning is now open to change without recognition of the commitments made with the Mills family would be a breach of trust and good faith. We would not have offered to transfer our lands to the city for public use had we known the city may not honor their commitments to us.

We sincerely hope that the city will honor their commitments made to the Mills Family to insure that the new subarea plan includes the zoning, density and road access agreements the City staff agreed to make in a good faith effort to include in the area planning.

January 11, 2020

Your postcard we received states "Planned" growth. We, as longtime residents, are hoping there will be better planning from the City of Camas than the time a few years ago when your panel was involved in the "planning" of the Camas High School. It was built in a rural farmland setting where no apparent planning was done to accommodate the hundreds of vehicles that would be accessing the school on the same rural two-lane road that is backed up every school day.

There was also the recent approval by your panel to approve the development of what we residents refer as "the projects" that were built behind the Woodburn Elementary school on Crown road. It is not only unsightly, but what was forest and adjacent to the Park are now gone. "The Hills at Round Lake" project is 333 lots and with an average of two cars per family that leaves residents contending with 666 more vehicles on our narrow two-lane roads to contend with yet there are no sidewalks and no widening of the Crown road to accommodate the additional traffic.
We residents were livid when your panel was also involved in the recently proposed expansion of the Grove Field airport which not only would have evicted many long-time residents from their homes but also was planning to have a lengthened runway within feet and perpendicular to the State Highway.

I don't feel the need to remind you how we voters felt about your "plan" to create a \$78M community pool complex in the heart of an area already massively impacted by traffic.

I bring up the above as reminder that your "planning" hasn't gone well for maintaining the rural community we long-term residents have come to love. I, personally, hope that if your "planning" doesn't include the developers having to pay for the traffic, water, sewer, power and communications, you should start thinking more... and not just about re-election but what your decisions will cost the residents in your desire for more taxable income. My family and I as well as our longtime neighbors are against your proposed projects on your North Shore "plan". Leave the area rural.

In closing, I find it unsatisfactory that your postcard included a web address but not a specific USPS mailing address for comments. Some of us are a bit older and are not able to access computers or the web without a trip to a library or a friend's house.

January 15, 2020

<u>To:</u> The Honorable Barry McDonnell, Mayor City of Camas

Summary: The North Shore Planning Process, starting with the survey, incorrectly frames Camas' overall growth issue. The State's GMA requirements, without disagreement, require Camas accept its share of statewide growth. The GMA, however, does not say where that growth must occur. North Shore development based on the Camas 2035 plan may no longer be appropriate given changes and opportunities at the Mill. Camas should not turn its back on the Mill. The North Shore planning process should be paused to give Camas residents a truly transparent process for overall growth issues. This should be a lesson from the 2019 election.

The Honorable Barry McDonnell, Mayor City of Camas

Dear Mayor McDonnell:

Congratulations again on your amazing victory for Camas.

The City needs to figure out how to hear its citizens. The City's Aquatic Center's process was biased. It was not successful. The result is you sitting in the Mayor's Chair.

Now, we as citizens are presented with a survey about developing Camas' North Shore. I won't participate in the survey and here's why.

The framework of the survey is clear from the very first question: "The existing zoning would allow a mix of employment, retail, and residential uses. The City is required by state law to plan for anticipated growth, and development will occur with or without planning."

The basic premise that the North Shore must grow and accept substantial urban growth is flawed. This survey is premature until the City has a conversation as to whether or not this large, Vancouver-styled development is appropriate and necessary.

Washington's Growth Management Act (GMA) Does Not Require North Shore Development

The State's GMA requirements, without disagreement, require Camas accept its share of statewide growth. The GMA, however, does not say where that growth must occur. Camas' growth could occur downtown. It could occur with higher densities in Grass Valley. It could occur with higher densities in Oak Park. Maybe you should revisit the downzoning I understand happened several years back in the city's core. You get the idea. The GMA is not an "excuse" to justify development of the North Shore. North Shore development of this magnitude should be considered only if less impactful alternatives are not available. Shouldn't the less impactful alternatives prevail?

I went to planning school as an undergraduate and worked early-on as a planner for a large state-wide agency in California. I worked on projects as large as the Pepperdine University Master Plan in Malibu. There is a lofty goal in planning to establish the utopian ideal of a city providing housing and jobs balance so people do not have to leave. I won't dispute this goal. But there is also reality.

The FAQ for North Shore admits that only 25% of workers actually live in Camas1. Is the percentage of people who work and live in Camas likely to decline? Probably. Camas, with its outstanding schools and proximity to the Portland metro area, is very attractive for commuting.

The North Shore

The North Shore is geographically isolated with severe constraints on road expansion. Realistically, the primary entrance from downtown and HWY 14 is Everett (otherwise known as Highway 500.)

The Aquatic Center debacle rightly put a focus on the HWY 500/Lake Road intersection. It is already a bottleneck. Hopefully the roundabout will help but HWY 500 is a misnomer. Unlike in Vancouver, it will never be a freeway let alone a major arterial. Creation of a significant jobs center in the North Shore will dump substantial traffic on roads already busy and never designed to serve as major arteries. Added to this is development already approved in Green Mountain and continued small scale subdivision and building in the largely rural area beyond the North Shore. This rural area will likely see increased densities should the North Shore develop into an urban center.

Traffic has fluid-like qualities. Like water encountering an obstacle, traffic will find the path of least resistance. Will neighborhoods like Crown Park be sacrificed for development that perhaps could be located elsewhere?

Suppose the City was successful and the 2,500 jobs lost from the Mill were replaced in the North Shore. In short:

- 1,875 of those workers would not live in Camas
- Many of those commute trips would be through the HWY 500 corridor
- Traffic would have serious impacts to communities like Crown Park and Downtown

Camas Should Have Other Options

Camas has a lovely Downtown that is our pride and joy. What does it now lack? A major employment center. New development, perhaps on part of the Mill property, could change this picture. The City could approve higher densities downtown, and make those affordable to the workers (and teachers and first responders for that matter). This could all be part of a corridor approach, coordinated with the City of Washougal, Port and of course Georgia-Pacific; to enhance transit opportunities and reduce traffic impacts. Improved transit from Downtown Camas to the region would be a benefit to everyone.

There's one problem with this. The Camas 2035 plan shows almost the entire Mill property as Heavy Industry. Camas 2035 was published June 2016. This is before the pulping operations were shut down and the Mill operation reduced to a skeletal crew down from 2,500 workers in the 1980's2.

1 http://www.camasnorthshore.com/wp-content/uploads/2019/11/North-Shore-FAQs-11-21-19_v2.pdf 2 As reported by the Camas-Washougal Post Record: https://www.camaspostrecord.com/news/2018/apr/26/end-of-an-era/

There is no indication in the North Shore planning process on how Downtown might meet GMA growth requirements. Likewise, Camas 2035 provides no discussion of how the Mill could and should be the nucleus of a modern riverfront: It could have housing, high technology, and the many other aspects of our Region's new economy including working class jobs.

Getting back to the survey, it contains only one reference to downtown. One of the options for the North Shore is: "Small shops and retail businesses (similar to those found in Downtown Camas.) Camas residents taking this survey have no choice to state a preference for a Downtown option to accommodate mandated future growth. The Camas 2035 Plan essentially makes the Mill a "black hole" and not available for consideration for other uses.

In short, the current North Shore planning process treats urban development as a foregone conclusion, which it is not.

Let's Keep Camas A Downtown City

Perhaps Camas 2035 needs some sort of "overlay" for the Mill that would provide for future alternatives. This would help prevent the potential for decline as unused properties continue to age. An overlay plan would signal the Mill's owners, and potential future owners, what entitlements are possible removing this large uncertainty, and therefore help guide the environmental cleanup.

Perhaps this should happen before decisions are made on the North Shore. Perhaps some transportation modeling should occur to see what happens to the region with both urban North Shore and substantial changes to the Mill. Maybe there isn't road capacity for both without building major roadwork improvements, like widening Everett to a modern 4 lane road. Such widening would impact Downtown and its neighboring communities. Such widening may end up being necessary if the North Shore is developed as an urban extension of Vancouver. Enough saying "perhaps" though. These questions must be answered, and the answers provided to Camas residents so they can participate in a truly transparent North Shore process.

I provide these observations with this background. Most of my adult life was spent as the US Navy's liaison to the State of California. I worked issues all over California. I worked on the cleanup/reuse of large closing Navy

bases in the heart of California metro areas. I saw many mistakes made. I saw what happens when old industrial buildings sit idle for decades while people argue about future development. I saw how this stalls needed environmental cleanups. I've seen the viscous downward spiral that results. I hope this is not repeated in Camas.

A single sentence in the now outdated Camas 2035 Plan is not sufficient justification for development on the North Shore. There must be a conversation about whether Camas remains a "Downtown" City or becomes so spread out it loses the very quality that has made Camas so special. Camas is not Vancouver.

Sometimes a planning process oversimplifies a complex issue. That happened in the Aquatic Center. Mayor Turk kept saying a simple survey said people wanted a pool. The Mayor relied on the sheer numbers. She was wrong. And here you are.

I would hate to see the North Shore follow that script. Before you do a survey based on a faulty basic premise, let's talk about that premise.

Let's Make This A Team Effort.

The City never should have tackled the Aquatic Center alone. Nor should it try to tackle the Mill alone either. I want to share a letter I provided to the Port of Camas-Washougal asking them to consider taking on the Mill as a project. I hope your Administration will be in support.

In closing, I'm not suggesting there be no development of the North Shore. I'm not a NIMBY. I'm suggesting instead the style of scale of that development be coordinated, and symbiotic with, a potential future Downtown Camas that successfully plans for the Mill property. A future that recognizes the need and benefits of keeping Camas centered on a vibrant Downtown. This alternative also fits with the emerging plans of Washougal and the Port. Downtown development as part of the HWY 14 corridor will be the least impactful way to meet GMA requirements.

Camas exists because of the Mill. The Mill was always there for the town and community. I've heard so many stories in my short time here about the nature of the Mill and its relationship to the City. Now it seems the City is turning its back on the Mill by continuing to pretend it will always just be a paper Mill. The writing is on the wall. We just have to admit it. The Mill can evolve if given the chance and continue to take care of this town and its people.

You are sitting in your Chair because the prior Mayor forgot about listening to what everyday people of Camas want for this wonderful City. Also forgotten was the need for this City to have an open, transparent process. I hope you remember this and start the conversation and planning process this city actually needs.

Mayor McDonnell, this is a time for leadership and vision.

January 17, 2020

My family currently owns 270 acres north of Lacamas Lake. 236 of those acres lay inside the Camas city limits. The bulk of the property was originally purchased by my great, great grandfather back in 1890. In 1926 my grandfather began dairy farming here and that operation continued for three generations over 92 years. The dairy herd was sold in March of 2018 after the economy of the dairy industry became untenable.

The prospect of the future development of our property was embraced by my family starting about 35 years ago when it became necessary to put in place some long range succession and financial planning measures. Development of the land at the end of our dairy career was a huge factor in allowing my family to continue the dairy operation for a third generation. Most forms of family agriculture including dairy are not lucrative. Margins are very tight. Financial demands that the dairy could not support at the time of this planning work were deferred until after the expected development occurs.

Preparing land for development is a very lengthy and expensive process. We began working actively with the County and the City in 2005. First, at the county level, we requested inclusion into the Urban Growth Boundary which was accomplished in 2007. Annexation into the city limits occurred in 2008. Finally, current zoning and an approved Development Agreement with the City was adopted in 2013. At every single step in this process numerous formal public hearings were conducted where public testimony was considered. The Board of County Commissioners (at that time), Camas City Council and Camas Planning Commission have all weighed in and approved these steps. We have followed the rules.

In 2011 environmental groups challenged the North Shore annexations and a legal process ensued which worked its way through review boards and was ultimately resolved in our favor by the Washington State Supreme Court in 2013. So over the past 15 years the City of Camas, Clark County and the State of Washington have all declared, in legal fashion with no ambiguity, that the property north of Lacamas Lake is now URBAN.

If it were not for the choices that my family has made over many decades in keeping this land open, this area would have long ago become a hodgepodge of homes on 5 acre parcels making planned development today unlikely. Instead, we are now engaged in a productive conversation about how this area will best fulfill the needs of the entire community. With sensible planning we can ensure the North Shore area will become a tremendous asset to our City's future.

January 20, 2020 withdrawal

January 23, 2020 Lebanon

January 30, 2020 interactive

No Date

Synopsis of Request from

The Mills Family and Lacamas North Shore Properties LLC for Future Planning and Use of the Remainder 57 Acres Owned By The Mills Family adjacent to The 33 acres of Public Property on Lacamas Lake recently sold to the City of Camas.

1. The existing 35.61-acre parcel of land depicted as Parcel 5 in the attached Exhibit 1, shall have its Comprehensive Zone Designation confirmed as Medium Density Residential and its current Zoning confirmed as MF-10. In addition, the limit on the number of units that can be built in the property shall be changed to 250 units (7 units per acre).

2. The existing 22.01-acre parcel of land depicted as Parcel 6 in the attached Exhibit 1, shall have its Comprehensive Zone Designation confirmed as Medium Density Residential and its current Zoning confirmed

as MF-18. In addition, the limit on the number of units that can be built in the property shall be changed to 295 units (13.5 units per acre).

3. The Mills Family or its successor in ownership (possibly Lacamas Northshore Properties LLC) shall have the right either individually or working in partnership with the City of Camas and/or the Dens Family LLC to construct and use for access to the Mills Family properties the proposed NE Fargo Street as depicted on the approved plans for a subdivision to be built on the West side of the adjacent Dens Family Land on Lacamas Lake. The intention is for the newly constructed NE Fargo Street to be used for access to the Mills Family remainder parcels until such time as adequate access roads can be constructed giving access to the Mills Family parcels from areas North of Lacamas Lake.

4. The additional Units allowed to be constructed on the Mills Family Parcels shall be used as a partial replacement for units that cannot be built ever because of City of Camas and Camas School District purchases of lands allocated for future residential development including:

a. The Weakley Property - 40 acres gross – 20 acres net - R 7.5 Zoning – Est 100 units.

b. The Rose Property – 43 acres gross – 32 acres net (res) – R-12 Zoning – Est 120 units.

c. The Bumas Property – 29 acres gross – 14 acres net – MF-18 Zoning – 226 units capped.

d. Total number of units missing from approved Area Comprehensive Plan - 446 units

Once the existing Development Agreement between the Mills Family and the City of Camas expires in May of 2020 The number of units the Property will be zoned for will increase to 735 units. 357 units on the MF-10 Property and 378 units on the MF-18 Property. As envisioned and proposed by the Mills Family and LNS, the new units to be allowed will total 495 Units or 240 units less than the zoning will allow. The Mills Family and LNS think this lower density proposal is more suitable for the siting and location of the residential units to be built and will allow a greater portion of the trees to be saved and access trails to the lake to be built.

The additional units to be built above the original number stipulated in the 2013 Development Agreement will provide for significantly more sewer and water systems development charges and late comers fees to be paid to the City of Camas to help pay for the new sewer and water lines and bring the area closer into compliance with Growth Management goals approved.

No Date

Vision for Future Use Of Mills Family Remainder Lands Lacamas North Shore

A proposal from the Mills Family and Lacamas North Shore LLC ("LNS", potential Purchaser) for the use of the Remainder Property owned by the Mills Family at Lacamas North Shore plus a portion of the West Side of the Dens Property adjacent to the Mills Property.

The City of Camas has asked for input from stakeholders and property owners regarding their vision for the North Shore Subarea Plan. This document describes the Mills Family and LNS's joint vision for the Mills Family portion of the Property in the North Shore Subarea plus a portion of the land owned by the CJ Dens Family.

In 2007 The Lacamas North Shore Group of Properties including the Mills Family Properties on Lacamas Lake were annexed into the City of Camas. As part of the annexation process the Mills Family offered and agreed to dedicate a 5.6-acre parcel of land including over 1,250 feet of Lacamas Lake frontage to the City of Camas to be used for Conservation purposes. This dedication was made at no cost to the City of Camas. The land dedicated is described as Parcel 3 in Exhibit 1 to this proposal.

In January of 2019, the Mills Family sold 33.44 acres of land to the City of Camas. The land included the iconic Leadbetter House and property plus the Pomaria House and property. These properties have over 1,450 feet of frontage on Lacamas Lake. The City purchased the property at significantly below market value with full support from the Mills Family. The intention was for the City to plan for and use the property for the benefit of its citizens and its visitors for the rest of time. Combined the lands sold and dedicated to the City of Camas on Lacamas Lake by the Mills Family contain about 39 acres of land including the iconic Leadbetter House and outbuildings and the architecturally significant Pomaria House. The properties are situated in the heart of the North Shore of Lacamas Lake.

At the time of the sale to the City, the Mills Family retained two parcels of land to the North of the lake frontage sold. The two remainder Parcels are under contract to Lacamas North Shore LLC. The two parcels are depicted in Exhibit 1 hereto and are further described as follows:

Parcel 5 contains 36.61 acres of land and is planned to be confirmed as zoned MF-10. A development agreement with the City currently limits the number of units on the property to 150 units. On expiration of the Development Agreement in May of 2020 the existing Comp Plan and Zoning will allow construction of 360 units. At the time of the sale of the 33.44-acre sale of land to the City (including the Leadbetter House) the City manager and staff agreed to make a good faith effort to increase this density to 200 Units. The Mills Family and LNS are proposing to the new North Shore Sub-area planners that the density on Parcel 5 be increased to 250 Units (or 7 units per acre).

Parcel 6 contains 21.02 acres of land and is planned to be confirmed as zoned MF-10. A Development Agreement with the City currently limits the number of units on the property to 207 units. On expiration of the Development Agreement in May of 2020 the existing Comp Plan and Zoning will allow construction of 378 units. At the time of the sale of the 33.44-acre sale of land to the City (including the Leadbetter House) the City manager and staff agreed to make a good faith effort to increase this density to 275 Units. The Mills Family and LNS are proposing to the new North Shore Sub-area planners that the density on Parcel 6 be increased to 295 Units (or 13.5 units per acre).

In addition to the density increases proposed for the MF-10 and MF-18 parcels, the Mills Family and LNS are also proposing that either the City of Camas or LNS in a joint venture with the City of Camas buy the existing West Side of the Dens Family Property. See Exhibit 2. The West side of the Dens Property proposed development on Lacamas Lake adjoins the Gun Club Property the City recently purchased. In the view of many people, the portion of West side of the Dens Family Property with lake frontage adjacent to the Gun Club Property should be owned by the City and added to the buffer of City Property along the lake. The small lot high density design of the Dens Property Development plan is not able to be developed without near clear cutting of the small lots and completely grading the site. The more clustered and site-specific planning the low-density multifamily projects planned for the non-public areas for development by LNS will allow the saving of many more trees and the ability to design the project to the land contours providing more view buffers and a more natural environment for residents. By having LNS participate in the purchase of the Dens West Property the cost to the City for purchasing this needed asset could be drastically reduced leaving more money for Park and Trail development and bringing a very publicly minded long term investment holder into the planning process for the property North of the City owned property on the lake.

In addition to offering to participate in (or lead) the purchase and plan improvement for the West side of the Dens Property, LNS with the instruction and blessing of the Mills Family is requesting that the long planned for NE Fargo Road be included in the planning for the North Shore Subarea so that the purchase of the remaining

Mills Family Properties can go forward without any devaluation of the Property for the Mills Family. The usability and value of the remainder Mills Family Properties are directly affected by the road access and road access timing for the development of the property. The Mills Family believes that part of the understanding they had with the City of Camas at the time of the Leadbetter Property sale was that the City agreed to use good faith efforts to make the creation of Fargo Road from Leadbetter Road to the Mills Family Properties a reality. Fargo Road is envisioned to be necessary for the development of the West side of the Dens Property and for the adjacent Mills Family Property. The Mills Family and LNS are fully cognizant of and agree to abide by the closure or restriction of use of NE Fargo street at the time adequate access roads are developed to their property from the North.

While this proposal for increased density and more immediate access for the remainder Mills Family Properties may seem to be self-serving and a coup for the Mills Family on the face it in reality, it is not. The Mills Family agreed to sell the Leadbetter, Pomaria, and the beautiful parklike acreage on the North side of their property bordering the Rose Property to the City at a significant discount with the hope that the City planners and leaders would make up for some of the long term value of the property given up by helping to secure the offsetting property value increases in the proposed density and access changes to their remainder properties. In the Mills Family minds, there was a great benefit to getting the lake frontage and the Leadbetter and Pomaria properties in the public's ownership and control for the long term good of the community and the long-term benefits to the Mills Family remainder properties. The Mills Family and LNS have been and intend to remain good partners of the City of Camas, the citizens of Camas, and all of the public minded entities that have helped make the long-term Vision for the North Shore of Lacamas Lake an emerging reality.

The benefits to the City of Camas and the citizens of SW Washington to having agreement on the increased densities, land use planning, and road access agreement as proposed by the Mills Family and LNS include the following:

1. Pay for New Sewer and Water Lines. Significantly increased ability for the City to pay for the cost of the recently installed Sewer and water lines on the North Side of Camas. More units mean more fees.

a. Because the City of Camas and the Camas School District have recently purchased land parcels in the Lacamas North Shore Planning area that were originally planned for housing, at least 400 living units have been erased from what was planned for in the last Comprehensive Plan for Camas. The sewer and water systems development charges that were initially planned for are no longer available.

2. Meet Comprehensive Planning Goals: When the Lacamas North Shore area was brought into the urban growth boundary and later annexed to Camas, exhaustive analysis was done to plan for the needed number of housing units, land available for jobs, and projected population growth. Adding some additional density to the number of housing units that were planned for but can no longer be built because of public ownership and use of a significant portion of the lands annexed will help bring the number of housing units to be built in the Lacamas North Shore area better in to compliance with the long term Comprehensive Plan and Growth Management goals.

3. Provide a needed Type of Housing: The proposal being made to the City is to allow for low density multifamily housing to be built on both sites. The 35.61-acre MF-10 site is proposed to have 250 units equaling only 7 units per acre. The 21.02-acre MF-18 site is proposed to have 295 units equaling only 14 units per acre. These low-density development proposals will allow a more home-like clustered type of housing unit to be built with lower building heights than is typical of multi-family development in today's world. The developer is a long-term holder of properties and intends to build quality low density units for rent. The low density will allow for more trees to be saved and walking trails to be built that will lead to and benefit from the

tremendous amenity that the parks and public facilities on Lacamas Lake now owned by the City of Camas will become.

This type of quality multi-family housing will also be very important to the development of the planned North Shore Business Park adjoining this property to the North. Having quality rental housing available to businesses moving to the area is an important component in the deliberation of where to locate a business. Having quality rental housing near the jobs and close to all the benefits of living on Lacamas Lake in Camas will be a tremendous asset to the North Shore Business Park and obviously the City of Camas and its citizens. There does not appear to be a lack of more tract like single family housing development at many tiers in the City of Camas for the coming future.

4. The Mills Family and City of Camas Partnership and Commitments. The Mills Family has acted in good faith in the sale of their irreplaceable lake front property to the City of Camas. The Mills Family could not be prouder to have played a significant role in getting these iconic properties into public ownership and planning. At the time the sale of the Lake Front properties to the City of Camas was first envisioned the City of Camas did not have the money to proceed so a sale agreement was negotiated and signed with The Conservation Fund advised by Columbia Land Trust as a placeholder for the City. The sale was conditioned upon The Mills Family and City agreeing to lot line adjustments to allow the existing land parcels to be transformed giving the City the property they wanted and the Mills Family the property they were keeping with the same exact lot size and zoning each had before the lot line adjustment. During the due diligence process for the Conservation Fund, the City of Camas found new sources of money to buy the Mills Property directly and asked to renegotiate the sale and step into the shoes of The Conservation Fund as Buyer. Since the land was always intended to be delivered to the City of Camas all parties agree to the sale. Since the City staff could not commit to providing real assurance that the road access from Fargo and the density increases in number of units would be approved in the future, the Mills and the City of Camas agreed to move forward to close the sale with only the assurance that the City of Camas staff would give a good faith effort to gain approval for the Mills remainder properties as envisioned including the approval of NE Fargo Street and an interim access road plan that would allow the development of the Mills remainder property as soon as permitting, road approval, and other necessary approvals were gained.

What the Mills Family and LNS are asking for now is for the staff at the City of Camas to make a good faith effort to assist the Mills Family and LNS is gaining the approval of the requested density increases and road approvals into the North Shore Subarea Plan and into actual approval for development once proper applications are in place as was envisioned by the parties when the sale to the City was agreed upon.

Notwithstanding the history and understandings between the parties, it is the Mills Family and LNS belief that these requests for density increases and road access should not be approved only because of the past agreements, but rather they should be approved because they make the highest and best use of the property and fit perfectly into the long range planning for the North Shore Subarea and the future of the City of Camas and the people that will live in the high quality low density housing created.

Please note the original request at the time of the sale was for density increases was to 200 units on the MF-10 Property and to 275 Units on the MF-18 Property. The new proposal is for 250 units on the MF-10 Property and 295 units for the MF-18 Property or an additional total of 70 units. The addition of this number of units is being asked for to provide the developer the means and incentive to pay for the majority of the costs of the improvement of NE Fargo Street and help defray some of the additional cost of the systems development charges for the new sewer and the late comer fees for the new water line.

Promote **Planned** Growth

Provide Employment Options

Protect Natural Resources



North Shore Subarea Plan . Imagine the Possibilities

The North Shore Subarea Plan is an opportunity for the Camas community to identify a vision for the area north of Lacamas Lake. The City has begun gathering information from the community through stakeholder interviews, an online survey, attendance at community events, and a community forum held on November 21st. The forum provided interested community members with the opportunity to learn more about the subarea planning process and ask questions directly to City staff.

Please join us in the next steps in the visioning process

Participate in our online survey: www.surveymonkey.com/r/CamasNorthShore2

Join us at a visioning workshop: February 4, 2020 | 6:30-9:00 p.m. | Camas High School's North Commons Area, 26900 SE 15th Street, Camas, WA 98607

The visioning workshop will include a map exercise that asks participants to identify locations for different land use types, including parks and open spaces, housing, jobs, shops and restaurants. We hope you can join us to share YOUR vision for the North Shore!



North Shore Subarea Plan

Imagine the Possibilities

The second community survey is live through January 26, 2020!

Please share your input: www.surveymonkey.com/r/ CamasNorthShore2

You can contact staff directly or schedule time to meet one-on-one at city hall. We are looking for a few great neighborhoods to visit. If your neighborhood would like more information on the North Shore Subarea Plan, contact us!

Join us at a visioning workshop:

February 4, 2020 | 6:30-9:00 p.m. Camas High School North Commons Area 26900 SE 15th Street, Camas, WA 98607

Contact us: Sarah Fox, City of Camas 360.817.7269 | info@camasnorthshore.com

www.camasnorthshore.com

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Date: 8/11/20

To: City of Camas Planning Commission, Council & Staff From: Lynn Johnston, 320 NE 257th Ave., Camas, WA 98607 Subject: North Shore Draft Vision Statement Comments

[Draft] Camas North Shore Subarea Plan Vision

1. **Preserve the North Shore's natural beauty.** Policies, regulations and design rules must protect significant trees and groves. Identify and preserve wildlife habitat corridors, and views to the treed hillside and the lake. This phrase has broad meaning and could have unintended consequences for buildable land.

2. **Plan a network of green spaces and recreational opportunities.** Integrate a variety of parks, playgrounds, trails and open spaces into residential and employment areas throughout the North Shore area. Create a "green corridor" along the lake that completes the Heritage Trail, provides lake access and buffers the lake from adjacent development.

3. **Cluster uses for a walkable community.** Concentrate homes close to schools and around commercial nodes so residents can meet daily needs without driving. Use sidewalks, pedestrian trails and bike paths to connect residents to neighborhood destinations. "Homes close to schools"...I agree.

4. **Provide a variety of housing options.** Plan for diverse housing types that are affordable to households of varying incomes, sizes and life stages.

5. Locate Industrial Parks and Commercial Centers to the north. Protect the environmental integrity of the lake and aesthetic quality of the area by siting light industrial and office uses away from the lake and adjacent to the airport. Encourage commercial activities along high traffic corridors, such as NE Everett St. I agree. A portion of the surplus "industrial" zoned land located closest to the lake, parks and school could be shifted to "residential". An added benefit would be helping to rebalance the residential areas displaced by School and City land purchases while leaving a sizable area to the north for future job growth.

6. Favor local-serving businesses. Encourage small, local businesses such as restaurants, cafes and grocers that serve North Shore residents and businesses, while not harming with (typo) the economic viability of downtown Camas.

7. **Plan for needed schools and infrastructure.** Ensure adequate roads, schools and utilities are in place before (as) development occurs. Invest in transportation improvements such as a new roadway through the North Shore and NE Everett improvements to minimize traffic impacts and maximize safety. It is customary that roads and utilities are constructed <u>as</u> development requires their need. For example, the new North Shore Arterial will likely be built in shorter sections over time rather than one grand project.

8. Pace development to maintain Camas' small town feel. Sustain the city's quality of life through phased and sustainable growth that contributes to community character. What does this mean? Please strike entire line. This item is vague and could be interpreted in many different ways. It will likely take 30 years for North Shore to fully build out. We need to find a balance between protecting the elements that are most important without "handcuffing" future development.

From: Anna W <<u>Waendelaw@protonmail.ch</u>>
Sent: Tuesday, August 18, 2020 8:10 PM
To: Community Development Email <<u>communitydevelopment@cityofcamas.us</u>>
Subject: North Shore sub area Plan

To Sarah Fox and other interested parties,

My name is Anna Waendelin and I reside in Camas Washington. I attempted to join the meeting tonight via zoom as well as by phone (as my computer microphone has been disabled). Unfortunately, neither method allowed me to be heard by you when I "raised my hand".

I have the following comments/requests:

1. I was not included in the 400+ emails you sent to citizens, nor was I appraised of the fact that these meetings and public involvement was going on. I feel I have been deprived of the opportunity to be heard. I would like to be immediate added to your list of citizens to be notified of city planning events, and especially the vision for the North Shore.

2. Please advise how I can obtain information, including copies of the exhibits that were shown during tonight's meeting.

3. I want to state emphatically my wish that the 270+ acres currently owned by the city remain in as natural a state as possible, with preservation of wild life, trails, parks and access to water. I oppose any form of development on city property and encourage the city to reflect the natural state of the north shore in its, hopefully soon to be revised, zoning regulations.

4. As for the privately owned 500+ acres, I would like to see some green areas set aside for each proposed project AND have those set asides connected to one another to accommodate trails and wildlife habitat.

Thank you for adding my opinion to the rest of the public comments and for, in the future, keeping me informed of events that impact our quality of life here in Camas.

Sincerely,

Anna H Waendelin Tel: <u>360-844-5333</u> Fax: <u>360-838-1500</u>

From: Anna W <Waendelaw@protonmail.ch> Sent: Tuesday, August 25, 2020 4:38 PM To: Sarah Fox <SFox@cityofcamas.us> Subject: RE: North Shore sub area Plan

Thank you so much for the exhibits, Sarah.

For the record: I do not know who Lynn Johnston is but I oppose 100% her striking the words "preserve wildlife habitat corridors" in Paragraph 1, line 2 of the Draft. WE MUST PROTECT OUR WILDLIFE BY NOT CUTTING OFF ACCESS or isolate them in smaller and smaller enclaves. James Tommasino, residing in Camas as well, is also very concerned about protecting wildlife and wildlife corridors, as well as being against the city allowing development on the

Finally, which citizen committee or group can I contact about this Plan? I am disappointed that I never was included in any mail/email/flyers/outreach regarding this and other important issues. I very much want to join concerned citizens in debating the Vision Plan.

Thank you so much for following up with me and sending me the exhibits. I shall read them carefully this week.

Sincerely,

Anna Tel: 360-844-5333 Fax: 360-838-1500

Sent from ProtonMail, encrypted email based in Switzerland.

Sent with ProtonMail Secure Email.



STAFF REPORT

Annual Comprehensive Plan Amendments City File Numbers: CPA20-01, CPA20-02, and CPA20-03

TO:	Mayor McDonnell City Council	DATE:	August 31, 2020	
FROM:	Sarah Fox, Senior Planner on	behalf of the Plo	anning Commission	
LOCATION:	Refer to individual cases			
PUBLIC NOTICES:	A Planning Commission public website and in the Camas Po Legal publication #429980.		was posted on the city's y 30, 2020 and August 6, 2020.	
WA Department of Commerce:	Notice of intent to adopt amo Commerce on July 22, 2020 (period ends on September 20	Material ID #202	eceived by the Department of -S-1607). The 60-day notice	
STATE ENVIRONMENTAL POLICY ACT (SEPA)	The city issued a SEPA determination of Non-Significance Non-Project Action for both proposed amendments. The comment period began on July 30, 2020 and runs for 14 days. Notices were published in the Camas Post Record, legal publication numbers 428290 (SEPA20-01) and 428280 (SEPA20-07). Determinations were mailed to property owners within 300-feet of the properties on July 23, 2020. No appeals were filed by deadline.			
APPLICABLE LAW:	Camas Municipal Code Chaj	oters (CMC) Cho	apter 18.51	
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This Staff Report will:

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

COMPREHENSIVE PLAN AMENDMENT PROCESS

Each year in the months leading up to January, the City announces that proposed amendments to the Comprehensive Plan will be received for 30 days. The 2020 announcement was published in the Camas Post Record and ran weekly from November 19 to December 5, 2019. The City received two applications (Files: CPA20-02 and 03) and one withdrew (CPA20-01).

II BACKGROUND

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

The plan includes six elements that work together to achieve the community's vision and long-term economic vitality. Those elements include policies and goals as follows: Land Use; Housing; Natural Environment; Transportation and Street Plans; Public Facilities, Utilities, and Services; and Economic Development.

The plan anticipated that the city would have a total population of 34,098 in 2035 and would add 11,182 new jobs. The city's estimated 2020 population according to the Office of Finance and Budget (OFM) is 25,140, which is a 4.3% growth from 2019.

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

LAND INVENTORY

EMPLOYMENT LANDS

The city's vision for economic development (Camas 2035, Section 6.1) in part reads, "In 2035, the economy has grown to attract a variety of businesses that offer stable employment opportunities and family wage jobs in the medical and high tech fields."

The City has approximately 3,398 acres designated for employment (combined commercial and industrial lands), or 33% of the overall acreage. Based on Clark County's Vacant Buildable Lands Model, it is estimated that there is 1,124 net acres of vacant and underutilized employment land in Camas. The model estimates that the city needs 337 net acres of Commercial land and 493 acres of Industrial land (total of 830 net acres) to create 11,182 additional jobs by 2035. According to the calculations, there is excess capacity of 294 net acres of employment land.

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

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

RESIDENTIAL LANDS

The majority of land in Camas is designated for single family residential uses (45%). Together with multifamily, residentially designated lands comprise approximately 53% of total acreage. <u>Camas 2035</u> states that the city must add 3,868 new residential units within residentially designated areas by 2035 to meet the growth rate of 1.26 percent population growth per year. Since adoption in 2016, there has been an average of 250 residential units built per year.

Since 2016, preliminary plat approval has been granted to 18 developments for a total of 1,770 lots. The city has approved eight multi-family developments, with a combined multi-family unit total of 646 units. Refer to Section IX of this report for a detailed list of developments.

IV APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES

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

Commercial and industrial properties are where we focus job growth in the city. The 2035 Plan includes goals and policies for job growth within the Economic Development element of the plan (Ch. 6). The Lofts at Camas Meadows (**CPA20-03**) is located within the "Grass Valley" area of the city, which is within an economic development target area. The Lofts at Camas Meadows proposes to amend the Industrial designation to Commercial, with an associated zoning of Mixed Use.

The Mills Family (**CPA20-02**) proposed amendments would convert a portion of their employment land to residential. This proposal must be evaluated based on the goals and policies within the Housing Element(Ch. 2) of the comprehensive plan along with specific goals for "North Shore" economic development area of the city.

Housing (Camas 2035, Ch. 2): The city's housing goals and policies focus on increasing housing diversity and affordability over the next 20 years. Citywide housing goal (H-1) states, "Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community." The following policies are particularly applicable to the proposed amendments:

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

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

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

Employment Land Use (Camas 2035, Ch. 1): "Goal LU-2: Create a diversified economy and serve Camas residents and tourists by providing sufficient land throughout the City to support a variety of business types and employment opportunities."

Policy Lu-2.7: Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.

Economic Development (Camas 2035, Ch. 6):

<u>Grass Valley Economic Development Goal, ED 3:</u> Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

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

North Shore Economic Development Goal, ED 4: To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices, and a mix of shops, services, and public spaces.

EVALUATION CRITERIA - CMC SECTION 18.51.030 (A-D)

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

After considering whether or not the current plan is deficient, the Planning Commission must recommend whether to support, reject or defer the amendments to City Council. The code provides the following criteria at CMC§18.51.030:

A. Impact upon the city of Camas comprehensive plan and zoning code;

B. Impact upon surrounding properties, if applicable;

C. Alternatives to the proposed amendment; and

D. Relevant code citations and other adopted documents that may be affected by the proposed change.

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

V PROPOSED AMENDMENTS

A. MILLS FAMILY PROPERTY (FILE #CPA20-02)

Site Description: The combined 57 acre property consists of two parcels that are designated a mix of Industrial and Multifamily, with three associated zones of Business Park (BP), Multifamily 18 (MF-18), and Multifamily 10 (MF-10). The parcels are currently vacant. The property is generally forested with portions of the property with steep slopes. To the south is land designated Single family residential. To the north and east are properties that contiguous with lands that are designated Business Park. To the west is Leadbetter Road and Lacamas Lake.

Discussion: The applicant requests that the city confirm designations and zoning that do not split parcel boundaries, which were split as a result of the sale of property to the city for park purposes. The applicant also requests an amendment to the Transportation Comprehensive Plan, which would ensure that there is access from Leadbetter Road, through adjacent private property, to connect to their properties. The propose roadway would not be a collector or arterial, which are the only road types included on the city's transportation map.

In order to evaluate the proposal, the city must consider the comprehensive plan goals and policies for both the North Shore (Economic Development, Chapter 6 – see below) and Housing (Chapter 2).

The goals and policies for North Shore envision that the area will be master planned for commercial and other economic uses (e.g. medical offices, grocery stores, and restaurants). New development in this area must also include pedestrian and bicycle connections to parks and trails to promote physical activity. A subarea planning process for 800 acres, which include the subject properties, started last summer and is still in progress. The ongoing work of the city to create a new North Shore Subarea Plan does not restrict current or future master planning for individual private properties. There is also not a moratorium imposed on the properties within the boundaries of the North Shore Subarea, and for that reason, there are no restrictions on individual properties bringing forward proposals to amend their land use designations in the interim.

As noted earlier in this report, the city's housing element states, "H-2.3: Any comprehensive plan designation change that increases residential capacity should require a quarter (25 percent) of the new units to be affordable to households earning 50 to 80 percent of Camas' MHI at the time of development."

The proposed amendment will convert Business Park designated land to residential, specifically increasing the city's overall multifamily area by 21 acres (9% increase), which means that Policy H-2.3 is applicable. However, the comprehensive plan housing policies have not been codified,

6.4.4	North Shore
5	The area north of Lacamas Lake is anticipated to experience substantial growth and redevelopment within the 20- year planning horizon. Planned transportation infrastructure will improve transportation connectivity throughout the City and support the employment and retail uses desired in the North Shore area. A large portion of the land in this area is zoned Business Park and Multi-Family, with some Commercial and lower density residential zoning. The Port of Camas-Washougal manages an airport that is outside City limits, but most of the developable land in the North Shore area is within the airport influence area.
$\widetilde{\mathbf{\omega}}$	North Shore Economic Development Goal
5 S	ED 4: To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices, and a mix of shops, services, and public spaces.
10	North Shore Economic Development Policies
Ö	ED-4.1: Promote the growth of businesses such as grocery stores, medical offices, and restaurants that will meet the retail and service needs of the population.
E	ED-4.2: Protect the viability of the airport as a significant economic resource to the community by encouraging compatible land uses ⁷ and densities, and reducing hazards that may endanger the lives and property of the public and aviation users consistent with state laws RCW 36.70A.510 and RCW 36.70.547.
ŭ	ED-4.3: Encourage new developments to include provisions for neighborhood parks that are within walking and biking distance of a person's home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work and commercial centers, public transit, and community facilities.
	ED-4.4: Promote economic development opportunities adjacent to the Port of Camas-Washougal's Grove Field that will benefit from additional transportation options.
	ED-4.5: Preserve large tracts of land for large industry and master-planned commercial development.
	ED-4.6: Support public-private partnerships for infrastructure development.
	ED-4.7: Advocate better transit routes and service.
_	

meaning that there are no regulations requiring an applicant to adhere to this policy and the

application did not include such provisions. This does not preclude any such proposal in the future development of the properties.

The city's current multifamily zoning regulations include a minimum density of six units per net acre and a maximum density of 24 units per net acre in Cottage Overlay Zones. The subject property contains both MF-10 and MF-18 zoning. MF-10 has a maximum of 10 units per net acre and MF-18 allows a maximum of 18 units per net acre.

At page 2 of the application, the applicant requests that the properties develop with a minimum number of residential units for each property. The applicant is proposing that they be guaranteed "no less than" 475 new units. The applicant provided with Exhibit #6 (Dated 08-11-20) reports on the wetland, geological and archaeological resources of the properties. The city did not receive an application for development of the properties. An application for development might include a preliminary plat application, a preliminary site plan application, or even an application for a planned residential development given that the applicant would like the entirety of the properties to be designated as residential. Although the applicant submitted the critical area reports, the city is unaware of how the applicant may want to develop the properties, including whether the critical areas will be impacted or avoided. There are too many variables to consider with development of a vacant property.

In general, 70% of a property can be developed when there are no critical areas, with 30% of the site utilized for roads and other infrastructure. Keeping in mind that staff has not received a development application, staff estimated that the net developable area within the 57 acre site would provide in the range of 240 to 957 units (*min. 6 units/acre to max. 24 units/acre*). The city cannot guarantee 475 units, as requested, absent a preliminary site plan in combination with an analysis of the impacts to the critical areas.

Typically, if a development warrants a unique standard such as **guaranteeing** a certain number of units or requests a public improvement, then this would manifest as a provision within a development agreement or as a concomitant rezone agreement—separate from the annual comprehensive plan update. The applicant <u>did not</u> pursue either of these mechanisms. In absence of additional agreements, if the comprehensive plan amendments are approved, then the properties will be subject to the standards for the applicable zones at the time of development.

EVALUATION CRITERIA CMC18.51.030 (A-D) and CMC18.51.010 (C)	FINDINGS
Impact upon the city of Camas comprehensive plan and zoning code;	The amendment would decrease economic development lands and increase multifamily lands.
Impact upon surrounding properties, if applicable;	The majority of the subject properties would retain their current multifamily designation. The proposed change would be consistent with the residential designations of adjacent properties to all sides but to the north.
Alternatives to the proposed amendment; and	The applicant did not propose an alternative.
Relevant code citations and other adopted documents that may be affected by the proposed change.	The proposed roadway access is not an arterial or collector, and for that reason would not warrant a modification to the Transportation Comprehensive Plan or the city's Six-Year Street Plan.

Why the current comprehensive plan is deficient or should not continue in effect.	The applicant's property is split by multiple land use designations due to a sale of land to the city and subsequent boundary adjustments. It is reasonable for the applicant to request that the full extent of each parcel contain a single designation .
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Staff Recommendation: Support amendment as proposed to change the Industrial designated properties to Multifamily with an associated rezone to MF-10 as depicted at Section X of this report.

B. LOFTS AT CAMAS MEADOWS (FILE #CPA20-03)

Site Description: The combined four-acre subject property is designated Light Industrial/Business Park (LI/BP) and is currently vacant. The same designation lies to the north, west and south of the site, albeit the properties have developed. To the north and east is the Camas Meadows Golf Course and across the street, to the south is an industrial business park. Further to the southeast are multifamily designated properties, with one project, the Village at Camas Meadows under construction. Another multifamily development is located north of the golf course. To the east of the golf course, there is a Business Park zone with a mixed use development planned.



Discussion: The applicant requests that the comprehensive plan designation of Light Industrial / Business Park (LI/BP) on four parcels be amended to Commercial, with an associated rezone of Mixed Use (MX). The nearest Commercial designated properties are located along NW Lake Road, approximately a half mile to the south.

In order to better evaluate the proposal, the city must consider the comprehensive plan goals and policies for the Grass Valley Area (Economic Development, Chapter 6) and the zoning regulations of the proposed Mixed Use Zone. The comprehensive plan specifically requires an analysis of buildable lands, for any proposed conversions within the Grass Valley area of the city, "**ED-3.3**: *Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.*" For that reason, the applicant submitted a study to support their proposal, titled "Lands Needs Analysis for Mixed Use Development on a Site in Camas, Washington" (Johnson Economics, LLC, April 2020).

The analysis found (page 15) that conversion of the four acre site to a mixed use development could still provide the land necessary to achieve the city's 20-year job goals given that the 2035 Plan includes excess capacity. "An inventory of Grass Valley industrial lands find that remaining parcels are sufficient to accommodate 69% of forecasted 20-year industrial employment (Figure 3.4), while the rest of the city could also accommodate an additional 63% of the forecast. This supports the Camas 2035 finding that there is significant overcapacity of industrial lands (132% of demand), and conversion of the subject site to a different use would not violate the policy of maintaining a 20-year supply in Grass Valley."

Currently, the Mixed Use Zone has been applied to two areas of the city—adjacent to downtown and north of the intersection of Lake Road and Everett Road. Those areas were targeted for their redevelopment potential for transit-oriented developments¹, given the prevalence of small lots located near arterials and collectors. Those areas were also formerly designated a mix of other commercial designations that at the time prohibited new residential construction. The Mixed Use and Downtown Commercial zones are the only commercial zones in the city that allow a variety of residential uses outright. Camas 2035 ("Plan") at Section 1.4.5 states, "Future conversion of commercial or industrial areas to MX should consider the benefits to the community, such as providing a gathering place (e.g., pocket park), housing options for a variety of income levels, and job opportunities." This section of the Plan includes three policies and the following goal for mixed use areas. "LU-5: To foster economically and socially diverse mixed neighborhoods as the foundation for a healthy city, which includes meeting the multi-modal transportation, housing, employment, education, recreation, and health needs of the citizens."

The LI/BP Zone is almost entirely found on parcels in the northwestern section of the city. Over the past few comprehensive plan amendment cycles, properties have converted from LI/BP to either BP or RC zones due to the restrictive development standards of the LI/BP zone, which include deep building setbacks from property lines (Refer to Section XI of this report). The applicant's property has an average of 370 feet of depth from the roadway. If they designed a structure for the site under the current LI/BP standards, it could only be 70 feet deep given that the minimum front setback is 200-feet and the rear setback is 100-feet. In comparison, in the MX zone there is a *maximum* front building setback of 10-feet, meaning that a building must be established at the front property line or no further back than 10-feet. In addition, the applicant submitted conceptual site plans to better demonstrate the effects of the current development standards of the LI/BP zone (Refer to Exhibit #5).

Amendment of a comprehensive plan designation not only includes a consideration of the comprehensive plan, development standards of the zoning, but also includes a comparison of the allowed land uses within the current zone and proposed zone in order to evaluate the merits of the proposal and any unintended consequences of such change. The allowed land uses for each zone are found within the Use Authorization Table at <u>CMC Chapter 18.07</u>. There are 73 outright allowed uses within the MX zone and of those, there are 41 uses that are not allowed ("X") within the current zoning of the property (see list at Section XI of this report). A variety of residential uses are generally allowed in the MX zone, where they are prohibited in the LI/BP zone.

EVALUATION CRITERIA CMC18.51.030 (A-D) and CMC18.51.010 (C)	FINDINGS	
Impact upon the city of Camas comprehensive plan and zoning code;	The amendment would decrease industrial lands and increase land for residential or mixed use development.	

¹ For more information on Transit Oriented Developments: <u>http://mrsc.org/Home/Explore-Topics/Planning/Development-Types-and-Land-Uses/Transit-Oriented-Development.aspx</u>

Impact upon surrounding properties, if applicable;	Refer to applicant's narrative beginning on page 3 for responses to this criterion. The city did not identify any detrimental effects to adjacent properties if this change was approved.
Alternatives to the proposed amendment; and	The applicant did not propose an alternative.
Relevant code citations and other adopted documents that may be affected by the proposed change.	Staff is unaware of any other city plans that would be affected if these four acres were amended.
Why the current comprehensive plan is deficient or should not continue in effect. Specifically: "Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval." – Policy ED-3.3	The applicant's analysis provided evidence to support their proposal. Refer to "Lands Needs Analysis for Mixed Use Development on a Site in Camas, Washington" (Johnson Economics, LLC, April 2020) The applicant also provided an illustration (Exhibit 5) of the effect to the property if developed with the LI/BP standards in place, which leaves little land left to develop.

Staff Recommendation: Support amendment as proposed to change the Industrial designated properties to Commercial with an associated rezone to Mixed Use (MX).

VI ATTACHMENTS AND EXHIBITS

Staff Report Attachments:

- A. Staff Report (August 31, 2020) and presentation
- B. Mills Family Application for Comprehensive Plan Amendments
- C. Lofts at Camas Meadows Application for Comprehensive Plan Amendments

Exhibit 1 (July 20, 2020). Letter and attachments from Kimbal Logan on behalf of the Mills Family to Mayor, Council, Planning Commissioners and City Attorney regarding purchase agreements.

Exhibit 2 (July 21, 2020) Email and attachments from Kimbal Logan to Jamal Fox (start date as City Administrator was August 31, 2020).

Exhibit 3 (August 5, 2020). Letter from Mr. Hertrich in regard to the Lofts at Camas Meadows proposed amendments. The letter was in support of the amendments and requested that their adjacent property be included in this year's comprehensive plan amendments.

Exhibit 4 (August 6, 2020). Letter from Mr. Williams on behalf of the Pedwar Group in regard to the Lofts at Camas Meadows proposed amendments. The letter was in support of the amendments and requested that their adjacent property (Tax Parcel #986026-906) be included in this year's comprehensive plan amendments.

Exhibit 5 (August 10, 2020). Letter and site map from LeAnne Bremer on behalf of the Lofts at Camas Meadows to Planning Commission and staff, Sarah Fox.

Exhibit 6 (August 10, 2020). Email and attachments from Kimbal Logan on behalf of the Mills Family to Mayor, Council, Planning Commissioners and City Attorney regarding purchase agreements.

Exhibit 7 (August 12, 2020). Letter from Ms. Lebowsky, WA State Department of Transportation in regard to the Mills Family Comprehensive Plan Amendment that was received during the SEPA comment period.

VII PLANNING COMMISSION RECOMMENDATION

Planning Commission conducted a public hearing on August 18, 2020, deliberated and forwarded a unanimous recommendation of approval on the following proposed amendments.

CPA20-02 Mills Family

Amend Industrial designated properties to Multifamily, with an associated zoning of MF-10 and MF-18.

CPA20-03 Lofts at Camas Meadows

Amend Industrial designated properties to Commercial, with an associated zoning of MX.

Staff requests that Council set a date for a public meeting to consider proposed amendments.

CMC18.51.050 (in part) reads, "Subsequent to planning commission review and recommendation, the city council shall consider each request for an amendment to the comprehensive plan or zoning code at a public meeting, at which time the applicant will be allowed to make a presentation...

The city council shall make a decision by motion, resolution, or ordinance as appropriate. The city council decision on a planning commission recommendation following a public hearing shall include one of the following actions:

- 1. Approve as recommended;
- 2. Approve with additional conditions;
- 3. Modify, with or without the applicant's concurrence;
- 4. Deny (resubmittal is not allowed until the next year for comprehensive plan amendments);
- 5. Remand the proposal back to the planning commission for further proceedings."

VIII TABLE 1 –2020 COMPREHENSIVE PLAN ACREAGE (PROPOSED)

Comprehensive	Current	CPA20-02	CPA20-03	Final
Plan Designations	Acres	Mills***	Lofts	Acres
Single Family				
·Low Density	866.86			866.86
· Medium Density	3608.65			3608.65
· High Density	437.49			437.49
Multi-Family				
· Low Density	290.01	21.5		311.01
· High Density	256.71	-0.5		256.21
Commercial	970.56		4.0	974.56
Industrial	2427	-21.0	-4.0	2402.0
Park	850.72			850.7
Open Space / Green	492			492.0
Space	492			
Total acreage:	10,200			10,200

The following acreages represents the proposals as submitted.

Zoning**	2019	CPA20-02 Mills***	CPA20-03
	Acres	IVITUS	Lofts
Parks/Open Space			
Neighborhood Park (NP)	145.14		
Special Use (SU)	164.09		
Open Space (OS)	421.55		
Industrial			
Heavy Industrial (HI)	858.58		
Light Industrial (LI)	91.83		
Business Park (BP)	563.63	-21.0	
Light Industrial/Business Park (LI/BP)	799.55		-4.0
Residential			
Residential-15,000 (R-15)	716.30		
Residential-12 (R-12)	925.43		
Residential-10,000 (R-10)	989.29		
Residential-7,500 (R-7.5)	1534.34		
Residential-6,000 (R-6)	191.11		
Multifamily Residential-10 (MF-10)	224.39	21.5	
Multifamily Residential-18 (MF-18)	312.70	-0.5	
Commercial			
Downtown Commercial (DC)	72.22		
Mixed Use (MX)	37.86		4.0
Regional Commercial (RC)	597.93		
Neighborhood Commercial (NC)	10.57		
Community Commercial (CC)	237.44		
Total Acres	8893.95		

***Details of Mills Family Amendments:	Current Parcel #7	Proposed Parcel #7	Current Parcel #8	Proposed Parcel #8
Acreages BP	11.5	0	9.5	0
MF10	14.5	36	0	0
MF18	10.0	0	11.5	21

TABLE 2 - DEVELOPMENTS APPROVED SINCE 2016 TO DATE

Residential Developments Approved Since 2016	Lots	Master FILE #
43rd Avenue Subdivision	12	SUB18-01
Columbia River Homes Short Plat	5	SP19-02
Dawson Ridge Subdivision	43	SUB17-01
Elm Street Short Plat	4	
Gano Short Plat	2	SP19-03
Green Mountain Planned Residential Development	1,483	Various Phases
Haley Short Plat	2	SP19-01
Hancock Springs	20	SUB18-05
Kern Short Plat	2	SP17-02
Larkspur Subdivision	10	SUB18-03
Lon Combs Duplex	2	CUP19-01
Summit Terrace Subdivision	55	SUB16-01
Sundem Short Plat	2	SP17-01
The Parklands Subdivision	42	DA15-03
The Village Phase 2	46	SUB15-04
Treece Short Plat	2	FP18-02 / SP15-05
Valley View Subdivision	36	SUB18-02
Vutukuri Duplex	2	CUP19-02
TOTALS	1,770	

New Commercial /Industrial Developments Since 2016:	Built?
Camas Self-Storage	YES
Discovery High school	YES
Grains of Wrath - Restaurant	YES
Grass Valley Master Plan - Holland Group	NO
Kiddie Academy	NO
Lacamas Heights Elementary School	YES
Lacamas View Care Facility	NO
NW 38th Avenue Medical / Dental Building	YES
Pumpkin Property Office Development	YES
Riverview Community Bank	YES
Samson Sports – Expansion	IN PROGRESS
Three Rivers Development Office Building	NO
Union Self-Storage (under construction)	YES

Multi-family Developments Since 2016:	Units	Built?
Hetherwood Apartments	150	NO
Riverview Apartments	120	YES
6th & Birch Mixed Use (nearing completion)	30	YES
The Village Phase 1	30	YES
Parklands Multifamily	24	YES
Grass Valley Housing - Holland Group	288	YES
11th Avenue Duplex	2	NO
Burkland Duplex	2	NO
TOTALS	646	

X FIGURES OF EACH PROPOSED AMENDMENT

MILLS PROPERTY (CPA20-02)

Location: North of SE Leadbetter Road and West of NE 252nd Ave.

Description: Amend comprehensive plan portion of the site that is "Business Park" to "Multifamily" and rezone to both "MF-18" and "MF-10" with a 57-acre site that is currently vacant.



(Above) Existing land use designations. Notice that property line configurations have changed, however comprehensive plan areas remain until amended. (Below) Proposed redistribution of land use designations.



LOFTS AT CAMAS MEADOWS (CPA20-03)

Location: 4525 Camas Meadows Drive

Description: Amend comprehensive plan to "Commercial" and rezone to "Mixed Use" at a four-acre site that is currently vacant.



XI ZONING REGULATIONS

USE AUTHORIZATION TABLE - CHAPTER 18.07

Comparison of land uses that are allowed ("P") in the MX Zone and uses that are prohibited ("X") in the LI/BP Zone. Residential-type uses are highlighted.

Zoning Districts	МХ	LI/BP
Antique shop ⁶	Ρ	Х
Appliance sales and service ⁶	Р	Х
Bowling alley/billiards ⁶	Ρ	Х
Building, hardware and garden supply store ⁶	Р	х
Clothing store ⁶	Ρ	X
Department store ⁶	Р	Х
Furniture repair; upholstery ⁶	Р	Х
Furniture store ⁶	Р	Х
Funeral home ⁶	Р	Х
Grocery, large scale ⁶	Р	Х
Grocery, small scale ⁶	Р	Х
Hospital, emergency care ⁶	Р	Х
Hotel, motel ⁶	Ρ	Х
Household appliance repair ⁶	Р	Х
Laundry (self-serve)	Ρ	X
Nursing, rest, convalescent, retirement home ⁶	Ρ	x
Pet shops ⁶	Ρ	Х
Second-hand/consignment store ⁶	Р	Х
Shoe repair and sales ⁶	Р	Х
Theater, except drive-in ⁶	Ρ	Х
Veterinary clinic ⁶	Ρ	Х
Auditorium ⁶	Р	Х

Zoning Districts	МХ	LI/BP
Community club ⁶	Ρ	Х
Church ⁶	Р	Х
Library ⁶	Р	Х
Museum ⁶	Ρ	Х
Sports fields ⁶	Р	Х
College/university ⁶	Р	Х
Elementary school ⁶	Р	Х
Junior or senior high school ⁶	Р	Х
Private, public or parochial school ⁶	Р	х
Adult family home	Р	Х
Apartment, multifamily development, row houses	С	х
Assisted living	Р	Х
Bed and breakfast	Р	Х
Designated manufactured home	Р	х
Duplex or two-family dwelling	Р	Х
Group home	Р	Х
Home occupation	Р	Х
Housing for the disabled	Р	Х
Residence accessory to and connected with a business	Р	x
Single-family dwelling	Р	Х

DEVELOPMENT STANDARDS - CHAPTER 18.09

Comparison of development dimension standards that apply to the MX Zone and the LI/BP Zone.

	МХ	LI/BP Note 2
Maximum Density (dwelling units/net acre)	24	n/a
Minimum lot area (square feet)	1,800	10 acres
Minimum lot width (feet)	None	Not specified
Minimum lot depth (feet)	None	Not specified

Setbacks: Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.

Minimum front yard (feet)	Note 3	5' per 1 foot of building height (200' minimum)
Minimum side yard (feet)	10'	100' for building; 25' for parking
Minimum rear yard (feet)	25'	100' for building; 25' for parking area
Lot Coverage: Lot coverage (percentage)	1 story (60%) 2 stories or more (50%)	1 story (30%) 2 stories (40%) 3 stories (45%)
Building Height Maximum building height (feet)	None	60

Notes:

1. If along a flanking street of corner lot.

2. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapter 18.21 Light Industrial/Business Park.

3. Maximum setback at front building line is ten feet.

4. Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.





Item 4.

Elements of Camas 2035

Land Use	1	
Housing	2	
Natural Environment	3	
Transportation	4	
Public Facilities & Services		
Economic Development 6		
Appendices		



3



2

8/31/2020

Item 4.









Item 4.

Light Industrial/Business Park Zone



9







Item 4.








ltem 4.





8/31/2020

ltem 4.

Evaluation Criteria

Impact upon

- Comprehensive Plan or zoning code?
- Surrounding properties?
- Code & other adopted documents?

Alternatives to the proposal?









8/31/2020

ltem 4.







1

Item 4. Community Development Department | Planni 616 NE Fourth Avenue | Camas, WA 98607 (360) 817-1568 communitydevelopment@cityofcamas.us

Attachment B

General Application	Form	Case Number: OP	A20-02
	Applicant	Information	
Applicant/Contact::	Kimbal A. Logan	Phone:	(360) 904-9090
Address:	201 NE PARK PLAZA	Dreive, Kinde	al@ KL-RE. com
	Street Address Suite 200	E-mail Address	agleil
	City	State	ZIP Code
	Property I	nformation	
Property Address:	NO ADRESS PINES	177844 000 4	174885000
	Street Address	County Assess	
	CAMAS City	State	21P Code
Zoning District	MF-10 MF-18 BP	Site Size 57 a	Cres
	Description	n of Project	
Brief description:			
<i>see</i>	attached maps and v	more detailed by	plication
Are you requesting a	consolidated review per CMC 18.55.020(E	YES	NO
Permits Requested:	Type I Type II		Type IV, BOA, Other
		Contract Purchaser	Type IV, BOA, Other
		~	
Owner's Name:	The Mills FAMILY LLI Last First	Phone: (503) 522-1269
	1930 SW River Drive	# 50	06
E mail Address:	Street Address	Apartment/Unit	# 01717-2/24
	City Com	State	Zip
	Signa	ature	
I authorize the applic the property.	cant to make this application. Further, I g	rant permission for city sta	ff to conduct site inspections of
Signature:	Michael Mills		Date: 1/31 2020
Note: If multiple property	owners are party to the application, an additional a		
a property owner signatu	re, then a letter of authorization from the owner is r	required.	
	21/2020		
Date Submitted: 1	31 2020 Pre-Application Date		- pd 5,729.00
Sarah F	Fox	Electroni	c
		Сору	d Validation of Food
the second se	Related Cases #	Submitte	ed Validation of Fees
	Related Cases #	Submitte	Revised: 01/22/2019

APPLICATION FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN and THE ZONING MAP For the City of Camas, Washington

This is an Application to the City of Camas ("the City") from the Mills Family LLC ("the Mills Family") and Kimbal R. Logan acting as "Applicant" for the Mills Family requesting the City to confirm and approve changes in its Comprehensive Plan and its Zoning Map to reflect the changes requested in this Application as further depicted in the maps submitted with this Application.

The Mills Family recently sold 33 acres on Lacamas Lake to the City. This sale was the result of a long collaboration and negotiation with the City, Columbia Land Trust, The Conservation Fund, the City Staff, and several different agencies in the City including the Parks and Recreation Department. The goal was to gain public ownership of a broad buffer of land along the North Shore of Lacamas as originally envisioned in the Vision Plan for the North Shore of Lacamas Lake approved and endorsed by the City of Camas, Clark County, the Camas Parks and Recreation Department, and many other stakeholders in January 2017. The 33 acres sold to the City included the iconic Leadbetter House and outbuildings plus the lake front Pomaria House.

In order to legally provide for the sale of the land from the Mills Family to the City of Camas, lot line adjustments had to be made to the existing lot lines in the Mills Family Property. These lot line adjustments were approved by the City and Clark County which allowed the City to purchase legal lots from the Mills Family including those with the Lacamas Lake frontage, the Leadbetter House, the Pomaria House, the beautiful park like property on the North Boundary of the Mills Property, and some geographical formations and outcroppings of ecological significance.

The lot line adjustments were made with a plan to end up with the exact same number of acres in each of the three changed lots as existed before adjustments. One lot of 35.6 acres. One lot of 22.01 acres, and one lot of 26.46 acres. Before the lot line adjustments were started, the 35.6-acre lot was zoned MF-10, the 22.01-acre lot was zoned MF-18, and the 26.46-acre lot was zoned BP. In making the lot line adjustments with the cooperation and approval of the City, it was the stated intention of the Mills Family that after the lot line adjustments were completed the 35.6 acre remainder lot would be confirmed as zoned MF-10, the 22.01 acre lot would be confirmed as zoned MF-18, and the 26.46-acre lot purchased by the City, would be confirmed as zoned BP or changed by the City to whatever zone the City wanted. It is the Mills Family's belief that a BP zone in the 26.46-acre lot will allow public ownership and use of the property.

The 33 acres of land purchased by the City was purchased at a discount from market prices in part because of assurances from the leaders and team at the City of Camas that the City would



make a good faith effort to help the changes being requested by the Mills Family for their remainder lands after the sale to the City to gain approval through the necessary processes. The changes requested include confirmation of the zoning of the remainder properties to remain as envisioned, increases in the number of units to be allowed, and approval of the construction and use of the previously approved NE Fargo Street as access to the Mills Properties from Leadbetter Road until such time as public roads giving adequate access to the Mills Family remainder properties from the North are built.

Because the newly formed lots when confirmed, will not change the amount of any property type only its location, (there will still be the same number of MF-10 acres (35.6), MF-18 acres (21.01), and BP or public acres (26.46)) it is the belief and hope of the Mills Family that the need for any great study of the required comp plan change or zoning map changes will be minimized because the land area, zoning and densities will be the same as the existing Comp Plan and Zoning which have already been approved through a lengthy and vigorous public process. With these historical facts in mind this Application specifies the following:

1. A detailed Statement of what is proposed and why: The Applicant is proposing the following:

1.1. The 35.6-acre Parcel 5 as shown in the attached Exhibit 1 Map shall be confirmed as zoned MF-10 with a cap on the number of units allowed of not less than 200 Units.

1.2. The 21-acre Parcel 6 as shown in the attached Exhibit 1 Map shall be confirmed as zoned MF-18 with a cap on the number of units allowed of not less than 275 Units.

1.3. The 26.46-acre Parcel 4 as shown in the attached Exhibit 1 Map shall be confirmed as zoned BP or whatever other zone decided by the City.

1.4. The City shall agree to allow NE Leadbetter Road Fargo Street to be built and used as an access road from the Mills Family Parcels 5 and 6 to Leadbetter Road as depicted in Exhibits 2, 3, and 4 until such time as public roads giving access to the Mills Parcels from the North or East boundaries of the Mills Parcels adequate for the number of units planned to be built are completed. In the event the City buys the Western portion of the Dens Property (as currently envisioned) the City will share the cost of the improvement of NE Fargo Street equally with the future developer of the Mills Family Parcels or in the alternative designate NE Fargo Street as a Public Road to be placed on the 6-year road improvement plan for the City of Camas making the road eligible for public grants or other road development money.

1.5. The City will agree to make the changes and commitments stipulated above through the most expedient City procedure possible including a Comp Plan Change and



Zoning Plan change if appropriate and also make such approved changes and commitments a part of the North Shore Sub-Area plan when it is approved.

1.6. These requested changes are being made to bring the Mills Family Parcels 5 and 6 into compliance with the City Comprehensive Plan and Zoning Codes and to complete the agreements and commitments between the Mills Family and the City that facilitated the sale of the Mills Public Lands to the City (the Leadbetter House, the Pomaria House, the 26 acres of spectacular forest lands, bluffs, calderas, park lands, and environmentally sensitive lands purchased by the City).

2. A statement of the anticipated impact of the change including the geographic area affected and issues presented by the proposed change:

Because there will be no change in the amount of MF-10 Property or MF-18 Property and because the number of units available to be developed in the Lacamas North Shore group of properties including the Mills Property, the Weakley Property sold to the Camas School District, the Buma Property sold to the City of Camas, the western portion of the Dens Property (under negotiation for sale of all or a portion to the City of Camas, and the Rose Property (under negotiation for sale to the City of Camas), have been severely diminished by the purchases of land by the City of Camas to provide for public ownership, protection of and use of the North Shore of Lacamas Lake, this proposed Comp Plan and Zoning Change will not result in any development activity not already approved and planned for in the existing Camas Comp Plans and zoning maps. The proposed increase in unit densities will only partially replace less than one half of the units being lost to change of use for the public benefit. Therefore, the only impacts caused by the Somp Plan Change and Zoning Change in the long term will those impacts caused by the public ownership of land on the North Shore of Lacamas Lake by the City of Camas. Those impacts should have already been addressed by the City of Camas and its planners before undertaking the purchases.

In the shorter term, by approving the interim use of NE Fargo Street for access to the Mills Parcels 5 and 6 there will be the possibility of traffic impacts from development sooner than expected. However, the size and the scope of those impacts will be less than previously planned for in the existing Comp Plan and Zoning.

Allowing the units proposed for the Mills Parcels will be a big help in paying for the cost of the new sewer and water lines in Leadbetter Road and be a significant financial benefit to City of Camas (because of system development fees and hook-up fees and increased tax base), Clark County (increased tax base), and the Camas School System (late comer fees for the new sewer line).



On a longer-term basis allowing the number of units proposed for the Mills Family Parcels will be of great benefit to the future success of the proposed North Shore Commerce Center which will have a need for housing for thousands of workers in the long run.

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

It is not the opinion of the Mills Family or the Applicant acting as an agent for the Mills Family that the existing Comp Plan is deficient. The changes we are proposing we believe fit within the existing Comp Plan. The request for change in Comp Plan and Zoning has been made necessary to provide for the sale of the Mills Public Lands sold to the City of Camas to provide for public ownership of the lands along the lake together with the Leadbetter House, Pomaria House, buffer along the lake, the park-like land on the North side of the property and the geographically significant land areas between.

We do not look at the changes being requested as a big change in the overall Comp Plan, but rather a clarification of the zoning and densities of the remainder properties in the area after the impacts of the City purchases of properties in the area are accommodated for and then taken into planning account.

The City staff has decided that this request for a Comp Plan Change and Zoning Map Change is required and the Mills Family is trying to comply with the direction of the staff in applying for an outright Comp Plan Change and Zoning Map change.

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

- 4.1. The following is a list of the State of Washington Growth Management Goals -: RCW <u>36.70A.020</u> - Planning goals. - The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW <u>36.70A.040</u>. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:
 - **4.1.1.** (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
 - **4.1.2.** (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
 - **4.1.3.** (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.



- **4.1.4.** (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- **4.1.5.** (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- **4.1.6.** (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **4.1.7.** (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- 4.1.8. (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- **4.1.9.** (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- **4.1.10.** (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- **4.1.11.** (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- **4.1.12.** (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- **4.1.13.** (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
- 4.1.14. (14) Shoreline Management (RCW 36.70A.480)

4.2.-The Statement regarding State of Washington GMA goals: – This application from the Mills Family complies almost perfectly with many of the goals of the Growth Management Act. When taken holistically (as it should be) with the lot line changes required for the City of Camas to purchase the 33 acre Mills Public Property, approval of this Plan Change and



Zoning Change meets with the Growth Management Goals of the State of Washington as follows:

4.2.1. Urban growth. Approval of this application will encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The previous comprehensive plan and the construction of the new sewer and water lines and the long-term road plan all make this result obvious.
4.2.2. Reduce sprawl. Approval of this application will reduce the inappropriate conversion of undeveloped land into sprawling, low-density development because the property type to be developed will be medium density multi-unit housing in an area long planned for medium density housing.

4.2.3. Transportation. Approval of this application will encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. Because the transportation and road planning will be coordinated to work with the Camas Road plan for both the near and long terms while providing for a needed type of residential housing in the Lacamas Lake real estate sub-market.

4.2.4. Economic development. Approval of this application will encourage economic development in the North Shore Sub-area of Camas that is consistent with adopted comprehensive plan and proposed sub-area plan. A key component for economic development is having planned for reasonable cost housing available for existing and future employees near their work. This proposal will provide 500 units of quality low density multi-family housing in an area direly in need of lower cost housing for existing workers and the thousands of workers that will someday be employed in the proposed and approved North Shore Commerce Center. Please remember more than this number of units was approved and planned for in the existing Comp Plan for Lacamas North Shore. Those existing approval provided for at least 400 additional units that now will not be built.

4.2.5 Property rights. Approval of this application will ensure that the Mills Family private property remainder lands shall not be taken for public use or restricted from agreed upon use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions. The Mills Family negotiated in good faith with the City of Camas in the sale of their public lands to the City at a very reasonable price. The agreement was made in anticipation of the confirmation of the long-term plan for the remainder of the Mills Family lands. The City should follow through on its commitment to use good faith effort to complete the reconfiguration of the Comprehensive Plan and Zoning and Density and Road Plan principally because it is a good plan and in the best interests of the City and its citizens but also because anything short of such approval could be seen as some type of public taking of the Mills Family Property or at least needlessly causing the Mills Family serious economic losses.



4.2.6. Open space and recreation. Since the sale to the City of Camas and the creation of the lot purchased by the City of Camas are part of this request to modify the existing Comp Plan and Zoning Plan, approval of this new plan will retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

4.2.7. Environment. Since the sale to the City of Camas and the creation of the lot purchased by the City of Camas are part of this request to modify the existing Comp Plan and Zoning Plan, approval of this new plan will protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

4.2.8. Citizen participation and coordination. Creation of the existing Comprehensive Plan and Zoning was accomplished after years of extensive public input and debate including inclusion of the Property into the Urban Growth Boundary of Camas, Annexation into the City of Camas, adoption of specific zoning for the Property, and now the request to confirm the change in the Comp Plan to accommodate the sale to the City of Camas of the broad border of land on the North Shore of Lacamas Lake. All those years of public involvement in the planning process will be confirmed by the approval of this application.

4.2.9. Public facilities and services. The existing comprehensive plan for this area in Camas and the recent construction of necessary sewer and water lines and the Camas road Plan all ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

4.2.10. Historic preservation. Since the sale to the City of Camas and the creation of the lot purchased by the City of Camas are part of this request to modify the existing Comp Plan and Zoning Plan, approval of this new plan will identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

4.3. North Shore Subarea Planning: In addition to this discussion of how this application meets the goals of the State of Washington GMA, we would also like to point out that this application meets the goals of the current North Shore Sub Area Planning currently in process. Some of the published goals of the North Shore Subarea Plan include the following:

4.3.1. North Shore Economic Development Goal. ED 4: To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices, and a mix of shops, services, and public spaces.

4.3.2. North Shore Economic Development Policies. ED-4.3: Encourage new developments to include provisions for neighborhood parks that are within walking and





biking distance of a person's home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work and commercial centers, public transit, and community facilities.

4.3.3. Statement: Approval of this application as written most certainly complies with and will help achieve the goals of the North Shore Subarea Planning, to wit:

4.3.3.1. This plan provides for a more intense level of development by increasing the density of the allowed number of units to be built, it will provide a range of housing choices not available in the immediate area, it is an area with long planned for traffic systems and the low density of the unit caps proposed in the plan will allow for more saving of trees, path down to the lake and public areas than are possible in even more dense developments.

4.3.3.2. Because this plan is a result of and part of the agreement providing for the City purchase of the Mills Family Public lands earlier this year and because of the low densities proposed, this plan creates new development that has a community park and Lacamas Lake and its trail system within walking distance. The long-range plan for the Mills Family lands will include paths to the lake and the public lands adjacent. The location of the development puts it within walking or biking distance to the future North Shore Commerce Center

5. A statement of what changes, if any, would be needed to support the proposed change which will affect the capital facilities plan of the City.

5.1. Statement: Because there is no substantive change in the amount of land zoned for either MF-10 use or MF-18 use caused by this proposal and because as a result of the overall proposal which includes the sale of land to the City actually results in a reduction of the number of housing units that can be built in the Lacamas North Shore area, there should be no change in the long range capital facilities plan of the City. In the near time frame, the timing of the construction of NE Fargo Road may cause funds from the capital facilities plan to be needed earlier than originally planned.

- 6. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change.
 - 6.1. Statement: None that we know of.
- **7. SEPA.** The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).
 - 7.1. The SEPA checklist is attached.

See Next Page for Signatures:



APPLICATION: FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN and THE ZONING MAP FOR THE CITY OF CAMAS, WASHINGTON

APPLICANT:

KIMBAL R. LOGAN

bocusigned by: kimbal Logan

Kimbal R. Logan

Authorized Agent for the Mills Family LLC Dated 1/29/2020 | 9:58 PM PST

THE BALLIC CABALLVILO

Accepted and Agreed:

PROPERTY OWNER:

THE WILLS FAWILY LLC					
Michael Mills					
By Michael Mills Its Member	Dated_	1/29/2020	11	- : 37 -	PM PST
John Mills By John Mills Its Member	Dated	1/30/2020	9:07	AM	PST
	Dated _				







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Mills Berrie all Arter Lot Live Myacturents

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 177884000 MapsOnline Property Type: Real Current Use Classification: Land valued as Open Space Land Tax Status: Regular Property Status: Active Site Address: (Situs Addresses) Abbreviated Description: #7 SEC 34 T2NR3EWM 35.61A

Property Owner MILLS FAMILY LLC		Owner Mailing Add 4699 LEASURE DR MT HOOD OR , 9704 US		Property Site Addres Google Maps Street \	
Administrative Data	Info	Land Data		Assessment Data	Info
Zoning Designation - Codes	Multifamily	Clark County Road A	tlas <u></u> Page	2019 Values for 2020	0 Taxes
	Residential-10 (MF-10) Business Park	Approximate Area In	and the second	Market Value as of Ja 2019	anuary 1,
	(BP)		sq. ft. 35.61	Land Value	\$1,608,222.00
	Multifamily Residential-18		acres	Building Value	\$0.00
	(R-18)	Subdivision	no data	Total Property	\$1,608,222.00
Zoning Overlay(s)	- Airport Overlay Zone C	Survey	No Records	Taxable Value	¢11 217 00
Comprehensive Plan	MFL			Total	\$11,317.00
	MFH	Sales History			-
Comp. Plan Overlay(s)	IND none	Sale Date	09/25/2013	2018 Values for 2019	
Census Tract	406.05	Document Type	D-B&S	Market Value as of Ja 2018	nuary 1,
Jurisdiction	Camas	Excise Number	706439	Land Value	#1 247 041 00
	Camas	Document Number	5056707	Building Value	\$1,247,941.00 \$0.00
Fire District	Washougal FD	Sale Amount	\$0.00	 A strategy and the strategy	\$1,247,941.00
Park District	n/a				\$1,247,541.00
School District	Camas	Sale Date	09/25/2013	Taxable Value	
Elementary Middle School	Lacamas Lake Liberty	Document Type	D-B&S	Total	\$12,604.00
High School	Camas	Excise Number	700001		
Sewer District	Rural/Resource	Document Number	5017748		
Water District	Camas	Sale Amount	\$0.00	General	
Neighborhood	n/a			Re-valuation Cycle	4
Section-Township-Range	NE	Sale Date	02/01/2001	Assessor Neighborhood	8050
	1/4,S34,T2N,R3E	Document Type		Notice of Value	2019
Juhan Crowth Area	PDF	Excise Number	484776		2018
Urban Growth Area C-Tran Benefit Area	Camas	Document Number			<u>2017</u> 2016
School Impact Fee	Yes Camas	Sale Amount	\$0.00		2010
Transportation Impact Fee	Camas				2014
Transportation Analysis Zone	483	Sale Date	01/01/1900		2013
Waste Connections Garbage Collection Day		Document Type Excise Number	BLA 798318	Property assessment value is v printed on the linked notice of	value. The notice
ast Street Sweeping	n/a	Document Number	5585307	of value will not reflect any upo value that occurred after the ne	
CPU Lighting Utility District	0	Sale Amount	\$0.00	Please contact the Assessor's o question about your assessed y	
Burning Allowed	No				
ncreased Wildfire Danger Area	51 M 20 M 2				
Public Health Food Inspector District	District 2				
Public Health WRAP Inspector District	District 1				
Councilor District	4				
Prainage District	none				



PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 177885000 MapsOnline Property Type: Real Current Use Classification: Land valued as Open Space Land Tax Status: Regular Property Status: Active Site Address: 313 SE LEADBETTER RD, CAMAS, 98607 (Situs Addresses) Abbreviated Description: #8 SEC 34 T2NR3EWM 21.02A

Property Owner MILLS FAMILY LLC		Owner Mailing Ad 4699 LEASURE DR MT HOOD OR, 970 US		Property Site Addres 313 SE LEADBETTER R 98607 Google Maps Street V	D, CAMAS,
Administrative Data	nfo	Land Data		Assessment Data	Info
Zoning Designation - <u>Codes</u>	Multifamily Residential-18 (R-18) Business Park	Approvimate Area	12	2019 Values for 202 Market Value as of Ja 2019	
	(BP)		sq. ft.	Land Value	\$810,330.00
Zoning Overlay(s)	Airport Overlay - Zone C	Subdivision	21.02 acres no data	Building Value Total Property	\$0.00 \$810,330.00
Comprehensive Plan Comp. Plan Overlay(s)	MFH IND	Survey	No Records	Taxable Value	\$44,716.00
Census Tract	none 406.05	Sales History		local	ş 4 4,710.00
Jurisdiction Fire District	Camas Camas Washougal FD	Sale Date Document Type Excise Number	09/25/2013 D-B&S 706441	2018 Values for 2019 Market Value as of Ja 2018	
Park District School District Elementary Middle School	n/a Camas Lacamas Lake Liberty	Document Number Sale Amount		Land Value Building Value Total Property	\$734,791.00 \$0.00 \$734,791.00
High School Sewer District	Camas Rural/Resource	Sale Date	09/25/2013 D-B&S	Taxable Value Total	\$41,541.00
Water District Neighborhood Section-Township-Range	Camas n/a NE 1/4,S34,T2N,R3E	Document Type Excise Number Document Number Sale Amount	700004		¥1,541.00
	PDF			General	
Urban Growth Area	Camas	Sale Date	02/01/2001	Re-valuation Cycle	4
C-Tran Benefit Area	Yes	Document Type	D-QCD	Assessor Neighborhood Notice of Value	8050 2019
School Impact Fee Transportation Impact Fee	Camas Camas	Excise Number Document Number	484776	Notice of Value	2019 2018 2017
Transportation Analysis Zone Waste Connections Garbage Collection Day	483 Thursday	Sale Amount	\$0.00		2016 2015 2014
Last Street Sweeping	n/a	Sale Date	01/01/1900		2013
CPU Lighting Utility District	0	Document Type	BLA	Property assessment value is v	valid as of the
Burning Allowed	No	Excise Number	798318	date printed on the linked noti notice of value will not reflect	ce of value. The
Increased Wildfire Danger Area Public Health Food Inspector District	No No District 2	Document Number Sale Amount	5585307 \$0.00	property value that occurred a mail date. Please contact the A if you have a question about y value.	fter the notice Assessor's office
Public Health WRAP Inspector District	District 1				
Councilor District	4				
Drainage District	none				

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: assessor@clark.wa.gov





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Community Development Department | Planni 616 NE Fourth Avenue | Camas, WA 98607 (360) 817-1568 <u>communitydevelopment@cityofcamas.us</u>

Item 4.

General Application	Form	Case Number: 01	420-02 /SEPA 20-01
		Information	and the second s
Applicant/Contact::	Kimbal A. Logan	Phone: (360, 904-9090
Addross	201 NE PARK PLAZA	News: Kinh	B KL-DE. CAN-
Address:	Street Address Suite 200	E-mail Address	NON NE REE. COM
× .	VAN COUVES	WA	98684
14 - 20 ₂	City	State	ZIP Code
	Property	Information	
Property Address:	NA ADRESS PILLES	177884 606 4	174885000
	Street Address	County Assesso	
3 ~	CAMAS	WA3State	218 Code
Zoning District	MF-10/WF-18/BP		STES
Brief description:	Descriptio	n of Project	
see	attached wars al	more detailed me	plication
		YES	NO
	consolidated review per CMC 18.55.020(B)? LI	A
Permits Requested:	📋 Туре I 📋 Туре II	Type III	Type IV, BOA, Other
	Property Owner or	Contract Purchaser	
Owner's Name:	The Mills FAMILY LL	C Phone: (5031 522-1269
	Last First 1920 SW RIVer DRIVE	- the	
	1930 SW RIVer DRIV	Apartment/Unit	<u>4</u>
E mail Address:	Portand .	OR.	97212-3604
mpuille 18 @ au	City COM.	State	Zip
· Vissing Constitution of a second		outo	and a second
		ature	
		nature	f to conduct site inspections of
I authorize the appli the property.	Sigr cant to make this application. Further, I	nature	
the property. Signature:	Sigr cant to make this application. Further, I Michael Mills	nature grant permission for city staf	Date: 1/31/2020
the property. Signature: Note: If multiple property	Sigr cant to make this application. Further, I	nature grant permission for city staf application form must be signed by	Date: 1/31/2020
the property. Signature: Note: If multiple property	Sigr cant to make this application. Further, I Michael Mills owners are party to the application, an additional	nature grant permission for city staf application form must be signed by required.	Date: 1/31/2020
the property. Signature: Note: If multiple property	Sigr cant to make this application. Further, I Michael Mills owners are party to the application, an additional	nature grant permission for city staf application form must be signed by required.	Date: 1/31/2020
the property. Signature: Note: If multiple property a property owner signatu	Sigr cant to make this application. Further, I Michael Mills owners are party to the application, an additional tre, then a letter of authorization from the owner is	nature grant permission for city staf application form must be signed by required.	Date: 1/31/2020 each owner. If it is impractical to obtain
the property. Signature: Note: If multiple property a property owner signatu Date Submitted:	Sigr cant to make this application. Further, I Michael Mills owners are party to the application, an additional tre, then a letter of authorization from the owner is	nature grant permission for city staff application form must be signed by required. te: □ Electronic	Date: 1/31/2020 each owner. If it is impractical to obtain
the property. Signature: Note: If multiple property a property owner signatu Date Submitted:	Sigr cant to make this application. Further, I Michael Mills owners are party to the application, an additional re, then a letter of authorization from the owner is //3 / 2020 Pre-Application Dat	nature grant permission for city staf application form must be signed by required.	Date: 1/31/2020 each owner. If it is impractical to obtain
the property. Signature: Note: If multiple property a property owner signatu Date Submitted:	Sign cant to make this application. Further, I Michael Mills owners are party to the application, an additional tre, then a letter of authorization from the owner is $\frac{1}{3}/2020$ Pre-Application Date Fo X	ature grant permission for city staft application form must be signed by required. ac: De: Electronic Copy	Date: 1/31/2020 each owner. If it is impractical to obtain

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP]

1. Name of proposed project, if applicable: None. This is a nonproject application. We are asking for change or amendment to an existing Comprehensive Plan for the City of Camas, WA.

2. Name of applicant: Kimbal R. Logan acting as agent for The Mills Family LLC.



3. Address and phone number of applicant and contact person: Kimbal R. Logan, Logan & Logan LLC, 201 Park Plaza Drive, Suite 200, Vancouver, WA 98684 - 360-904-9090 - Cell 360-718-8924 - Office - kimbal@kl-re.com - Email

- 4. Date checklist prepared: January 29, 2020.
- 5. Agency requesting checklist: City of Camas ?
- 6. Proposed timing or schedule (including phasing, if applicable): Not applicable. This is a nonproject application.

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

Not applicable. This is a nonproject application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None. This is an amendment to an existing approved Comp Plan to facilitate the purchase of land along the North border of Lacamas Lake by the City of Camas and it includes not change in the amount of land zoned for the respective lots involved except a change in use of land after purchase by the City of Camas.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None that we know of.

10. List any government approvals or permits that will be needed for your proposal, if known. Approval of the requested Comp Plan and Zoning Change and Road Plan.

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

Please see the attached Application for Comp Plan Change and Zone Change to the City of Camas Washington for a complete explanation of our proposal.

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

Please see the attached Application for Comp Plan Change and Zone Change to the City of Camas Washington for a complete explanation of our proposal and the location of the lands involved.t JM

DS

-DS KR,

DS

MM

B. Environmental Elements [HELP]

1. Earth [help]

- a. General description of the site: Sloping land lying above Lacamas Lake behind land owned by the City of Camas. See attached topographical map.
- b. What is the steepest slope on the site (approximate percent slope)? See attached topographical map.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
 See attached soils map.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None that we know of.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None. This is a nonproject application for a Comp Plan and Zone Change.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No. This is nonproject application.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not applicable. This is a nonproject application.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Not applicable.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Not applicable. This is nonproject application.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Not applicable.



- 3. Water [help]
- a. Surface Water: [help]
 - Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Yes, Lacamas Lake is close to the property to the West.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No. This is a nonproject application for a zone change.
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable. This is a nonproject application.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Not applicable. This is a nonproject application.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Not applicable. This is a nonproject application.
- b. Ground Water: [help]
 - Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Not applicable. This is a nonproject application.
 - 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. Not applicable. This is a nonproject application.
- c. Water runoff (including stormwater):
 - Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Not applicable. This is a nonproject application.



- 2) Could waste materials enter ground or surface waters? If so, generally describe. Not applicable. This is a nonproject application.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable. This is a nonproject application.

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

Not applicable. This is a nonproject application.

- 4. Plants [help]
- a. Check the types of vegetation found on the site:
 - __X__deciduous tree: alder, maple, aspen, other
 - _X_evergreen tree: fir, cedar, pine, other
 - __X__shrubs
 - __X__grass
 - pasture
 - ____crop or grain
 - Orchards, vineyards or other permanent crops.
 - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - ____water plants: water lily, eelgrass, milfoil, other
 - ___other types of vegetation

What kind and amount of vegetation will be removed or altered? Not applicable. This is a nonproject application.

- c. List threatened and endangered species known to be on or near the site. None that we know of. None that we know of.
 - d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not applicable. This is a nonproject application.
- e. List all noxious weeds and invasive species known to be on or near the site. None that we know of.

5. Animals [help]

a. <u>List</u> any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site. Songbirds, Ravens, deer, rabbits, trout.

Examples include:

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



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- b. List any threatened and endangered species known to be on or near the site. None that we know of.
- c. Is the site part of a migration route? If so, explain. Not that we know of.
- d. Proposed measures to preserve or enhance wildlife, if any: Not applicable. This is a nonproject application.
- e. List any invasive animal species known to be on or near the site. None that we know of.

6. Energy and Natural Resources [help]

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

Not applicable. This is a nonproject application.

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

Not that we know of.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Not applicable. This is a nonproject application.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. Not applicable. This is a nonproject application.

- 1) Describe any known or possible contamination at the site from present or past uses. Not applicable. This is a nonproject application.
- Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
 None that we know of. Also, Not applicable. This is a nonproject application.
- Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None that we know of. Also, Not applicable. This is a nonproject application.

4) Describe special emergency services that might be required. Not applicable. This is a nonproject application.



- 5) Proposed measures to reduce or control environmental health hazards, if any: Not applicable. This is a nonproject application.
- b. Noise
 - What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Not applicable. This is a nonproject application.
 - 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Not applicable. This is a nonproject application. Not applicable. This is a nonproject application.

3) Proposed measures to reduce or control noise impacts, if any: Not applicable. This is a nonproject application.

8. Land and Shoreline Use [help]

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

The land is currently undeveloped development property. No current land uses will be affected by this Comp Plan and Zone Change.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No, it has not.
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.
- c. Describe any structures on the site.

None

- d. Will any structures be demolished? If so, what?
- e. What is the current zoning classification of the site? MF-10, MF-18, and BP
- f. What is the current comprehensive plan designation of the site? MF-10, MF-18, and BP
- g. If applicable, what is the current shoreline master program designation of the site? Not applicable. Land in question is not in Shorelines designation.

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

Yes. There is an area of wetland presence and severe erosion hazard on the property owned by the City of Camas. There are areas with potential for landslides on both the property owned by the City of Camas and the Mills Family. There are some areas of steep slopes on both the City of Camas and the Mills Family properties. See maps for descriptions.

We are not aware of any critical aquifer recharge areas, or frequently flooded areas, or any fish and wildlife habitat areas on either owner's properties.

- i. Approximately how many people would reside or work in the completed project? Not applicable. This is a nonproject application.
- j. Approximately how many people would the completed project displace? Not applicable. This is a nonproject application.
- k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable. This is a nonproject application.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The purpose of this application for a Comp Plan and Zone Change Amendment / Correction is to make sure all land uses and plans are in concert with the Camas Comp Plan and Zoning Maps Ordinances and rules and in compliance with the City's intended goals.

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

No forest lands or agricultural lands of long-term significance are affected by this proposal.

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

The proposed Comp Plan and Zoning changes would allow up to 734 units to be built. However the Applicants are proposing a cap on the total number of units at approximately 6 units per acre on the MF-10 land (210 units) and approximately 14 units per acre on the MF-18 Land (290 units) equaling a total possible number of units of 500 units. The owner envisions units to be designed for middle and high-end renters. There is a possibility that some units may half to be sold as condominiums or townhouses because of the high cost of . development in the area.

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

None below the 234 units already eliminated in this application process.

c. Proposed measures to reduce or control housing impacts, if any: Not applicable. This is a nonproject application.



10. Aesthetics [help]

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Not applicable. This is a nonproject application.
- b. What views in the immediate vicinity would be altered or obstructed? Not applicable. This is a nonproject application.
- c. Proposed measures to reduce or control aesthetic impacts, if Not applicable. This is a nonproject application.
- d. Proposed measures to reduce or control aesthetic impacts, if any Not applicable. This is a nonproject application.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable. This is a nonproject application.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable. This is a nonproject application.
- c. What existing off-site sources of light or glare may affect your proposal? Not applicable. This is a nonproject application.
- d. Proposed measures to reduce or control light and glare impacts, if any: Not applicable. This is a nonproject application.

12. Recreation [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity? The use of Lacamas Lake. The trail systems around Lacamas Lake.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not applicable. This is a nonproject application.

13. Historic and cultural preservation [help]

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

Yes. The Historic Leadbetter House is on Lacamas Lake just North of this site. It was previously owned by the Mills family and sold to the City as part of the negotiations over a master plan for the area.



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

None that we know of. This is a nonproject application. Any application for future development will have to investigate or address articles of cultural significance.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Not applicable. This is a nonproject application.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. Not applicable. This is a nonproject application.

14. Transportation [help]

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The main public street serving the property is Leadbetter Road. We are proposing access to Leadbetter Road for the Mills Family Properties from the to be built NE Fargo Street. See attached maps for descriptions
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
 No. The proposed NE Fargo Street at its intersection with Leadbetter Road will be approximately 2.5 miles from the C-tran Bus stop at the Camas City Hall. (6 minutes)
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Not applicable. This is a nonproject application.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes. The proposal asks for the approval to build NE Fargo Street at its intersection with the existing boat drop parking lot to be used as access to the Mills Family Property for development purposes. The Applicant is asking for the City to either pay one half of the costs of a private road or place NE Fargo Street on the 6 year Road plan for public roads and make the road eligible for public grants and bonding.

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

No. Not directly. In the future it is conceivable that residents of the proposed living units will make use of Grove Airfield.


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

Not Applicable. This is a nonproject application for a Comp Plan Change. These estimates will have to be made by a future developer who knows the unit types, actual number of units, and demographic of the residents.

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

No. agricultural and forest products are rarely if ever transported on the adjacent roads.

h. Proposed measures to reduce or control transportation impacts, if any: Any such measures will have to proposed by a developer of the project. This is a nonproject application.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
 This is a nonproject application. In the long run, the result of approval of this proposal will result in an increased need for public services, but this increased need has already been

planned for in the existing approved Comp Plan and Zoning. The net result of our proposal is a decreased need for all public services that have been planned for previously.

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

Any such measures will have to proposed by a developer of the project. This is a nonproject application.

16. Utilities [help]

- a. There are no utilities currently available to the site. Sewer and Water lines are nearby in Leadbetter Road.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a nonproject application. /any utility proposals will have to come much later from any prospective builder or developer of any portion of the possible projects.



C. Signature [HELP]

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

Signature: kimbal logan		
Name of signee	Kimbal R. Logan	Dated:
Position and Agency/Organization	Authorized Agent for t	the Mills Family LLC
Accepted and approved:	The Mills Family LLC	Docusigned by: Michael Mills
	Michael Mills	A667FDD6A37E427
	Its Member Dated	1/29/2020 11:37 PM PST
	John Mills 480602018210484	\$
	By John Mills	1/20/2020 1 0.07
·.	Its Member Dated:_	1/30/2020 9:07 AM PST

Date Submitted: _____

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

No increase in the release of hazardous or toxic substances except as already approved in the existing Comp Plan and Zoning Ordinances. This proposal will actually decrease such approve discharges, emissions, storage, and releases.

Proposed measures to avoid or reduce such increases are:

No additional proposed measures except those that may be required from any future builder or developer of the planned for units.



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

At the point of time the units planned in the proposed lands are built, . . the plants, and animals living in the area will be displaced. Any requirements for mitigation or replace of such plants or animals will have to be imposed on the builder or developer at the time.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None at this time. Any requirements for mitigation or replace of such plants or animals will have to be imposed on the builder or developer at the time.

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

It is too early to tell at this point in time. The rapidly changing world of renewable resources, solar panels, electric cars, and people biking to work are a few examples of how hard it will be to plan on energy needs or uses in the future.

Proposed measures to protect or conserve energy and natural resources are: None at this point in time. Any requirements for mitigation or energy conservation will have to be negotiated with and imposed on the builder and or developer of the project or projects that apply for building permits in the future.

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

One of the reasons that the plan for the sale of the land to the City of Camas and the resulting need for the application for this Comp Plan Change and Zone Change, was to protect for the future as much land as possible along the Lacamas Lake North shoreline, including the Leadbetter House and Pomaria House Properties plus as much of the scenic and beautiful upper lands, caldera, bluffs, and cedar forest area as possible without destroying the Mills Family goals for getting a return on the private properties they have held for many years as an important family asset. The low-density zoning requests originally accepted and now being asked to be marginally increased were knowingly accepted as a way to enhance the beauty and livability of the long term investment in units by developers and builders.

By proposing and arranging the sale to the City of the 33 acre Mills Public Lands (Parcel 4 – see maps) the Mills family has already made great strides in protecting the forests, sensitive habitats, caldera, white oak forests and scenic viewpoints that are now under City ownership. The design of the remainder private lands zoning and units caps will require the builder developers to use the excess land in their projects to keep more trees, have walking trails, and protect views so that this development should be a model of environmentally sensitive development. The Mills believe the proposed style of higher quality and lower density development will bring value beyond the value found in adding more and more units to the same size parcels land.



SEPA Environmental checklist (WAC 197-11-960)

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

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

The proposal is in strict conformance with all currently planned land and shoreline uses. Fees from hookups and systems development charges will enable the City to complete their capital facilities planning as planned and in addition, enable the Camas School District to get repaid much of the money it expended in the extending the water line in Leadbetter Road.

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

The proposal drastically limits the number of units to be built below the zoning allowance. The Developer will have to agree to the closure of Ne Fargo Street as an access to Leadbetter Road at the point of time in the future when public roads have been completed giving access to the Mills Family's Property from the North or East. Except for the driving of cars along Leadbetter Road from the Gun Club Property to the East and Camas, there will be little impact on the shoreline except for the public use of the planned trail, parks, and public facilities along the North Shore of Lacamas lake.

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

The number of Units proposed in this application is less than the aggregate number of units previously planned for and approved to be built under the Comp Plan in place today. The net effect of this proposal will actually decrease the demands on transportation and public services and utilities, from those demand and services that have already been planned for.

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

We propose acceptance of our application as a great way to reduce and respond to those demands.

 Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. To the best of our knowledge this proposal does not conflict with any local, state, or federal laws or requirements for protection of the environment.







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DocuSign Envelope ID: 79F00439-1B3E-4061-8334-BBB495E6C0DC



Attachment C ltem 4. Community Development Department | P 616 NE Fourth Avenue | Camas, WA 98607 (360) 817-1568 communitydevelopment@cityofcamas.us

General Application	Form	Case Number:	: CPAZ	0-03		
	Applicant I	nformation	ويتعار خرجه			
Applicant/Contact::	LeAnne Bremer		Phone: (360)619-7002		
Address:	500 Broadway Street, Suite 400		leanne.bremer(leanne.bremer@millernash.com		
radioos.	Street Address	E-	-mail Address			
	Vancouver		WA	98660		
	City	St	tate	ZIP Code		
and the second second	Property Ir	formation	the terrarie to			
Property Address:	4525 Camas Meadows Drive		086035 734: 172	963; 172973; 175980		
	Street Address	Co	ounty Assessor # / /			
	Camas		WA	98607		
	City	St	tate	ZIP Code		
Zoning District	LI/BP	Site Size 4 a	acres			
2M						
Brief description:	Description	of Project				
	omprehensive plan amendment and rezon	e	``			
A			YES	NO		
Are you requesting a	consolidated review per CMC 18.55.020(B)?				
Permits Requested:	🗌 Туре I 🗌 Туре II	Type III	І 🔽 Тур	e IV, BOA, Other		
	Property Owner or (Contract Purchas	ser			
Owner's Name:	the state of the state and the	#= =+ 0==== M=	adama Dhaaa II	11.0		
Loft	s <u>at Camas Meadows Phas</u> e I, LLC,and Lo <i>Last First</i>	onts at Camas ivie	eadows P <u>nase II</u> , Phone: 425-278	-9023		
	3535 Factoria Blvd. Suite 500		1 10 210	0020		
	Street Address	Ap	partment/Unit #			
E mail Address:	Bellevue		WA	98006		
jami@icapequity.com	City	Sta	late	Zip		
	Signa	iture				
l authorize the applic the property.	cant to make this application. Further, I g	rant permission	for city staff to o	conduct site inspections of		
Signature:	Jami twenser			Date: 1/16/2020		
Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.						
_	#			0/4/2020		
Date Submitted:	an 30 th 2020 Pre-Application Date			pd - 2/ 1/200		
5.				pd - 2/4/2020 \$\$ 6,525,00		
			LICCUOINC	THE UP I		
Staff: R	Related Cases #		Copy Submitted	Validation of Fees		

Application Checklist and Fees [updated on January 1, 2020]

Annexation	\$849 - 10% pelilion; \$3,608 60% pe	ətilion 001-00-345-890-00		\$
Appeal Fee	4047 - 10% Pennois 40,000 - 00% Pe	001-00-345-810-00	\$392.00	\$
Archaeological Review		001-00-345-810-00	\$135.00	\$
Binding Site Plan	\$1,848. + \$24 per unit	001-00-345-810-00		\$
Boundary Line Adjustment		001-00-345-810-00	\$101.00	<u>\$</u>
Comprehensive Plan Amend	mant	001-00-345-810-00	\$5,729.00	\$5,729
Conditional Use Permit	alen	001-00-045-010-00	φ3/1 27.00	+ 7 , 1 -
Residential	\$3,360 + \$103 per unit	001 00 245 810 00		¢
	\$9,990 + \$109 ber 0111	001-00-345-810-00 001-00-345-810-00	\$4,256.00	\$
Non-Residentia		001-00-345-810-00		\$
Continuance of Public Hearin			\$515.00	\$
Critical or Sensitive Areas (fee	t per type) tentially unstable soils, streams and watercou	001-00-345-810-00	\$762.00	\$
Design Review	JETHONY UNROUG SOIS, SIEGUNS GRO WOREICOG	olses, vegelation removal, wialite hab	ustri)	
		001-00-345-810-00	\$426.00	\$
	3	001-00-345-810-00		
Committee		······································	\$2,335,00	\$
Development Agreement	\$862 list hearing; \$530 ea. addit hearing/con <u>ew - Fees Collected of Time of Engineerin</u>			\$
Construction Plan Review		(3% of approved estimated constru		
	d Construction Plan Review	(Fee shown for information anly)	\$415.00	
	(SFR) - Stormwater Plan Review	(Fee shown for information aniy)	\$205.00	
Gates/Barrier on Private:	Street Plan Review	(fee shown for information only)	\$1,024.00	
Fire Deportment Review				
Short Plat or other Develo	opment Constituction Plan Review & Ins	sp. 115-09-345-830-10	\$280.00	\$
Subdivision or PRD Const	ruction Plan Review & Inspection	115-09-345-830-10	\$348.00	\$
Commercial Constructio	n Plan Review & Inspection	115-09-345-830-10	\$416.00	\$
Home Occupation	-			
Minor - Notification (No f	ee)		\$0.00	
Major	<u></u>	001-00-321-900-00	\$68.00	\$
LI/BP Development	\$4,256+ \$40.00 per 1000 sf of GFA	001-00-345-810-00	······	\$
Minor Modifications to approv	ved development	001-00-345-810-00	\$340.00	\$
Planned Residential Developr		· · · · · · · · · · · · · · · · · · ·		\$
Plat, Preliminary				•
Short Plat	4 lots or less: \$1,904 per lot	001-00-345-810-00		\$
Short Plat	5 lots or more: \$7,055 + \$246 per lot	001-00-345-810-00		\$
Subdivision	\$7,055 + \$246 per lot	001-00-345-810-00		\$
Plat, Final;		-		<u>.</u>
Short Plat		001-00-345-810-00	\$197.00	\$
Subdivision		001-00-345-810-00	\$2,335.00	\$
Plat Modification/Alteration	··· ···	001-00-345-810-00	\$1,176.00	\$
Pre-Application (Type III or IV F	Permits		41110100	¥
No fee for Type I or II	<u>commit</u>	•		•
General	/	001-00-345-810-00	\$348,00	\$
Subdivision (Type III or IV)	/	001-00-345-810-00	\$896.00	\$
SEPA		001-00-345-890-00	\$796.00	
horeline Permit		001-00-345-890-00	\$1,176.00	<u>\$ 796</u> 0 \$
		001-00-343-070-00	φ1,170.00	3
lign Permit	The second of the self-the second states and the second second	001 00 200 400 00	¢ (0.00	*
General Sign Permit	(Exempt if building permit is required	-	\$40.00	\$
Máster Sign Permit	<u> </u>	001.00.322.400.00	\$124.00	\$
<u>Sile Plan Review</u>	· · · · · · · · · · · · · · · · · · ·			
Residential	\$1,132 + \$33 per unit	001-00-345-810-00		<u> </u>
Non-Residential	\$2,828 + \$67 per 1000 sf of GFA	001-00-345-810-00		\$
Mixed Residential/Non Re		001-00-345-810-00		\$
	\$3,987 + \$33 per res unit + \$67 per 10			
emporary Use Permit		001-00-321-990-00	\$79.00	\$
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/ariance (Major)		001-00-345-810-00	\$1,273.00	\$

Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019

Fees reviewed & approved by Planner:

Iollial Date

For office use only.

G:ICDEVIPLANNING/Forms & Handouts/Forms/Planning Fee Schedule 010120

Total Fees Due: \$ 6,525,60

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Item 4.

Item 4.

From:	Bremer, LeAnne M. <leanne.bremer@millernash.com></leanne.bremer@millernash.com>
Sent:	Friday, April 10, 2020 11:50 AM
То:	Sarah Fox
Cc:	Jami Stevenson (jami@icapequity.com); Jim Christensen
Subject:	PA19-50: Lofts at Camas Meadows
Attachments:	iCap Equity Camas Land Need 4_20.pdf

Hello Sarah,

As we discussed, the applicant would like to revise its request for a rezone. Rather than seek the Community Commercial zone, it would like to pursue the Mixed-Use Zone. The comp plan amendment to Commercial remains. Please let us know if we need to submit a new application form documenting this change, or will this email suffice?

Attached is an Economic Report supporting the request. Please let us know if you have any questions on the report or feel other items need to be addressed.

As I understand the process, there will be a Planning Commission in May, and before that you will issue a staff report and recommendation.

Then, the case goes to City Council for final action. Do you know what time frame that will occur in at this point? We understand COVID-19 complicates the schedule a bit because of the need for virtual meetings for now.

Lastly, we discussed potential design-related standards associated with this request. At what point and in what form would you like to see that?

Please let us know next steps. Thank you. LeAnne

LeAnne M. Bremer, P.C.

Partner-in-Charge Vancouver Office

Miller Nash Graham & Dunn LLP

500 Broadway Street | Suite 400 | Vancouver, Washington 98660 Direct: 360.619.7002 | Office: 360.699.4771 | Fax: 360.694.6413 E-Mail | Bio | Social | Blogs

We are monitoring the legal and regulatory landscape in response to the **COVID-19** crisis. To visit our resource page,

CONFIDENTIALITY NOTICE: This e-mail message may contain confidential or privileged information. If you have received this message by mistake, please do not review, disclose, copy, or distribute the e-mail. Instead, please notify us immediately by replying to this message or telephoning us. Thank you.



500 Broadway Street, Suite 400 Vancouver, Washington 98660

> OFFICE 360.699.4771 FAX 360.694.6413

Item 4.

LeAnne M. Bremer, P.C. leanne.bremer@millernash.com 360.619.7002 direct line

January 30, 2020

BY HAND DELIVERY

City of Camas Community Development Department/Planning Attn: Sarah Fox, AICP 616 NE Fourth Avenue Camas, WA 98607

Subject: Lofts at Camas Meadows Comp Plan Amendment and Rezone

To City of Camas Community Development Department:

On behalf of Lofts at Camas Meadows Phase I, LLC and Lofts at Camas Meadows Phase II, LLC, I am submitting this application seeking approval for a comprehensive plan amendment and rezone for Tax Parcel Nos. 986035-734; 172963; 172973; 175980 from Industrial/LI/BP to Commercial/Community Commercial.

This application contains the following submittal items:

COMPREHENSIVE PLAN AMENDMENT

1. General application form, and fee of \$9,814.00, as confirmed by City staff in e-mail dated January 14, 2020.

2. This cover letter (includes narrative);

Narrative that describes the proposal and responds to each of the criteria at CMC Section 18.51.010 (A-G).

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

Attachment C, Page 4



The applicant requests this change to the comprehensive plan and zoning map to Commercial/Community Commercial because of the collective, small size of the parcels of 4 acres, which is better suited for commercial development than industrial development. There is a lack of Community Commercial parcels in the area. According to GIS mapping, zoning in the vicinity consists of BP, R-15, MF-18, R-7.5 and Regional Commercial.

The site was previously subject to a Development Agreement (DA) recorded on July 30, 2004, under Clark County Auditor's File No. 3862705, as amended. This DA expired on December 31, 2019. The DA allowed a mixed use development of residential condominiums, professional office space, and restaurant/retail space on 14 acres, of which the 4-acre site was a part.

The second amendment to the DA recorded on January 20, 2016, under Clark County Auditor's File No. 5249913, was specifically applicable to the site, as other areas in the original DA were developed. This second amendment recognized that the subject site could be developed with apartment units and commercial, light industrial or business park uses. It further recognized that the revised master plan attached to the amendment "observes the stated supplemental and performance standard goals for the North Dwyer Creek (NDC) subarea" by providing for smaller scale commercial, retail service, and office development." Section 3 of second amendment to DA.

Thus, the city previously made a legislative determination that the property was appropriate for uses other than those allowed under the LI/BP zone. This was the case then and it is the case today.

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

The proposal would only change a small area (4 acres) of a large swath of LI/BP land to Commercial, and would have no greater impact than the current zone and the project the city anticipated in the DA, as amended.

Portland, OR Seattle, WA Vancouver, WA Long Beach, CA



C: An explanation of why the current comprehensive plan is deficient or should not continue in effect.¹

The subject site is within the Grass Valley area of the city addressed in Section 6.4.3 of the CAMAS 2035 plan. In the introductory paragraph of this section it notes that the "[1]and uses in Grass Valley include large technology and manufacturing campuses, surrounded by retail and commercial services and residential development." The proposal fits in with this statement and can be consistent with these policies listed in this section:

ED-3.2: Subarea planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal [with frontage on NW Camas Meadows Drive, this can be achieved through site plan approval];

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable land in Grass Valley to meet 20-year employment projections prior to land conversion approval [one possible use allowed in the Commercial zone is assisted living; the applicant plans to provide the analysis required by this policy to support that potential use].

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

There are fourteen goals of GMA. Not all proposals can meet all fourteen goals, but the following would be furthered with implementation of this proposal:

Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Attachment C, Page 6

¹ For this criterion, the application must provide evidence to support the need for a change. The city's comprehensive plan, CAMAS 2035, includes goals and policies for Economic Development at Chapter 6 and Housing at Chapter 2. Some of the policies have not been codified. Staff encourages applicants to include within its conversion application a proposal to address some of the aspirational policies with specific and accountable measures.



Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

This proposal is also consistent with the requirements of GMA, which allows cities to revisit comprehensive plan designations through an annual review process to evaluate whether a change is warranted due to a change in circumstances, new information, or to better further the city's adopted goals and policies.

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

The applicant does not believe the proposal requires any changes to the infrastructure plans of the city. Infrastructure is in place to support the current designation and zone, as well as the uses contemplated in the expired DA, and no changes are necessary if the city implements this change.

According to the DA, the site is within the North Dwyer Creek subarea. Under the North Dwyer Creek Master Plan and implementing ordinances, the city identified vehicle trips generated for build-out of the site. It is not expected that buildout of the site under the new zone will require any more trips than those allowed for the uses permitted under the expired DA. Moreover, in section 4 of the amendment to the DA recorded on April 4, 2013, under Clark County Auditor's File No. 4957781, it is noted



that all transportation improvements identified in the original DA were funded or had been constructed.

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

The applicant does not believe the capital facilities plan of the city requires updating to implement this change. The city's CFP has been adopted to be consistent with the current zone and the North Dwyer Creek Subarea Plan. The proposed zone is not expected to require additional infrastructure than what is currently planned for the parcels. The city also previously determined that adequate transportation infrastructure was in place to service the uses contemplated in the DA.

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

The applicant does not believe that any other changes to codes, plans or regulations are necessary to implement this change.

In the pre-application notes, page 2, staff notes that ED-3.3 requires submittal of an employment analysis for conversion of employment lands to residential. As an initial note, this analysis is not listed as a completeness requirement. Second, the change to a Commercial designation and zone is not a change to a Residential designation and zone. Third, the applicant does intend to submit an analysis supporting its intended use, but will not have this analysis complete by January 31, 2020. We have confirmed with Sarah Fox that this analysis is not a completeness item. The applicant plans to submit an economic analysis to support its application in mid-February.

3. SEPA Checklist.

4. Mailing labels of properties within 300-feet of the subject site, as provided and certified by the Clark County Assessor's office.



ZONING CHANGE

Narrative that describes the proposal and responds to each of the criteria

at CMC Section18.51.025 (2) (a-f).

a: The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map.

In addition to the policies noted above, the proposal furthers the following policies of the City's comprehensive plan:

LU-2.1: Attract and encourage a balance of new commercial, light industrial, and knowledge-based business, medical, and high-tech uses, and the expansion of existing businesses to provide regional and local employment.

LU-2.2: Support village-style employment and retail development in the North Shore area to serve the growing population. Discourage strip developments.²

LU-2.7: Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.

b: The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas.

The zoning of adjacent properties is LI/BP and MF-18. A site zoned for Community Commercial uses would complement these adjacent zones and provide services to the surrounding area. Community Commercial uses would be no more intense than uses in these adjacent zones.

The site can also meet the purpose of the Community Commercial zone in CMC 18.05.050.B:

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² The site is west of Lacamas Lake adjacent to properties north of the lake.



CC Community Commercial. This zone provides for the goods and services of longer-term consumption, and tend to be higher-priced items than the neighborhood commercial zone district. Typical goods include clothing, hardware and appliance sales. Some professional services are offered, e.g., real estate office or bank. Eating and drinking establishments may also be provided. This zone tends to vary in size, but is larger than the neighborhood commercial zone.

c: The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district.

The changed circumstances is the expiration of the Development Agreement. The DA allowed more intense uses than that which would be allowed under the Community Commercial zone.

The site is also better suited for commercial uses because of its size and lack of similarly zoned sites in the general vicinity of the site.

Finally an economic analysis will be provided to address the need for uses allowed in the Community Commercial zone.

d: The subject property is suitable for development in conformance with zoning standards under the proposed zoning district.

The site can be fully developed consistent with the Community Commercial zoning district.

e: Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone.

Water, sewer, transportation and utility infrastructure is available to serve the site.

f: Specific information about the intended use and development of the property.

Attachment C, Page 10



The applicant is currently considering exploring whether there is a need for a commercial assisted living facility in this area of the city and will submit an analysis addressing this need to support this proposed use. We note that the city already made a legislative determination that this use is an appropriate, permitted use in the Community Commercial zone. Table 18.07.030 CMC.

Other uses allowed in the Community Commercial zone could also be provided.

Finally, although not required, we are submitting a GIS packet (Tab 5) with mapping for assistance as you review this application. We reserve the right to submit supplemental information as the application is reviewed by staff, the Planning Commission and City Council. Thank you.

Attachment C, Page 11

Very truly yours,

LeAnne M. Bremer, P.C.

Enclosures

cc: Jami Stevenson

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For: iCap Equity

Subject Property Account Number(s):

986035734 172963000 172973000 175980000

PDF # 240373

Printed: January 23, 2020 Expireteachment Garage 1,2021

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Property Information Fact Sheet

Mailing Information:

Account No.: 986035734, 172963000, 172973000, 175980000 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC Address: 2300 E 3RD LOOP C/S/Z: VANCOUVER, WA 98660 Assessed Parcel Size: 4.0 Ac Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): NW 1/4,S28,T2N,R3E, SW 1/4,S28,T2N,R3E, NE 1/4,S29,T2N,R3E Municipal Jurisdiction: Camas Urban Growth Area: Camas Zoning: Ll/BP Zoning Overlay: No Mapping Indicators Comprehensive Plan Designation: IND Columbia River Gorge NSA: No Mapping Indicators Late-Comer Area: No Mapping Indicators Late-Comer Area: No Mapping Indicators Trans. Impact Fee Area: Camas: Current, Camas UGA: End Date Dec. 31, 2016 Park Impact Fee District: No Mapping Indicators Neighborhood Association: No Mapping Indicators School District: Evergreen, Camas Elementary School: Illahee, Lacamas Lake Junior High School: Shahala, Liberty Senior High School: Union, Camas Fire District: Camas Washougal FD Sewer District: Camas Water District: Camas Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Weight Strategy (Station and Station and Stational Station and Stational Stationae Station

Soil Type(s): HcB, 17.8% of parcel HcD, 7.1% PoB, 4.9% PoD, 70.2% Hydric Soils: Non-Hydric, 100.0% of parcel Flood Zone Designation: Outside Flood Area CARA: Category 2 Recharge Areas Forest Moratorium Area: No Mapping Indicators Liquefaction Susceptibility: Very Low NEHRP: C Slope: 10 - 15 percent, 35.2% of parcel 5 - 10 percent, 64.8% Landslide Hazards: No Mapping Indicators Slope Stability: No Mapping Indicators Habitat and Species Resources: Habitat and Species Impacts: No Mapping Indicators **Cultural Resources:** Archeological Predictive: High, 12.6% of parcel Moderate-High, 87.4% Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators

Item 4.







Information shown on this map was collected from soveral sources. Clark County accepts no responsibility for any inaccuracios that may be present 2018 Aerial Photography

Account: 986035734, 172963000, 172973000, 175980000 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC Address: 2300 E 3RD LOOP C/S/Z: VANCOUVER, WA 98660

Subject Property(s)

Printed on: January 23, 2020



Attachment C, Page 17



COUNTY	2018 Aerial Photography with Elevation Contours	Printed on: Janua	ry 23, 2020
STORE AND	Account: 986035734, 172963000, 172973000, 175980000 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC Address: 2300 E 3RD LOOP C/S/Z: VANCOUVER, WA 98660	23120 23121	23122
207		23129 23128	23127
Geographic Information System	Subject Property(s)		
0 100 200 Feet	2' Elevation Contours	23132 23133	23134
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any insecuracies that may be present.	Attachment C, Page 18	Developer's Packet: Pa	241











Hydrant Fire Flow Details

Account No.: 986035734, 172963000, 172973000, 175980000 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC Address: 2300 E 3RD LOOP C/S/Z: VANCOUVER, WA 98660

Water District(s) Hydrant Data Update Project Site Provider	Water District(s)	Hydrant Data Update	Project Site Provider
---	-------------------	---------------------	-----------------------

Camas (There is currently no hydrant data for this district.)

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
Unknown	Unknown	0.0"	No Data	None	5 ft
Unknown	Unknown	0.0"	No Data	None	408 ft
Unknown	Unknown	0.0"	No Data	None	436 ft
















LAND NEED ANALYSIS FOR MIXED USE DEVELOPMENT ON A SITE IN CAMAS, WASHINGTON

JOHNSON ECONOMICS, LLC

621 SW Alder St, Suite 605 Portland, Oregon 97205 PREPARED FOR: ICAP EQUITY APRIL 2020



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Ι. INTRODUCTION

JOHNSON ECONOMICS was retained by ICAP EQUITY to evaluate the feasibility of a mixed-use residential and commercial development on a site in northwest Camas, Washington. The site in question is currently zoned Light Industrial/Business Park (LI/BP). This report assesses the appropriateness of rezoning the land from the industrial designation to a designation that would allow for the mixed-use development. This analysis compares the suitability of the site for the two alternative uses (business park vs. mixed use) based on market and planning criteria.

JOHNSON ECONOMICS aims to inform this decision by taking the following steps:

- Review the City of Camas' current relevant planning documents and evaluate, update, and/or modify forecasts and capacity estimates based on current information;
- Discuss the relative suitability of the site for either an Industrial Business Park or Mixed Use.
- Discuss most current projections for employment land needs and land inventory based on estimates from the Camas 2035 Comp Plan and Clark County VBLM and Buildable Lands Report.
- Estimate market demand for residential and commercial uses.
- Reconcile the above to determine the "need" and suitability for additional LI/BP vs. mixed-use commercial land capacity at the subject site.



FIGURE 1.1: SITE CONTEXT

SOURCE: Bing Maps, Johnson Economics

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FIGURE 1.2: SUBJECT LOCATION



Source: Johnson Economics, Clark County, US Census Bureau TIGER, Metro RLIS

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II. SITE ANALYSIS

THE SUBJECT SITE

The subject site is a roughly rectangular-shaped parcel, consisting of four taxlots. In total, the parcel amounts to four acres in size. The site is currently forested and located on Camas Meadows Drive in Northwest Camas. The site features a downwards slope from the south (Camas Meadows Drive) to the north (golf course fairway). Access will be from Camas Meadows Drive, a three-lane arterial street.

Broadly speaking, the site is located near the boundary of a large area planned for light industrial or business park employment uses (to the west) and a large area planned for residential and commercial uses (to the south and east).

The site and much of the surrounding area is zoned LI/BP. However, there is multi-family zoning (MR-18) located directly to the south. There is business park zoning directly to the east, but this area is now under development as the Village at Camas Meadows, which includes multi-family and single-family residential. Therefore the site sits right at the boundary of residential and employment neighborhoods.

Surrounding Uses: The site is bordered directly to the east and north by the Camas Meadows Golf Club and to the south by the driving range. There is an existing business park development located to the south and west across Camas Meadows Drive. There are new multi-family and single-family residential subdivisions under development less than 0.25 miles southeast of the site.

There is also substantial remaining vacant land in the immediate area, mostly in the area zoned LI/BP to the west and south, but also in the MR-18 zone directly to the south.

Services: The subject site lies roughly 1.5 miles by road to the nearest concentration of shopping and commercial services on NE 192nd Avenue. Commercial tenants in the area include Costco, Walmart, JC Penny, PetSmart, Home Depot, and Lowe's, as well as a number of smaller stores, restaurants, and service providers. The site also offers good access to recreational amenities, like the Camas Meadows Golf Club, Lacamas Lake, Lacamas Heritage Trail, and Harmony Sports Complex.

There is land zoned for commercial use along Lake Road to the south, and in the Green Mountain Village area to the north, which will be somewhat closer if in eventually develops with commercial uses. The site is over 4 miles from Downtown Camas via Lake Road and Everett Street.

PROPOSED ALTERNATIVE USES

There is a proposal for change in Comp Plan designation for the subject site, from LI/BP to a commercial designation that permits mixed use. As noted, the site sits at the boundary of employment and residential neighborhoods.

The purpose of the Light Industrial/Business Park (LI/BP) zone according to the Camas Municipal Code is:

The Light Industrial/Business Park (LI/BP) district is intended to provide for employment growth in the city by protecting industrial areas for future light industrial development. Design of light industrial facilities in this district will be "campus-style," with ample landscaping, effective buffers, and architectural features compatible with, and not offensive to, surrounding uses. Commercial development in the LI/BP district is limited to those uses necessary to primarily serve the needs of the surrounding industrial area, and is restricted in size to discourage conversion of developable industrial land to commercial uses. (Chapter 18.21.010)



The mix of uses alternatively proposed at the site are likely to include multi-family residential uses and small-format commercial uses, such as convenience retail, small dining or small office uses. The commercial zones which would allow for some residential uses as part of a development are the Mixed Use Zone (MX), Community Commercial (CC), Downtown Commercial (DC) and Regional Commercial (RC). The CC, DC and RC zones placed conditions on mixed uses that are likely to make them inappropriate for the subject site. The MX zone allows mixed uses as a conditional use and provides for more flexibility in how they might be configured.

MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel. (Chapter 18.21.050)

SITE SUITABILITY FOR ALTERNATIVE USES

The following is a general discussion of the suitability for the site for the alternative uses based on market considerations, physical configuration, and access. While the site may be technically suitable for an industrial or business park use, there are multiple reasons that it is likely more suitable for a mix of commercial and residential uses.

Light Industrial/Business Park

The site would generally be physically suitable for light industrial or business park development, as evidenced by the existing business park developments along Camas Meadows Drive, but due to some site limitations and location factors is not as well suited for this use as the alternative. At four acres, it is of sufficient size to hold one or more office, industrial or "flex space" type developments.

- **Compatibility:** Some industrial and flex-space users may not be compatible with the existing golf course use to the north edge of the site. These may include businesses that create negative externalities such as noise, smoke or other fumes, excessive industrial yard machinery or storage, or heavy truck traffic. All of these factors would make an industrial user an unattractive neighbor to the golf club. At the same time, employees at the site would be unlikely to take advantage of the proximity to the golf facilities during most daylight hours, as golf tends to be more of a residential lifestyle amenity than a corporate park amenity.
- **Topography:** The sloping topography of the site might present a challenge for industrial users who prefer flat land. The preparation and grading of this land must not be cost prohibitive, because typically industrial users pay the least of the major uses for buildable land (i.e. excessive land development costs can render a site infeasible for industrial use). The topography would present less of a challenge to a business park development offering more standard office space.
- **Traffic/Access:** The area is generally accessible for campus-style employment uses via Camas Meadows Drive which is a three-lane arterial. In theory if enough of the vacant LI/BP lands in the northwest Camas area were to build out, this could eventually lead to traffic congestion at high-volume times of the day.
- Market Conditions: The Camas and East Vancouver submarket has seen healthy growth of industrial and office park users and new jobs during the recent economic recovery. The area has attracted multiple high-paying professional firms in recent years and remains a draw for Portland-metro business owners looking to move to a more favorable tax environment. According to data from CoStar Analytics, the strength of the local office market has fluctuated over time. While rent levels have risen steadily, vacancy has at times exceeded the 10% threshold sought in a healthy market.

Currently, there are thousands of vacant square feet of space available at the Camas Meadows Corporate Center across the street from the subject site. As discussed more in Section III of this report, there is also estimated to be an oversupply of industrial and business park land to accommodate new development. For



these reasons, Johnson Economics does not estimate that there is currently a significant shortage or even tight supply of industrial, business park or office space in the Camas area for the foreseeable future.

Commercial and Residential Mixed Use

The site would be physically suitable for a mix of commercial and residential uses and is an adequate size for such a development.

Compatibility: The site is compatible for a range of small commercial users including convenience retail, small dining establishments and small office users. These uses can benefit from a location between industrial parks to the west, residential neighborhoods to the east, and traffic to and from the golf course.

Residential housing is a traditional compatible use next to a golf course, and this development would benefit from being near the clubhouse and driving range. The established neighborhoods to the east around the golf course demonstrate that this is a desirable location for residents, offering excellent access to nature, views, and livability amenities. New single-family homes in the area sell in the range of \$350,000 to well over one million dollars.

The site would be suitable for a range of residential housing types from attached multi-family apartments to townhomes to condominiums. Based on currently achievable rents and construction costs, the likely development form for housing on this site would be two-to-three story wood-frame construction.

- Topography: Multi-family developments are typically feasible on more uneven topography due to the ability to locate multiple buildings and parking areas at different elevations. Commercial uses at the site would need more even building sites and parking lots. However, residential and/or commercial developments can also typically afford higher cost for land preparation than industrial uses.
- Traffic/Access: The area is accessible via Camas Meadows Drive. The site location is somewhat distant from other commercial services. This would provide an advantage for the right mix of commercial businesses at the site, who could serve the on-site tenants, local neighborhoods, and nearby employers. NW Lake Road to the south offers access to the regional network of major arterials and highways. The quiet location is likely to be a key attractor to prospective residents at the site.
- Market Conditions: The subject site is a good location for small businesses, providing good access and • visibility, with a built-in local customer base. The greatest concentrations of commercial shopping and service are all located more than a mile from this area. Demand for these businesses will continue to grow as Camas experiences strong residential and employment growth. As Section III of this report presents, the Camas 2035 plan forecasts strong growth in commercial jobs over coming decades, and significantly outnumbering industrial jobs.

Section IV of this report discusses estimates of demand for housing types by age and income groups. Since 2000, Camas has grown by nearly 4,000 households, or 86% growth. This translates to robust annual growth of 3.2%, in comparison to 1.4% growth in Washington State, and 0.8% in the United States. The community is forecasted to continue to add an average of roughly 200 households each year over the next five years. The housing supply for both owner and rental units must continue to increase to meet the need of these new residents.

Camas is a strong residential development market, with median sale price of homes approaching \$500,000 and 30% higher than the prior peak in 2007. Annual home sales have increased from 415 to 770 between 2007 and 2019, and housing units permitted rose from 130 to 650 per year. This pace already exceeds the forecasted growth rate of the Camas 2035 plan.

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III. LAND CAPACITY VS. DEMAND (CAMAS 2035)

CAMAS 2035 FINDINGS

Figure 3.1 presents the estimated buildable acres of commercial, industrial and residential land in Camas as identified in the City's most recently adopted Camas 2035 Comp Plan. Camas 2035 was adopted in 2016 and generally reflects the land demand and capacity estimates from 2015. The original source of the buildable land inventory was the 2015 Vacant Buildable Lands Model (VBLM) of Clark County.

The adopted Comp Plan estimated 464 net acres of buildable commercial land (generally retail and office), and an estimated 660 net acres of buildable industrial land. There was an estimated supply of 876 net buildable acres of residential land.

After the projected amount of land need over 20 years was factored, the analysis adopted in the Comp Plan finds that there is a surplus of land for all three land uses. The Comp Plan finds the narrowest 20-year surplus of commercial land (127 acres), with a larger surplus of industrial lands (167 acres), and the largest surplus of residential land (231 acres).

(The most recent 2018 VBLM finds a diminished supply of net buildable lands in all of these categories due to development over the last few years. However, the 2018 VBLM does not include a forecast of job and housing growth, making the 2015 figures the best numbers for comparison in this analysis.)

	Demand (2035)			Total Land Supply / Capacity		Surplus Supply / Capacity		
Land Use Category	Density	Jobs	Units	Acres	Net Acres (CP) ¹	Capacity (jobs/units)	Net Acres (CP)	Capacity (jobs/units)
Commercial	20 jobs/ac	6,744		337	464	9,280	127	2,536
Industrial	9 jobs/ac	4,438		493	660	5,940	167	1,502
	Total:	11,182		830	1,124	15,220	294	4,038
Residential	6 units/ac		3,868	645	876	5,256	231	1,388

FIGURE 3.1: ESTIMATED LAND SUPPLY AND DEMAND CITY OF CAMAS COMPREHENSIVE PLAN (2015 – 2035)

¹ Acreage based on VBLM, but further refined by City. Finding of more net acres than in VBLM.

Source: Camas 2035, Table 1-1; Clark County Vacant Buildable Lands Model (2015)

Forecasted Job Growth (Land Demand): The Comp Plan presents a forecast of land demand for 337 commercial acres and 493 industrial acres over the planning period. However, due to the higher assumed density of jobs on commercial lands (20 jobs/ac.), this amounts to many more commercial jobs than industrial jobs (6,744 vs. 4,438 respectively).

The Comprehensive Plan projects 11,182 new jobs in Camas by 2035, based on estimates from the Clark County Buildable Lands Report (2015). Given the 9,093 jobs from 2013 shown in the Comprehensive plan, this means that the city has forecasted average annual employment growth in the range of 3.7% per year.

Though average annual growth in the city was only 1.5% from 2001 to 2015, growth has been rapid since the downturn. From 2010 to 2015, the city added jobs at an average annual rate of 5.4%, and at 5.0% after 2016. These numbers are both faster than the 3.6% and 4.3% growth seen county-wide in those time frames, respectively.

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Supplemental Employment Sector Analysis: JOHNSON ECONOMICS prepared additional analysis of employment growth based on the forecasted growth rate of major industry sectors in Southwest Washington. This forecast is based on 10-year growth rates prepared by the Washington State Employment Security Department (ESD) for the broader Southwest Washington region. Because the methodologies differ, the overall job growth forecast does not match that found in the Comp Plan. However, this does provide more granularity on what employment sectors are expected to grow fastest in the region, and whether or not these tend to be industrial, office or retail jobs.



FIGURE 3.2: ALTERNATE 10-YEAR JOB GROWTH PROJECTION CITY OF CAMAS (2015 – 2025)

SOURCE: Washington State Employment Security Department, Johnson Economics

This analysis utilized the estimated employment base level of 9,093 as presented in the Camas 2035 plan, distributed across sectors as reported by the US Census Longitudinal Employer-Household Dynamics program. Applying the projected growth rates from the ESD, we see that the fastest growing industries are projected to be Education and Health Services (2.2% annually), Professional and Business Services (1.9%), and Construction (1.8%).

In terms of absolute growth in number of jobs, the greatest local growth is expected in Education and Health Services, and Professional and Business Services. There next highest number of jobs are in manufacturing and tourism-related sectors. (These numbers do not match the adopted forecast in the Camas 2035 Plan, and therefore should be viewed as an indicator of projected growth relative to other sectors.)

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This alternate forecast suggests that the greatest number of new jobs will be found in sectors that tend to use commercial office and retail space (and land), and fewer new jobs in sectors that use industrial space. The major users of industrial space (manufacturing, transportation/warehousing, construction) are projected to make up roughly 16% of new employment under this alternative forecast. The sectors which are major users of office and retail commercial space make up an estimated 82% of new employment.

GRASS VALLEY ECONOMIC DEVELOPMENT AREA

The subject area is located in the Grass Valley Economic Development Area described in the Camas 2035 plan. The plan leaves the area vaguely defined as a large region of industrial, business park, and commercial zones on the western side of the city (Figure 3.3).



FIGURE 3.3: CAMAS ECONOMIC DEVELOPMENT AREAS

SOURCE: Camas 2035, City of Camas

The Camas 2035 Comp Plan describes the Grass Valley Economic Development Area as follows:

Grass Valley is home to several national and international technology and manufacturing firms. Land uses in Grass Valley include large technology and manufacturing campuses, surrounded by retail and commercial services and residential development. The City has invested in significant infrastructure improvements in Grass Valley in support of high-tech industrial development, which is still the focus for this area. (Camas 2035 6.4.3)

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One of the underlying development policies for Grass Valley relates to maintaining adequate employment land supply to meet 20-year needs when conversion of some of the area to other uses is proposed:

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval. (Camas 2035 6.4.3)

JOHNSON ECONOMICS conducted an inventory of remaining buildable employment land in Camas as of 2019, using Clark County GIS data. We first filtered out all but commercial, industrial, and multifamily-zoned land. We then filtered out projects that are committed to being developed in the short-term. We then used the following property type descriptions to determine the amount of viable land:

- Prime Developable Ground
- Unused Land Timbered
- Unused or Vacant Land No Improvements
- Vacant

This inventory resulted in the following estimates of buildable employment land in the Grass Valley area (supply), vs. the total demand for industrial lands forecast in the Camas 2035 Plan (demand). The estimates are presented in the following table and map (Figures 3.4 and 3.5).

Zone	Parcels	<u>Acreage</u>	Job Capacity
BP	8	94.9	854
LI	4	59.8	538
LI/BP	19	183.3	1,650
Total:	31	338.0	3,042
Indust. Demand (Camas 2035)):	493.1	4,438
Grass Valley Share:		69%	69%

FIGURE 3.4: ESTIMATED VACANT, UNUSED AND DEVELOPABLE LANDS GRASS VALLEY VS. CAMAS. WA (2019)

SOURCE: Clark County, Camas 2035, Johnson Economics

The inventory suggests that the Grass Valley area has sufficient available land to accommodate 69% of the total forecasted 20-year demand for industrial land in the city. A conversion of the 4-acre subject site to a different use would lower this capacity very slightly to 68% of the demand.

At the same time, the industrial areas outside of Grass Valley, most notably the Northshore area, can also accommodate a majority (63%) of the 20-year demand. These two areas alone can accommodate over 130% of forecasted need. This indicates that if the subject site were converted to a different use, that the Grass Valley area would retain capacity to meet its share of employment land demand, while the city would maintain the capacity to meet well over 100% of the forecasted 20-year demand.





FIGURE 3.5: VACANT, UNUSED AND DEVELOPABLE LANDS, CAMAS, WA (2019)

SOURCE: Clark County, Johnson Economics

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IV. RESIDENTIAL DEMAND ANALYSIS

In this section, we analyze the market depth for rental apartments within the City of Camas, to determine the potential demand for housing at the subject site as part of a mixed use development. We provide estimates of turnover in the existing household base as well as estimates of current demand growth over the coming five years. The forecast supports the continued robust growth of the Camas community and need for housing.

HISTORICAL GROWTH

According to estimates from Environics and the Census, the PMA totals 8,317 households as of 2020, after adding over 3,850 households since the turn of the millennium. Over this 20-year period, this translates to an average annual growth of 3.2%, which is far above the average growth rate observed in the Portland Metro Area (1.3%). Since 2000, households in Camas have grown significantly older and wealthier on average.

Age of Householder: The following figure displays how the household growth within the market area has been distributed across age groups since 2000. The strongest growth was seen in households aged 45 to 74. All age categories except 15-24-year-olds experienced some growth in absolute terms. But in terms of share of households (%), those aged 45 to 74 grew the most.



FIGURE 4.1: AGE PROFILE OF CAMAS HOUSEHOLDS, 2000 AND 2020

The largest total growth seen within an age group was in those aged 55-64. This age group increased by an estimated 1,200 households since 2000. The 45-54 age group and the 65-74-year old age group each grew by roughly 1,000 households since 2000. This group had a smaller population to begin with, however, so the increase represents a 6.8% annual growth, highest among all age groups.

Household Income: The area has become quite affluent over the last two decades, though part of the increase can be attributed to inflation. The realized growth on a net basis has been among households making at least \$75,000 per year. Growth is particularly strong among households making more than \$100,000 per year. Nearly all the positive growth came from households with incomes above this threshold. The highest-income households, making at least \$200,000 per year, increased over ten-fold over the period, faster than any other income group.

SOURCE: Environics Analytics





FIGURE 4.2: INCOME PROFILE OF CAMAS HOUSEHOLDS, 2000 AND 2020

SOURCE: Environics Analytics

DEMAND GROWTH (2020 - 2025)

JOHNSON ECONOMICS has developed a housing demand model that translates estimates of job growth and household growth into demand for housing of different forms. Our model begins with household growth estimates stratified by age and income, as these are the variables that best predict housing preferences. Our household growth estimates are based on projections by Environics, a third-party data provider that draws on various data sources to identify trends that impact the household base within specific geographies down to a census block group level. We adjust these estimates based on employment growth projections (by age) and migration trends. The goal is for the projections to reflect underlying demand rather than expected realized household growth, which is constrained by supply.

After developing a segmented projection of overall housing demand for the market area, we use local microdata from the U.S. Census Bureau to establish segment-specific rates of housing tenure (owners/renters) and housing type (SF detached/SF attached/multi-family), to derive assumptions of future housing propensity within the segments.

NEW HOUSEHOLD DEMAND, CAMAS

Over the coming five years, Johnson Economics projects an increase of roughly 960 households within Camas, or 190 per year. This represents annual growth of 2.2%. Note that this is based on an extrapolation of historical trends, which in turn is based on realized growth rather than underlying demand not limited by supply constraints. Taking into account job growth and migration, we believe that the household growth is likely to exceed this rate, therefore we believe this is a conservative estimate.

The following chart displays the anticipated change in the number of households by the age of the householder. The projections indicate particular demand growth among young households in the early family-stage, as well as considerable growth in empty-nester and senior segments, reflecting the aging of the baby boomers. The greatest growth is anticipated in those between 55 and 74 years of age.

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FIGURE 4.3: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY AGE, CAMAS (2020-2025)

SOURCE: Environics, JOHNSON ECONOMICS

With respect to income, the growth is anticipated to be distributed broadly across mid- and upper-income segments, but with the greatest growth continuing to be seen in the highest income categories. The city is expected to continue to develop as an attractive middle- and upscale community for Clark County and Portland-metro workers. The affluent suburban nature of the community will enhance its attractiveness to prospective new residents.





SOURCE: Environics, JOHNSON ECONOMICS

When we apply estimates of future tenure (rent vs. own) and housing type propensity rates to the projected demand, our model indicates that new growth alone will support roughly 240 apartment units over the coming five years, or an average of nearly 50 per year. The net new demand is projected to be concentrated among the lower- to middle-income households who are more likely to rent than own. This trend supports the need for the continued development of new housing options in coming years.





FIGURE 4.5: PROJECTED GROWTH IN DEMAND FOR RENTAL APARTMENTS, CAMAS (2020-2025)

SOURCE: Environics, JOHNSON ECONOMICS

A secondary source of demand is turnover in the existing base of apartment households in the city. When currently renting households move out of their units, newer rental properties have the ability to compete for these renters with newer facilities and up-to-date amenities. We project around 445 rental transactions (new and turnover) per year in the Camas apartment market. These transactions are expected to represent a wider distribution across age and income categories than the net new demand.



FIGURE 4.6: PROJECTED TOTAL ANNUAL DEMAND FOR RENTAL APARTMENTS, CAMAS (2020-2025)

SOURCE: Environics, U.S. Census Bureau, JOHNSON ECONOMICS

Though turnover represents demand for which there already is matching supply, these transactions tend to benefit the absorption of new units in the market, as existing renters "trade up" into newer units with less wear and more up-to-date features. Based on Clark County taxlot data, analyzed in GIS, the average age of existing apartment projects with at least five units in Camas is 35 years, suggesting more up-to-date properties should be able to offer a large competitive contrast. Moreover, the data indicates that the average size of these projects is 19 units. Projects of this scale rarely offer any community amenities to speak of.



V. CONCLUSIONS

ALTERNATE USES

While the subject site is generally suitable for either of the proposed uses, the prospective industrial business park development faces some disadvantages while a mixed-use development generally enjoys advantages for feasibility. These are mainly related to market forces, demand, and the topography of the site, and compatibility with surrounding uses:

- Topography: The sloping topography of the site might present a challenge for industrial users who prefer flat land. The preparation and grading of this land must not be cost prohibitive, because typically industrial users pay the least of the major uses for buildable land (i.e. excessive land development costs can render a site infeasible for industrial use). Multi-family developments are typically feasible on more uneven topography due to the ability to locate multiple smaller buildings and parking areas at different elevations. Higher-value residential and/or commercial developments can also typically support higher cost for land preparation than industrial uses.
- Compatibility: Housing is a classic compatible use next to a golf course, and this development would benefit
 from being near the clubhouse and driving range. The established neighborhoods to the east around the
 golf course demonstrate that this is a desirable location for residents, offering excellent access to nature,
 views, and livability amenities. The site is compatible for a range of small commercial users including
 convenience retail, small dining establishments and small office users. These uses can benefit from a
 location between industrial parks to the west, residential neighborhoods to the east, and traffic to and from
 the golf course.

Some industrial and flex-space users are likely to be incompatible with the existing golf course use to the north edge of the site. These include businesses that create negative externalities such as noise, smoke or other fumes, excessive industrial yard machinery or storage, or heavy truck traffic. Business Park office development may be less likely to face these issues.

• Market Conditions: The Camas and East Vancouver submarket has seen healthy growth of industrial and office park users and new jobs during the recent economic recovery. But according to data from CoStar Analytics, the strength of the local office market has fluctuated over time. While rent levels have risen steadily, vacancy has at times exceeded the 10% threshold sought in a healthy market.

Currently, there are thousands of vacant square feet of space available at the Camas Meadows Corporate Center across the street from the subject site. As discussed more below, there is also estimated to be an oversupply of industrial and business park land to accommodate new development. For these reasons, Johnson Economics does not estimate that there is currently a shortage or even tight supply of industrial, business park or office space in the Camas area for the foreseeable future.

The subject site is **a good location for small commercial businesses**, providing good access and visibility, with a built-in local customer base. The greatest concentrations of commercial shopping and service are all located more than a mile from this area. Demand for these businesses will continue to grow as Camas experiences strong residential and employment growth. The Camas 2035 plan forecasts strong growth in commercial jobs over coming decades, and significantly outnumbering industrial jobs.

Since 2000, Camas has grown by nearly 4,000 households, or 86% growth. This translates to robust annual growth of 3.2%, in comparison to 1.4% growth in Washington State, and 0.8% in the United States. The community is forecasted to continue to add an average of roughly 200 households each year over the next



five years. The housing supply for both owner and rental units must continue to increase to meet the need of these new residents.

Camas is a strong residential development market, with median sale price of homes approaching \$500,000 and 30% higher than the prior peak in 2007. Annual home sales have increased from 415 to 770 between 2007 and 2019, and housing units permitted rose from 130 to 650 per year. This pace already exceeds the forecasted growth rate of the Camas 2035 plan.

• Job Capacity: The Camas 2035, using Clark County assumptions assumes that industrial land will develop at an average of 9 jobs per acre. The amount of employment at any one LI/BP development will vary. Office space in a business park is likely to supply jobs at a higher density than a warehouse. However, it should be noted that if a greater job density is assumed, then the forecast of total needed industrial acres over 20 years should also be lower (i.e. more jobs would be accommodated on less land.) If that is the case, then this would result in an even higher surplus of industrial land in the inventory. The impact of converting a small amount of it to a different use would be even less.

Under the alternative mixed-use scenario for the site, the commercial portion is assumed to accommodate an average of 20 jobs per acre, indicating that **the transition from industrial to commercial zoning will still allow for employment growth at the subject site**.

INDUSTRIAL AND COMMERCIAL LAND SUPPLY

The Camas 2035 comparison of 20-year land need from job and household growth, with the current buildable lands, found a surplus of all the major categories of land in Camas (Figure 3.1, reproduced below). If the lands build out as projected, there will remain a surplus of 127 commercial acres, and 167 industrial acres. **These adopted figures do not present a compelling reason to protect a small amount of either of these categories of land from conversion**, all else being equal.

		Demand (2035)			Total Land Supply / Capacity		Surplus Supply / Capacity	
Land Use Category	Density	Jobs	Units	Acres	Net Acres (CP) ¹	Capacity (jobs/units)	Net Acres (CP)	Capacity (jobs/units)
Commercial	20 jobs/ac	6,744		337	464	9,280	127	2,536
Industrial	9 jobs/ac	4,438		493	660	5,940	167	1,502
	Total:	11,182		830	1,124	15,220	294	4,038
Residential	6 units/ac		3,868	645	876	5,256	231	1,388

FIGURE 3.1: ESTIMATED LAND SUPPLY AND DEMAND CITY OF CAMAS COMPREHENSIVE PLAN (2015 – 2035)

¹ Acreage based on VBLM, but further refined by City. Finding of more net acres than in VBLM.

Source: Camas 2035, Table 1-1; Clark County Vacant Buildable Lands Model (2015)

An inventory of Grass Valley industrial lands find that remaining parcels are sufficient to accommodate 69% of forecasted 20-year industrial employment (Figure 3.4), while the rest of the city could also accommodate *an additional* 63% of the forecast. This supports the Camas 2035 finding that there is significant overcapacity of industrial lands (132% of demand), **and conversion of the subject site to a different use would not violate the policy of maintaining a 20-year supply in Grass Valley**.



INDUSTRIAL VS. COMMERCIAL LAND DEMAND

The Camas 2035 projects a 20-year growth of 11,182 jobs. A majority of these (60%) are forecasted to be jobs that take place in a commercial environment, and 40% in an industrial environment (Figure 3.1). Additional analysis by employment sector using state ESD forecasts supports the conclusion that, despite robust industrial job growth, a majority of new employment will be commercial jobs. This finding is supportive of conversion of a modest amount of industrial land to commercial land on the border of the Grass Valley LI/BP area, without significantly impairing the ability to meet future industrial demand.

RESIDENTIAL LAND DEMAND

The Camas 2035 plan likewise finds a surplus of residential lands over the planning period. Over the coming five years, Johnson Economics projects an increase of roughly 960 households within Camas, or 190 per year. This represents annual growth of 2.2%, which we consider a conservative estimate. **The demand analysis prepared by strongly supports the need for additional housing options of all types over the coming decades.**

The subject site is an appropriate location for housing as part of a mixed-use development based on physical, location and market factors.



July 20, 2020

Barry McDonnell, Mayor, City of Camas Phil Bourquin, Community Development Director, City of Camas Jerry Acheson, Parks and Recreation Manager, City of Camas Robert Maul, Planning Manager, City of Camas Sarah Fox, Senior Planner, City of Camas Don Chaney, City Council Member, City of Camas Steve Hogan, City Council Member, City of Camas Shawn MacPherson, Knapp, O'Dell & MacPherson Leanne Bremer, Miller Nash Tim Hein, Planning Commission Member, City of Camas Troy Hull, Planning Commission Member, City of Camas And others on Planning Commission

RE: Application for Comprehensive Plan Amendment CPA20-02 from Kimbal Logan representing the Mills Family LLC

Dear City of Camas leaders,

I am writing this letter to you today on behalf of the Mills Family regarding the application for Amendment to the Camas Comprehensive Plan referenced above. After reading the Staff Findings prepared for presentation to the Planning Commission, I am surprised and disappointed by differences between the Findings and previous commitments and understandings made with the staff and administrator of the City of Camas during the long period of time and many agreements made with the Mills Family as they brought their land in Lacamas North Shore into the Urban Growth Boundary, annexed the land into the City of Camas, agreed to hard zoning, dedicated 6 acres Lacamas lakefront to the City as Conservation Land, and sold 26 acres of land to the City including many irreplaceable community assets like the Leadbetter House, Pomaria House, lake viewpoints, a white oak forest area, wetlands, a rare caldera, and a beautiful park-like cedar forest area. It seems there has been a disconnect between what staff efforts were promised to the Mills Family during these long and fruitful negotiations and what is now being represented to the Planning Commission as Staff Findings.

I will try to spell out the points of disagreement with the Findings later in this letter. However, to fully explain the source of the objections I will first try to give a short summary of the history

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Kimbal Logan Real Estate & Investment

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of the Mills Family's long interaction with the City of Camas in respect to their property at Lacamas North Shore.

2008 – A group of twelve adjacent properties (known as the Lacamas North Shore Properties or LNS Properties) were brought into the Urban Growth Boundary for the City of Camas through the GMA process of planning for future growth. This process required analysis of the needs for future land areas and land uses and required the land that was brought in have a comprehensive plan and proscribed future zoning. The properties included the Johnston Dairy property, the Mills Property, the Weakley Property, the Buma Property, the Cisney Property, and several others. When brought into the Urban Growth Boundary most of the Mills Property was master planned and comp planned as Mixed Use. The property owners and the City of Camas worked cooperatively together to agree on the land to be brought in and the Comp Plan designations to be assigned to each property.

2013 – The whole group of Lacamas North Shore Properties (LNS) was annexed into the City of Camas. At the time of the annexation the staff at the City required the Mixed-Use Zoning to be changed to hard zones to make planning more concrete and less changeable than Mixed Use zoning and a Development Agreement was agreed upon. At the time the Mills Family parcels were zoned as follows: about 35 acres were zoned MF-10; about 21 acres were zoned MF-18, about 26 acres was zoned BP, about 7 acres was zoned Commercial, and about 6 acres was designated and Conservation Land on Lacamas lake to be dedicated to the City. A map of the zoned lands as annexed is attached hereto as Exhibit 1. At the time the Mills Family objected to the change from mixed use zoning, but they agreed to move forward to facilitate the goals of all of the owners in the LNS group and to try to work cooperatively with the City of Camas planning staff who they had, and still have, a high regard for.

2016 - The Vision for Lacamas North Shore plan was approved by the City of Camas, Clark County, City leaders, and several Conservation Groups including Columbia Land Trust and the Conservation Fund. The Vision Plan called for the City of Camas or the County or other affiliate parties to buy or be given a broad swath of land along the North border of Lacamas Lake to preserve those lands for public use and conservation plus planning for completion of a full circumference public trail around the lake and closure of a portion of Leadbetter Road.

2018 – After analyzing the Vision Plan and thinking about the Mills Family's long term goals for their land at Lacamas North Shore, the Mills Family agreed to have me approach Columbia Land Trust with a plan to sell Columbia Land Trust a large portion of the Mills Family lands including the iconic lake front Leadbetter House and Pomaria House, plus a beautiful park like section of land on the North and East boundaries of their properties at a discounted price. The plan was for Columbia Land Trust to dedicate the property to the City of Camas in the future when the City might have raised some money to help with the purchase. In the meantime, the land (that was at the time openly on the market for sale and had been in escrow twice) would be saved from private development. Columbia Land Trust was unable to act on the proposal because of a lack of funds, but they placed the Mills Family in touch with the Conservation Fund (a large national

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conservation group) to discuss the purchase. The Conservation Fund liked the idea and (after consulting with Columbia Land Trust and the City of Camas regarding the conditions of the Mills Family to the purchase) signed an agreement to go forward with the purchase. A copy of the original LOI and the subsequent PSA is attached. As you can see from reading the agreements the sale was contingent upon there being a transfer of zoning among three parcels in the Mill's property so the City would end up with 7 acres of land on the lakefront zoned commercial and 26 acres of land above the lake the North and West zoned either public property or BP. The Mills were to end up with a 35-acre parcel of land zoned MF-10 (the same as before the sale) and a 21-acre parcel of land zoned MF-18 (the same as before the sale). It is important to note that what was envisioned in this sale was no increase or decrease in the number of acres of multi-family or BP (public) property just a change of location of each zone on the area map. The new proposed lot lines were designed to follow the topography of the land which has some high bluffs and spectacular critical or special land areas that were all included in the sale to the Conservation Fund (at a discounted price and to be given to the City later). Please review the proposed new map with the existing zoning map at the time and you will see there is no increase in any amount of multi-family land resulting from the zoning swaps.

I had been working with Jerry Acheson from the Parks Department regarding landowners I represented. Through the good work of Jerry and others at the City, in 2018 the City of Camas had purchased the Buma Property (one of the original LNS Group properties including about 28 acres zoned MF-18). In the 2013 Development Agreement that was part of the annexation the number of units that could be built on the property was capped at 226 units. When the City bought the Buma Property those 226 units were removed from the number of units conceived and approved in the 2008 Growth Management Plan and later confirmed in the approved 2016 Growth Management plan.

2019 - After working with Jerry closely regarding the Buma Property, I had gotten to know him and had talked with him fairly regularly during the negotiations with the Conservation Fund for the deal that was put together between The Conservation Fund and the Mills Family for land to be later given to the City. During the middle of the due diligence for the Conservation Fund sale, Jerry approached me and asked if the Mills Family would have any objection to selling the land directly to the City of Camas which they were. I agreed to write up the initial papers for the sale with the only caveats being that the Mills Family would have to assured of a minimum number of units in the newly reoriented comp and zoning plan to make up for the loss they were taking by selling the Public Lands being sold to the City at a discount, and there would have to be an access road to the Mills Family remainder lands from of Leadbetter Road because without fairly immediate access, the value of the Mills Family remainder lands would be dramatically reduced. I met directly with Pete Capell, Shawn MacPherson, Phil Bourguin, and Jerry Acheson at different times regarding these contingencies. The net result of the negotiations was that the staff could not commit to make the changes requested by the Mills Family because each change required due process through the standard City planning procedures. However the City staff, led by Pete Capell and Phil Bourquin, agreed that the City staff would use "good Faith Effort" or "best efforts" to have the Comprehensive Plan and Zoning Map changed as shown on Exhibit B

to the purchase and sale agreement through said City processes. It was further agreed that the staff allow the requests for road access and densities to proceed as envisioned by the Mills. A copy of the Purchase and Sale Agreement between the Mills Family and the City of Camas is attached including the language regarding "best efforts" meaning "Good Faith Effort" – see emails from Shawn Macpherson and Phil Bourquin attached.

January 2019 – The sale from the Mills Family to the City of Camas for the 33 acres of Public Lands is completed.

January 2020 – The Mills Family and Kimbal Logan as applicant apply for a Comp Plan Amendment as envisioned and agreed upon in the Purchase and Sale Agreement with the City of Camas. In the middle of the process the Coronavirus Pandemic puts a halt on all public meetings and the processes regarding the Mills Family Application for a Comp Plan Amendment.

June 2020 - The Planning Staff at the City of Camas propose Findings for the Mills Family Comp Plan Amendment Application that we find objection to including the following:

- 1. There is no mention in the findings of any previous dealings with the Mills Family regarding the remainder property or the arrangements and agreements made for the prior sale of the Mills Public Property to the City of Camas. Please review the written Purchase and Sale Agreement between the City and the Mills Family for the property purchased by the City from the Mills. As part of the consideration given Mills, the City of Camas agreed to make a best effort ("good faith") to confirm the Comp Plan change and the Zoning of the remainder Mills Properties as depicted in Exhibit B to the Purchase Agreement meaning 36 acres of MF-10 Property and 21 acres of MF-18 Property. There is no sign in the Finding of Staff of any Best Effort (Good Faith) to have the application approved as submitted approving these agreed upon zones.
- 2. There is a Finding that the proposal from the Mills would decrease employment lands and increase multifamily lands. This is a misleading statement. In the total scope of transactions between the Mills and the City of Camas, the entity that has removed employments land from the LNS Comp Plan is the City of Camas. The sale to the City was approved with understanding that the City would support the proposal that the Mills would own the same number of acres of multi-family land after the sale and Comp Plan Amendment as before the sale. This result was intended to be accomplished by a Comp Plan Amendment recommended and supported by the City and its staff. 36 acres of MF-10 and 21 acres of MF-18.

An honest reading of the proposed PSAs with the Conservation Fund and the City of Camas makes clear the intent of the Mills Family to keep their multi-family zones on their new parcels and the intent of the City to use Good Faith efforts to help the Mills Family do so.

3. The Findings state that the proposal from the Mills Family would increase the amount of residential land in the City by 9%. This too is a misleading statement. The sale from the Mills to the City of Camas removed 9% of the residential zoned land in the City of Camas from the planning maps. The envisioned and agreed upon Comp Plan and Zoning transfer of multi-family zoning to the Mills remainder lands will simply replace the amount of residential land previously removed.

Please note – in the LNS area, purchases of property by the City of Camas or Camas School district purchases have eliminated residential lands approved for inclusion in the Comp Plan through GMA for the Lacamas North Shore area as follows: * Weakley Property sold to Camas School district – 40 acres zoned R-7.5 - at least 100 units. * Buma Property sold to City of Camas – 28 acres zoned MF-18 – 226 Units. * Dens Property sold to City of Camas – at least 33 acres zoned R-7.5 – about 135 units. *Mills Property (if zoning transfer is not approved) – about 21 acres zoned MF-10 – at least 150 units. The total of the acreage removed from residential housing by these City purchases is at least 122 acres and at least 610 units. Instead of correctly giving support for the transfer of multi-family planning and zoning to the agreed upon adjacent lands as intended, the Findings make it seem like there is a worrisome loss of Business Park Land into Multi-family land. Not true.

This particular Finding could be particularly injurious to the Mills Family because it diminishes the usability, timing, and value of the Family's remainder lands if the Mills get stuck with poorly placed, topographically unsuited, and not agreed upon business park zoning.

- 4. One of the Findings states that if a development proposal increases planned for residential capacity in the City then the City can require that the new development to have at least 25% of the new housing units comply with affordable housing requirements in the City. Since the proposal from the Mills Family does not increase long planned for residential capacity and in reality does not even make up for the number of units already removed from the LNS area, there should not be a requirement from the City of Camas that 25% of the new housing units have to be affordable housing. This requirement has never been mentioned to the Mills or to me at any time during our negotiations. Forcing disparate housing types into an area such as the land overlooking Lacamas Lake is a disservice to the long-term values of the landowners and the peace of mind and happiness of both types of tenants in the properties to be developed. The inclusion of such a requirement on the Mills properties would cause a definite and immediate loss of value. There is no reason that the City of Camas should want to inflict this harm on their long-term partner and benefactor the Mills Family.
- 5. The Findings state that the goals from Camas 2035 for the North Shore "envision that the area will be master planned for commercial and other economic uses (e.g. medical office, grocery stores, and restaurants". While that language is indeed in the document, other

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language points out the need for different housing types to service the interests of employers and the community. Take for instance this language for the City of Camas website promoting Lacamas North Shore "PLAN for development that supports diversity and economic development, including a range of housing choices, transportation options, and an assortment of shops, services, and public and park spaces." The existing Comprehensive Plan for the LNS area is still in place. The plan calls for a mix of jobs land and medium and high-density housing plus the limited commercial areas now owned by the City. The area is not intended to be solely for business or commerce but more of a mix of uses that allow people to

- solely for business or commerce but more of a mix of uses that allow people to work and live in the area and enjoy the wonderful amenity that Lacamas Lake and the City parks and public areas will provide. A new plan should not diminish the approved and sought-after housing choices or numbers.
- 6. The Comp Plan Amendments sought after by the Mills Family are tailored to the land topography and common-sense development of the land. If you review the topographical map of the land there is a consistent usability of the land with common uses that do not go over cliffs or bluffs and do not artificially place businesses and jobs in the middle of residential neighborhoods. The Findings make no mention of the topography of the site and the suitability of the site for different types of development. It is my contention that the sloping site is more suitable for housing than for business park land and further that the location of these two zoning types should be buffered and set away from each other as far as possible. The Mill's Comp Plan proposal promotes this goal.
- 7. At the time of the sale to the City of Camas of the Mills Public Lands, the City and the Mills worked cooperatively to complete the Boundary Line Adjustments necessary to have the new lot to be purchased by the City legally created and to have two remainder lots legally created to be held by the Mills. Again as shown in the Exhibit B to the Purchase and Sale Agreement with the City of Camas the two remainder lots that were created are a 36 acre lot designated on the Map as MF-10 and a 21 acre lot designated on the map as MF-18. The City of Camas approved this boundary line adjustment and helped record it.

The Camas Municipal Code in section 17.07.040 - Approval criteria, stipulates the following: The approval authority shall approve, approve with conditions, or deny a request for a boundary line adjustment in writing based on findings addressing the following (among other) criteria:

D. All lots have legal access to a public road. Existing required private road improvements and easements are not diminished below city street standards for lots that are served by a private road and shall not create unreasonably restrictive or hazardous access to a property.

E. The boundary line adjustment will not result in a lot that contains area in two zone designations.

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Why is it that the City of Camas can approve and complete boundary line adjustments to three parcels to create a legal parcel to purchase for itself, and two parcels to be held by the Seller, eliminating dual zoning in the parcel to be purchased by the City and at the same time not be able to eliminate dual zoning in single parcels retained by the Seller and also provide a means to have legal access to a public road for those parcels per their own code? The City should be going out of its way to adhere to its own municipal code and to honor its commitments to the Mills Family. The City of Camas should not be creating new parcels in a Boundary line adjustment that do not have consonant zoning or road access.

8. There is language in the Findings stating that the City cannot agree to the minimum densities being requested by the Applicant because of a lack information regarding critical lands and wetlands in the Mills remainder properties. We have had the submittal for the Comp Plan change in the City Staff hands since early January 2020. Not once has there been any request for this type of information from anyone on the City staff. We have soils studies, archeological studies, wetland, and critical land studies that have been completed by and for a potential Buyer of the property. The Mills and the Buyer will be very happy to provide these studies to the City at the time the Buyer submits for site plan approval. With no approved Comp Plan, or zoning, or road access known it is not reasonable to ask the Mills or the Buyer to submit a site plan or a building plan.

Both the Mills and the Buyer are comfortable moving forward with the Comp Plan Amendment by eliminating any minimum or maximum number of units to be preapproved, but rather to have the normal City planning processes and requirements determine the number of units that can be approved to be built according to the land characteristics and features and any site plan and building plans to be submitted by a Buyer or builder in the future.

- 9. If approved, the benefits to the City of Camas and its citizens from the Mill's Family Application for Comp Plan Amendment will include the following:
 - a. The resulting multi-family lands will provide a beautiful, consonant, medium density housing for the Camas area that is in short supply and will be of great long-term benefit to employment development and employers in the area.
 - b. There will be cooperative fulfillment of a long agreed upon and approved plan that will provide benefits to a special tier of Camas residents for years to come.
 - c. Many of the goals envisioned in the Growth Management Act including; Concentrated Urban Growth; Sprawl reduction, Affordable housing, economic development, Private Property Rights, Open Space and recreation, Environmental protection, Early and continuous public participation, Public facilities and services; and Historic preservation, will all have been furthered by the resulting

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low-density multi-family development and the adjacent public and historic facilities coming from the cooperation and business agreements between the Mills Family and the City of Camas.

- d. Many of the key goals of the Camas 2035 Vision Plan will be further met including one principal goal:
 - i. LU-1.1: Ensure the appropriate mix of commercial-, residential-, and industrial-zoned land to accommodate the City's share of the regional population and employment projections for the 20-year planning horizon.
- 10. Finally please consider the following statement from the Mills Family; "The Mills family, not unlike their family members before them, the Pittocks (beginning in 1883) and the Leadbetters, have made personal commitments and investments in support of the public interests of the City of Camas. These commitments and investments have promoted commercial and residential growth; and, conservation and preservation. The Mills and the City of Camas have worked cooperatively and successfully over the last decade. The Mills have honored all agreements with and requests from the City of Camas. The Mills ask only that the City of Camas honor its commitments to the Mills Family and to the Comp Plan for Lacamas North Shore. Please remember, the City's decisions regarding the Comp Plan Change and road access could be extremely beneficial or detrimental to the Mills family and to the future development of this area."
- 11. Very simply the Mills are asking for approval of the following:
 - a. Confirmation that Parcel 5 (see Exhibit 1) owned by the Mills Family is Comp Planned and Zoned as MF-10.
 - b. Confirmation that Parcel 6 (see Exhibit 1) owned by the Mills Family is Comp Planned and Zoned as MF-18.
 - c. Confirmation that the Mills Family and the City of Camas will work together to construct NE Fargo Street as shown in the original approval of the Dens Subdivision providing a legal public road access to Parcel 5 and Parcel 6.

At the option of the City of Camas, access to NE Fargo Street from Leadbetter Road may be restricted or closed in the future, if and when adequate road access to Parcel 5 and Parcel 6 are provided by the City or other private developers from the North side of Parcel 5 and Parcel 6.

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I believe the Mills Family, The City of Camas, and all the citizens of SW Washington should be immensely proud of the once in a lifetime accomplishment that the City's acquisition of the land on the North Shore of Lacamas Lake is. I have no doubt that the Lacamas North Shore area owned by the City, crowned by the Leadbetter House, will become the Central Park of Camas and SW Washington - to be used and revered by the citizens of the area for generations to come. This remarkable accomplishment should not be marred by a lack of recognition of the compromises and agreements that led to the result or unnecessary wrangling over the path to an obviously beneficial long-term outcome.

Respectfully yours,

Kimbal R. Logan

Please review the attached Addenda:

- 1. Exhibit B to PSA Mills Family LLC to City of Camas
- Purchase and Sale Agreement Mills Family LLC to City of Camas See Section 5.22 last paragraph – City's intent to use best efforts to amend the Comp Plan and zoning consistent with Exhibit B
- 3. Letter of Intent Mills Family LLC to Conservation Fund See Section 9.1 Contingencies and Conditions
- Purchase and Sale Agreement Mills Family LLC to Conservation Fund See Section 19 – Conditions and Contingencies to the Sale:
- 5. Email from Shawn MacPherson regarding Seller Conditions to Mills Family LLC sale to City of Camas
- Email from Phil Bourquin regarding future zoning of the Mills Family remainder lots at LNS
- 7. Section of Camas Municipal Code See Section 17.07.040 Approval Criteria. Section D: legal access to public roads and Section E: cannot create lot with two different zones.
- 8. Related maps and documents



Mills Family LLC to City of Camas Exhibit B (map of newparcels)

PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

This AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY AND ESCROW INSTRUCTIONS (the "Agreement") is made and entered into effective as of December $\frac{11/30}{2018}$ (the "Effective Date"), by and between The Mills Family LLC ("Seller"), and The City of Camas, Washington ("Buyer") with reference to the following facts:

RECITALS:

- A. Seller is the owner of that certain real property located in the City of Camas (the " City"), County of Clark (the " County"), State of Washington, consisting of the following five Tax Lots:
 - Tax Lot #38, Section 27, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 175720000 containing approximately 3.02 acres and containing the approximate approximately 3,864 square foot Leadbetter House plus an approximate 1,152 square foot unfinished basement plus an approximate 1,800 square foot general purpose building, plus a storage shed and gazebo, hereinafter Tax Lot #38.
 - Tax Lot #27, Section 34, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 177903000 containing approximately 3.96 acres and containing the approximate approximately 1,867 square foot Pomaria House plus an approximate 495 square foot detached garage, hereinafter Tax Lot #27 shall.
 - Tax Lot #7, Section 34, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 177884000 containing approximately 35.7 acres, hereinafter Tax Lot #7.
 - Tax Lot #8, Section 34, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 177885000 containing approximately 21.02 acres, hereinafter Tax Lot #8.
 - Tax Lot #28, Section 34, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 177904000 containing approximately 26.46 acres, hereinafter Tax Lot #28.
- B. It is the intention of the Buyer and Seller to have the Buyer buy from Seller Tax Lot 38, Tax Lot 27, the portion of Tax Lot 7 designated as Public Property in Exhibit B to this Agreement, and the portion of Tax Lot 28 designated as Public Property in said Exhibit B, hereinafter "properties".
- C. The purpose of this Agreement is to set forth the terms and conditions agreed upon between Seller and Buyer with respect to the purchase and sale of the properties.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Survey Completion. In order to create the legal lots of correct size to correspond as closely as possible to the lot lines depicted in Exhibit B, Seller shall hire a licensed surveyor to complete a



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survey of the different properties to help create the parcels as depicted. The survey shall be completed to allow timely closing. The costs of the survey work and other special professional services to complete the survey and record the adjusted lots shall be shared by Buyer and Seller equally.

- 2. Purchase and Sale. Subject to the terms and conditions set forth in this Agreement, Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller, the properties.
 - Purchase Price. The purchase price shall be Two Million Five Hundred Thousand Dollars (\$2,500,000).
 - 2.2. Payment. The Purchase Price shall be payable as follows:

2.2.1. **Earnest Money Deposit.** Concurrently with the "Opening of Escrow" (as that term is defined below), Buyer shall deposit with "Escrow Holder" (as that term is defined below), in immediately available funds, the amount of Twenty Five Thousand Dollars (\$25,000) (the "Earnest Money Deposit"), which shall be held in an interest bearing account, with interest accruing thereon becoming a part of the Earnest Money Deposit for all purposes hereunder. The Earnest Deposit shall be held by Escrow in accordance with the following instructions: (i) The Deposit shall be considered earnest money and shall be fully refundable to Buyer during the Feasibility Period, as that term is defined in Section 4.1.1 below (the "Earnest Money"); (ii) In the event that Buyer delivers the "Approval Notice," as that term is defined in Section 5.1.1 below, the Earnest Money Deposit shall be deemed non-refundable to Buyer and the Escrow Holder shall promptly release all such Earnest Money to Seller. The Earnest Money Deposit Earnest Money Deposit Porosit Seller hereunder shall be applicable as a credit toward the Purchase Price.

2.2.2. **Remaining Cash Payment**. On or before the Closing Date, Buyer shall deposit with Escrow Holder the full Purchase Price less the amount of the Initial Deposit (\$2,500,000 less \$25,000 or \$2,475,000), plus Buyer's share of the closing costs set forth in Section 5.6 below. All funds deposited in Escrow shall be disbursed by Escrow Holder in accordance with Section 6 below. For purposes of this Agreement, the amount required to be deposited by Buyer for the Closing pursuant to this Section 2.2.2 shall be referred to herein as the "Remaining Cash Payment".

3. Opening of Escrow. Concurrently with the mutual execution of this Agreement, Seller and Buyer shall open an escrow (the "Escrow") with First American Title Insurance Company at its Greenwood Drive Branch in Vancouver, WA ("Escrow Holder") with Shelby Caufman as Escrow Officer, by delivering an executed copy of this Agreement to Escrow Holder. As used in this Agreement, the term "Opening of Escrow" shall mean the date on which a fully executed copy of this Agreement is delivered to Escrow Holder by Seller and Buyer, and Escrow Holder has received the Earnest Money Deposit. Upon receipt of the fully executed copy of this Agreement and the Earnest Money Deposit, Escrow Holder is hereby instructed to open the Escrow, to advise the parties of the date of the Opening of Escrow, to sign the last page of this Agreement, and to deliver a signed copy of the last page of this Agreement to both Seller and Buyer. This Agreement shall constitute escrow instructions to Escrow Holder, together with Escrow Holder's general provisions. If there is any



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conflict between the provisions of this Agreement and Escrow Holder's general provisions, the provisions of this Agreement shall control.

- 4. CONDITION OF TITLE:
 - 4.1. Preliminary Title Report. On or before the end of the Feasibility Period, Buyer shall have approved those covenants, conditions, restrictions, rights of way, easements, reservations and other matters of record, as disclosed in the Preliminary Title Report for the Property to be issued by Escrow Holder (the "Title Company"), promptly following the Effective Date. together with copies of the documents of record evidencing such title exceptions and plotted easements (collectively, the "Title Report"). In the event Buyer objects to or disapproves any exceptions in the Title Report, Buyer shall deliver written notice to Seller of Buyer's objections ("Buyer's Notice") prior to the expiration of the Feasibility Period. Seller shall have five (5) business days from receipt of Buyer's Notice to either (i) cure or agree to cure at or prior to the Closing Buyer's objection(s), or (ii) elect not to cure such objection(s). In the event Seller elects not to cure any of Buyer's objections or fails to respond to Buyer's Notice within such five (5) business day period (which shall be deemed Seller's election not to cure any of Buyer's objections other than monetary encumbrances, as provided below), Buyer shall have five (5) business days thereafter to either: (a) waive such objection(s), or (b) cancel the escrow and terminate this Agreement. In the event of the termination of this Agreement pursuant to the foregoing, Escrow Holder shall promptly disburse any amount remaining in the Due Diligence Fund to Seller, return the Earnest Money to Buyer, and neither party shall have any further rights, duties or obligations under this Agreement, except those that by their express terms survive the termination of this Agreement. The exceptions to title that Buyer approves or is deemed to have approved shall be referred to as "Permitted Title Exceptions;" provided, however, that the Permitted Title Exceptions shall not include, and Seller shall remove at or before the Closing, and shall cause the Property to be delivered free and clear of, any deeds of trusts, mortgages, delinquent taxes and assessments, mechanics' liens and/or any other monetary liens encumbering the Property, and Buyer need not object thereto.
 - 4.2. **Buyer's Investigation**. During the term of the Escrow, Buyer shall have the right, at Buyer's sole expense, to conduct such independent investigations as Buyer deems necessary or appropriate concerning the condition, use, sale, development or suitability of the Property for Buyer's intended purposes.
 - 4.3. Right to Enter. Seller hereby grants to Buyer, and its agents, employees, contractors and consultants, the right to enter upon the Property during the term of the Escrow for the purpose of conducting feasibility studies and physical examinations of the Property at Buyer's sole cost and expense, including environmental testing and soils and geotechnical analyses and tests. Buyer hereby agrees to indemnify, protect, defend and hold Seller and the Property free and harmless from and against any and all loss, cost, liability or expense (including reasonable attorneys' fees) to the extent caused by or arising from such entry by Buyer, its agents, employees, contractors or consultants, upon the Property, and from all mechanic's, material men's and other liens resulting from any such entry; provided that such obligations of Buyer will not apply to the extent any loss, cost, liability or expense (i) is caused by the negligence or intentional misconduct of Seller or its agents, employees, contractors or



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consultants, or (ii) relates to preexisting conditions, including any environmental conditions, affecting the Property that were merely discovered and not exacerbated by Buyer or its agents, employees, contractors or consultants. Buyer shall promptly repair any damage to the Property caused by Buyer, its agents, employees, contractors, or consultants, reasonable wear and tear excepted.

- 4.4. "As-Is" Sale. Except for Seller's covenants, representations, warranties and other obligations set forth in this Agreement, Buyer acknowledges and agrees that, in the event Buyer acquires the Property, Buyer is acquiring the Property in its "AS IS" condition.
- 5. CONDITIONS:
 - 5.1. Conditions for the Benefit of Buyer. Buyer's obligation to acquire the Property and the Closing of each parcel, shall be conditional and contingent upon the satisfaction, or waiver by Buyer, as and when required below, of each of the following conditions (collectively, the "Buyer Conditions"):
 - 5.1.1. Feasibility Review. On or before the date that is forty-five (45) days following the Effective Date or January 15, 2019 whichever date is sooner (the "Feasibility Period"), Buyer shall have approved, in Buyer's sole and absolute discretion, the feasibility of Buyer's acquisition and development of the Property based on Buyer's inspection. review and analysis of the Property, the Property Documents and any other documents, materials, studies, reports, agreements, matters of record or otherwise that Buyer desires to review. In the event Buyer approves of its feasibility review of the Property, Buyer shall deliver written notice thereof to Seller and Escrow Holder prior to the expiration of the Feasibility Period (the "Approval Notice"). If Buyer has not delivered the Approval Notice prior to the expiration of the Feasibility Period, or in the event Buyer elects to terminate this Agreement prior to the expiration of the Feasibility Period by written notice of such termination to Seller, this Agreement shall automatically terminate, in which event the Earnest Money Deposit shall be returned to Buyer, and the parties shall have no further rights, duties or obligations under this Agreement, except those that by their express terms survive the termination of this Agreement. In the event Buyer delivers the Approval Notice on or prior to the expiration of the Feasibility Period, this Buyer Condition shall be deemed satisfied for the closing of the Property.
 - 5.1.2. Surveying and Short Platting of the Property. The new Tax Lots to be purchased by the Buyer shall be created and recorded.
 - 5.1.3. **Representations and Warranties.** On the Closing Date, the representations and warranties of Seller set forth in Article 7 below shall be true and correct in all material respects.
 - 5.1.4. No Default. As of the applicable Closing, Seller shall not be in default under this Agreement.



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- 5.1.5. Deliveries. With respect to the Closing, Seller shall have delivered to Escrow Holder those documents and funds required to be delivered by Seller pursuant to Section 5.2 below.
- 5.1.6. Title Insurance. Title Company shall be unconditionally committed to issue to Buyer, as of the applicable Closing, an ALTA Standard Owner's Policy of Title Insurance, with liability limits equal to the Purchase Price of the parcel(s) being purchased at such Closing, insuring fee title to such parcel(s) vested in Buyer, subject only to the "Permitted Title Exceptions" (the "Title Policy"). Notwithstanding the foregoing, Buyer shall have the right to obtain an ALTA Extended Owner's Policy of Title Insurance in lieu of the ALTA Standard Owner's Policy of Title Insurance, provided Buyer pays all excess costs in connection therewith and the obtaining of any survey necessary for the substitution of such title policy does not delay the applicable Closing Date.
- 5.1.7. Approval of Camas City Council. Closing of this sale is subject to and contingent upon approval of this Agreement by the City of Camas City Council
- 5.1.8. Failure of Buyer Conditions. If any of the Buyer Conditions with respect to the parcel(s) being purchased at a Closing has not been satisfied as of the applicable Closing Date, then Buyer shall have the right to (a) waive such Buyer Condition as a condition precedent to the Closing, which waiver must be by written notice to Seller. and Escrow Holder prior to the Closing Date, or (b) terminate this Agreement and the Escrow by written notice of termination delivered to Seller and Escrow Holder. In the event of the termination of this Agreement by reason of the failure of any Buyer Condition, the Deposit shall be returned to Buyer, each party shall pay one- half of any escrow and title cancellation charges, and neither party shall have any further rights, duties or obligations under this Agreement.
- 5.2. Conditions for the Benefit of Seller. Seller's obligation to sell the Property and the Closing of each parcel, shall be conditional and contingent upon the satisfaction, or waiver by Seller, as and when required below, of each of the following conditions (collectively, the "Seller Conditions"):
 - 5.2.1. Leadbetter House and Pomaria House. During the Feasibility Period, Buyer shall confirm to Seller that Buyer intends to use the Leadbetter Properties and the Pomaria Properties for public purposes that meet with the intentions of the Mills Family in selling the properties to a public entity like the Buyer, with the exception of short term residential tenancy at Buyer's discretion. Buyer shall also confirm to Seller that the Leadbetter House will retain the name Leadbetter House and that some type of memorial commemorating the history of the Mills Family and their ancestors and their role in creating and maintaining the property on the Lake will be dedicated on the Property. Use of the property by the City of Camas for retreats, rentals, and outdoor recreation are all uses acceptable to the Mills Family.
 - 5.2.2. Modification of DA / Comp Plan and Zone Amendment. At any point prior to or following closing, Seller may pursue modification of the existing Development Agreement by execution of all parties thereto for review and approval by the City,



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subject to the applicable procedural rules and regulations on the condition that in the event the Development Agreement with acceptable signatures is submitted to the City on or before March 1, 2019, the City will use best efforts to include consideration of comp plan zoning consistent with Exhibit B during the 2019 City of Camas annual comp plan review cycle. Should no final amended Development Agreement be recorded by July 15, 2019, the City shall have no further obligations associated with comp plan review for 2019. After closing of the sale herein, the City of Camas would consent to a modified Development Agreement being submitted for consideration and approval by City Council through the requisite public hearing process.

In the alternative, Seller and City agree to proceed in good faith and with best efforts to pursue related Comprehensive Plan amendments and Zoning Map changes during the City of Camas annual review cycle beginning January 2020, with the intent of best efforts to amend the comp plan and zoning consistent with Exhibit B within the same year and upon expiration of the existing Development Agreement.

5.2.3. Failure of Seller Conditions. If any of the Seller Conditions with respect to the parcel(s) being purchased at a Closing has not been satisfied as of the applicable Closing Date, then Seller shall have the right to (a) waive such Seller Condition as a condition precedent to the Closing, which waiver must be by written notice to Buyer and Escrow Holder prior to the Closing Date, or (b) terminate this Agreement and the Escrow by written notice of termination delivered to Buyer and Escrow Holder. In the event of the termination of this Agreement by reason of the failure of any Seller Condition, the Deposit shall be returned to Buyer, each party shall pay one- half of any escrow and title cancellation charges, and neither party shall have any further rights, duties or obligations under this Agreement.

6. CLOSE OF ESCROW:

- 6.1. Date of Closing. Buyer and Seller agree to close this transaction on or before 10 days from the date of Buyer's approval of its Feasibility Review in accordance with Section 4.2 above, but in no event shall any Closing occur after January 31, 2019 (the "Outside Closing Date"), unless the Outside Closing Date has been extended in a writing signed by both Buyer and Seller. In the event Buyer desires to proceed to Closing prior to the Outside Closing Date, Buyer shall provide written notice of such election to Seller and Escrow Holder identifying the Closing Date of such purchase, which Closing Date shall be no earlier than ten (10) days following delivery of such written notice.
- 6.2. Deliveries by Seller to Escrow Holder. With respect to each Closing, Seller hereby covenants and agrees to deliver to Escrow Holder, at least one (1) business day prior to the Closing Date applicable to such Closing, the following instruments and documents, the delivery of each of which shall be a condition to the applicable Close of Escrow for the benefit of Buyer:
 - 6.2.1. Grant Deed. Seller's Statutory Warranty Deed for the parcel being purchased at such Closing (the "Deed") in the form as agreed to by the parties.



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- 6.2.2. Non-Foreign Certificate. An affidavit satisfying the requirements of Section 1445 of the Internal Revenue Code of 1986, as amended, and the regulations thereunder, duly executed by Seller (the "Certificate of Non-Foreign Status").
- 6.2.3. **Closing Costs.** Seller's portion of the escrow fees, prorations, and other charges relating to the Closing, except that Seller may instruct Escrow Holder to deduct such closing costs and prorations from the amount due Seller at the Close of Escrow.
- 6.2.4. Other Documents. All other documents required hereunder or otherwise reasonably required by Escrow Holder to be deposited by Seller to close the Escrow, including, but not limited to, an Owner's Affidavit regarding the status of the Property and title thereto.
- 6.3. Deliveries by Buyer to Escrow Holder. With respect to each Closing, Buyer hereby covenants and agrees to deliver to Escrow Holder, at least one (1) business day prior to the Closing Date applicable to such Closing, the following items, the delivery of each of which shall be a condition to the Close of Escrow for the benefit of Seller:
 - 6.3.1. **Remaining Cash Payment**. The Remaining Cash Payment applicable to the parcel being purchased at such Closing, in immediately available funds.
 - 6.3.2. Closing Costs. All funds necessary to pay Buyer's share of the closing costs and prorations for the parcel being purchased at such Closing in accordance with the terms of this Agreement.
 - 6.3.3. Other Documents. All other documents required hereunder or otherwise reasonably required by Escrow Holder to be deposited by Buyer to close the Escrow.

6.4. **Disbursements and Other Actions by Escrow Holder**. At each Closing, when all required funds and documents applicable to such Closing have been deposited into Escrow by the appropriate parties, Escrow Holder shall promptly undertake each of the following actions in the following order:

- 6.4.1. Record the Deed. Cause the Deed to be recorded in the Official Records of the County;
- 6.4.2. Disburse Closing Funds. Disburse all funds deposited with Escrow Holder by Buyer in payment of the Purchase Price (including, with respect to the Final Closing, the applicable portion of the Deposit), and in payment of Buyer's share of any Escrow closing costs and prorations, as follows:
- 6.4.3. **Disburse Seller Proceeds.** Disburse to Seller the Purchase Price due Seller less the amount of all items chargeable to the account of Seller, including, without limitation, the amount of any deeds of trust, mechanic's liens or other monetary encumbrances to be paid by Seller, and Seller's share of any Escrow closing costs and prorations;
- 6.4.4. **Disburse Buyer's Expenses or Proceeds**. Deduct from the Remaining Cash Payment all items chargeable to the account of Buyer, including, without limitation, Buyer's share of Escrow closing costs and all other such items chargeable to the account of Buyer, returning the excess of such funds, if any, to Buyer;


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- 6.4.5. Deliver Copies of Buyer's Documents. Deliver a conformed copy of the Deed, a copy of the Certificate of Nonforeign Status, and copies of all other closing documents to Buyer;
- 6.4.6. Deliver Copies of Seller's Documents. Deliver copies of all closing document to Seller; and
- 6.4.7. Deliver Title Policy. Cause the Title Policy to be issued and delivered to Buyer.
- 6.5. **Escrow Cancellation.** If Escrow is not in condition to close each escrow by the agreed upon Closing Date, Escrow Holder shall continue to comply with the instructions contained herein until a written demand has been made by a party hereto for the cancellation of the Escrow, as described below. Escrow Holder shall notify the other party of any such demand.
- 6.6. Costs and Prorations.
 - 6.6.1. Escrow and Other Costs. Buyer shall share equally the Escrow Holder's escrow fees for the Escrow. Buyer shall bear the cost of all documentary transfer taxes. Seller shall pay cost of the of the ALTA Standard Title Policy. Buyer shall pay the additional cost of any extended coverage (including without limitation any additional survey cost), ALTA lender's or other title policy in excess of the cost of the ALTA Standard Title Policy, including the cost of any title endorsements desired by Buyer. Buyer and Seller shall each bear their own respective legal and accounting costs, if any, outside of Escrow. All recording costs or fees and all other costs or expenses not otherwise provided for in this Agreement shall be paid pursuant to normal charges as determined by the Escrow Officer. As provided by law, this transaction will be exempt from any real estate excise tax.
 - 6.6.2. **Property Taxes and Assessments**. If applicable and otherwise not exempt by law, Purchaser shall assume and pay when due all deferred open space, timber or other deferred taxes or assessments for the Property including, but not limited to, so-called "Rollback" or "Recapture" taxes which may become due upon transfer of the Property. At Closing, excepting the deferred taxes and assessments being assumed by Purchaser, all general and special taxes, assessments, fees and charges of any type (including without limitation, any for water, sewer, irrigation and special districts) including Real Property taxes and assessments shall be prorated between Purchaser and Seller as of the date of Closing.
- 6.7. **Reporting Responsibilities**. Any returns, statements or reports required to be filed under Section 6045(e) of the Internal Revenue Code of 1986 (or any similar reports required by state or local law) relating to the Property shall be filed by Escrow Holder. In no event shall this Agreement be construed so as to require that such returns, reports or statements be filed by Buyer or Buyer's counsel, or by Seller or Seller's counsel. Escrow Holder shall provide evidence to Buyer and Seller of its compliance with the provisions of this Section 6.7.
- REPRESENTATIONS and WARRANTIES OF SELLER. Seller hereby represents and warrants to Buyer as of the date of this Agreement, as follows:



Mills to City of Camas

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- 7.1. Due Formation: Requisite Action. Seller has legal title to the Property and has the legal power, right and actual authority to bind Seller to the terms hereof.
- 7.2. Enforceability. This Agreement constitutes the legal, valid and binding obligation of Seller, enforceable against Seller in accordance with its terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting or limiting rights of contracting parties generally.
- 7.3. **No Conflict**. Neither this Agreement nor the consummation of the transactions contemplated by this Agreement will violate, be in conflict, or otherwise result in a default under any agreement or instrument to which Seller is a party or by which Seller is bound, or any judgment, decree, order, statute, rule or regulation applicable to Seller.
- 7.4. Income Tax Information. Seller is not a non-resident alien, a foreign corporation, a foreign partnership, a foreign trust, or a foreign estate (as those term s are defined in the United States Internal Revenue Code and Income Tax Regulations) for purposes of United States income taxation.
- 7.5. Hazardous Materials. Seller has not introduced, or knowingly permitted any other party to introduce, any hazardous materials, hazardous substances or hazardous waste on or under the Property, and Seller has no actual knowledge of the past or present existence of any hazardous materials, hazardous substances or hazardous waste on or under the Property.
- 7.6. Litigation. There is no pending or, to Seller's actual knowledge, threatened lawsuits, legal actions, administrative proceedings, or claims affecting or relating to the Property or any portion thereof.
- 7.7. **Condemnation**. There are no condemnation proceedings, eminent domain proceedings or similar actions or proceedings now pending against the Property, and, to Seller's actual knowledge, Seller is not aware that any such proceedings or actions have been threatened against the Property.
- 7.8. No Rights. Seller has not granted any option, right of first refusal, or other similar rights to acquire the Property or any portion thereof to any other person or entity, and has not entered into any lease for all or any portion of the Property with any other person or entity, and Seller has no actual knowledge of any lease of or claim of right to possession of the Property or any portion thereof. There exists no contract, option, right of first refusal, or other agreement or instrument of any kind which grants to any person or entity other than Buyer the present or future right to purchase or otherwise acquire any interest in the Property or any part thereof.
- 7.9. No Survival. The representations and warranties of Seller contained in this Article 7 and any other representations and warranties of Seller contained elsewhere in this Agreement shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of the date of this Agreement and shall be true and correct on and as of the date of the dat
- 8. **REPRESENTATIONS AND WARRANTIES OF BUYER**. Buyer hereby represents and warrants to Seller as of the date of this Agreement, as follows:



Mills to City of Camas

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Page 10 of 17

- 8.1. **Due Formation; Requisite Action**. Buyer is a legal entity in the State of Washington. Buyer has taken all necessary action to authorize the execution, delivery and performance of this Agreement. The individuals executing this Agreement on behalf of Buyer have the legal power, right and actual authority to bind Buyer to the terms hereof.
- 8.2. Enforceability. This Agreement constitutes the legal, valid and binding obligation of Buyer, enforceable against Buyer in accordance with its terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting or limiting rights of contracting parties generally.
- 8.3. No Conflict. Neither this Agreement nor the consummation of the transaction contemplated by this Agreement will violate, be in conflict, or otherwise result in a default under any agreement or instrument to which Buyer is a pa1iy or by which Buyer is bound, or any judgment, decree, order, statute, rule or regulation applicable to Buyer.
- 8.4. **No Survival.** The representations and warranties of Buyer contained in this Article 8 and any other representations and warranties of Buyer contained elsewhere in this Agreement shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of the date of this Agreement and shall be true and correct on and as of the date of the date of this Agreement and shall be true and correct on and as of the date of the date of this Agreement and shall be true and correct on and as of the date of the date of this Agreement and shall be true and correct on and as of the date of the date of the date of this Agreement and shall be true and correct on and as of the date of the dat

9. CERTAIN OBLIGATIONS REGARDING PROPERTY.

- 9.1. General Assignment and Bill of Sale. Seller agrees on closing to assign to Buyer all of Seller's right, title and interest, if any, in and to all warranties, guaranties, indemnities, licenses, permits, plans, maps, deposits, credits, reimbursements, approvals, and rights pertaining to the parcel(s) being purchased at such Closing.
- 9.2. Processing of Entitlements. From and after the date hereof, both Buyer and Seller shall have the right to process entitlements with the City and other appropriate governmental agencies necessary for the development of the Property they will end up owning as contemplated by each. Seller and Buyer agrees to cooperate with each other in connection with all aspects of the processing of the entitlements necessary for their respective Properties and agrees to assist each other as needed in connection with each party's efforts to obtain necessary governmental approvals for such entitlements, including executing any and all applications to the City and other governmental agencies and signing such other documents as may be reasonably requested by either party to process the approval of such entitlements.
- 9.3. Property Entitlements. In the event the consent of the City or any other governmental entity is required to transfer any agreements or entitlements relating to the development of the Property from Seller to Buyer, Seller and Buyer agree to cooperate to obtain any such consent from the City or other governmental agency as necessary for the transfer of such rights and benefits to Buyer to be effective at the Close of Escrow. Seller agrees not to amend, modify or terminate any agreements or entitlements applicable to the Property without the prior written consent of Buyer, which consent shall not be unreasonably withheld or delayed.
- 9.4. Access to Remainder Property. After the closing of the sale herein to Buyer, Seller will still own the unsold remaining portions of Tax Lots 0000177884 and 0000177885 (the "Remainder Property"). Buyer agrees to grant Seller or future potential Purchasers of said Remaining



Mills to City of Camas

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Property access through the Buyer's Property purchased for the purpose of making surveys, soil studies, archeological studies, or other normal feasibility studies related to the development of the Remainder Property upon reasonable conditions to be established by Buyer for a period not to exceed one year. Seller or any future prospective Purchaser of the Remainder Property shall agree to hold Buyer harmless from any liability coming from such investigations and to return the Buyer Property to its original condition or better on conclusion of such investigations.

10. DEFAULT.

10.1. Buyer's Default. In the event the Final Closing for either the Purchase of Parcel 1 or Parcel 2 does not occur by the Closing Date agreed upon herein by reason of the Default of Buyer, which default is not cured within ten (10) business days after written notice is given by Seller to Buyer, Seller shall be entitled to the following remedies; (i) to enforce Specific Perfo1mance of this Agreement or (ii) to other relief to which Seller may otherwise be entitled by virtue of this Agreement or by operation of law arising by reason of Buyer's Default or, (iii) to terminate this Agreement and the Escrow by giving written notice to Buyer and Escrow Holder and to receive the Deposit(s) in Escrow as Liquidated Damages. In the event Seller chooses to terminate the Agreement on Buyer's Default and to accept the Earnest Money Deposit(s) as Liquidated Damages, then Seller and Buyer agree to recognize and acknowledge that the Property has been and will be removed from the market for a substantial period of time by reason of this Agreement, that Seller is relying on Buyer's Agreement to purchase both Parcel 1 and Parcel 2 of the Property, and that Seller would otherwise suffer substantial detriment in the event Buyer fails to perform Buyer's obligations under this Agreement. Buyer specifically agrees that Seller shall be entitled to compensation for the detriment that would be caused to Seller by reason of Buyer's Default hereunder thereby allowing the remedies provided to Seller herein. DS DS

MM JM

Seller's Initials

Buyer's Initials

10.2. Seller's Default. If Seller defaults in performing Seller's obligations hereunder which default is not cured within ten (10) business days after written notice is given by Buyer to Seller, Buyer shall be entitled, as Buyer's sole and exclusive remedy, to (i) waive the contractual obligations of Seller in writing and proceed to Closing; (ii) extend the time for performance by such period of time as may be mutually agreed upon in writing by the Parties hereto; (iii) terminate this Agreement and receive a return of the Deposit made prior to such termination (including any amounts released to Seller prior to such termination), in which event the parties shall be released therefrom and have no further rights, obligations, or responsibilities under this Agreement , except for those obligations that by their express terms survive termination of this Agreement; or (iv) enforce specific performance of this Agreement. Seller shall not be liable for, and Buyer hereby waives and covenants not to assert any right to seek or obtain, any consequential, incidental, exemplary, or punitive damages as a result of Seller's breach of this Agreement. Any lawsuit for specific performance must be filed (if Buyer elects to pursue such remedy) within ninety (90) days following Seller's breach of this Agreement, and Buyer's failure to file such lawsuit within that time period shall constitute an irrevocable election by



Item 4.

Mills to City of Camas

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Buyer not to pursue its remedy of specific performance, in which event this Agreement shall automatically terminate, the Deposit shall be returned to Buyer (including any amounts released to Seller), and neither party shall have any further rights or obligations under this Agreement, except those that by their express terms survive the tern1ination of this Agreement. Notwithstanding anything to the contrary herein, this limitation on remedies does not apply to any indemnity provision in favor of Buyer or breach of any representation or warranty of Seller provided for in this Agreement, and Buyer is entitled to recover its actual, direct damages from such breach, but in no event shall Buyer be entitled to recover any consequential, incidental or punitive damages for any breach by Seller of any obligations under this Agreement. This Section 9.2 shall survive the Closing(s) or earlier termination of this Agreement.

- 11. BROKER'S COMMISSION. In connection with this Agreement, on Closing, Seller shall pay a real estate brokerage commission to Kimbal Logan (the "Broker") pursuant to the terms of a separate agreement between Seller and Kimbal Logan Real Estate & Investment. Said commission shall be paid in cash on closing through Escrow. Seller and Buyer each represents to the other that, except for Seller's Broker (whose real estate commission shall be the sole obligation of Seller, as provided above), no brokerage commission, finder's fee or other compensation of any kind is due or owing to any person or entity in connection with the transactions covered by this Agreement. Each party agrees to and does hereby indemnify, defend and hold the other free and harmless from and against any and all costs, liabilities, losses, damages, claims, causes of action or proceedings (including reasonable attorneys' fees) which may result from any other broker, agent or finder, licensed or otherwise, claiming through, under or by reason of the conduct of the indemnifying party in connection with this transaction.
- 12. **POSSESSION**. Possession of each parcel comprising the Property shall be delivered to Buyer at the Closing of such parcel, in the condition required pursuant to the provisions of this Agreement, subject only to the Permitted Title Exceptions.

13. MISCELLANEOUS.

- 13.1. Attorneys' Fees. If any legal action is instituted between Seller and Buyer in connection with this Agreement, the prevailing party shall be entitled to recover from the losing party all the prevailing party's costs and expenses incurred, including court costs and reasonable attorneys' and expert witness' fees.
- 13.2. Further Documents and Acts. Each of the parties hereto agrees to cooperate in good faith with each other, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.
- 13.3. Entire Agreement. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.



Mills to City of Camas

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13.4. Notices. All notices, requests, demands, and other communications required or permitted under this Agreement shall be in writing (including faxed or emailed communications) and shall be (as elected by the person giving such notice) hand delivered by messenger or sent by overnight courier service, or sent by facsimile or email transmission, addressed as follows:

If to Buyer:	Peter Capell				
	City Administrator				
	The City of Camas Washington 616 NE 4th Avenue, Camas, Washington 98607				
	Telephone: (360) 834-6	5864 Email:	administ	ration@cityofcamas.net	
With a copy					
to:	Shawn MacPherson				
	City Attorney				
	Knapp, O'Dell & MacPherson				
	430 NE Everett Street, Cam	as, Washington 9860)7		
	Telephone: (360) 834-4	611 Email:	macpher	sonlaw@comcast.net	
If to Seller:	John Mills				
	Address: 2738 NE 31st Ave				
	Address: Portland, OF	97212-3604			
	Telephone: _503-577-808	4 Email ac	ddress:	pakjam@gmail.com	
With a copy					
to:	Michael Mills				
	Address:1930 SW River Drive, #506				
	n n n n n n n n n n n n n n n n n n n	Oregon 97201-80	055		
	Address: Portland,	eregen ereer et			
			ddress:	mpmills18@gmail.com	
If to Escrow	Address:PortTand, Telephone:503-522-126		ddress:	mpmills18@gmail.com	
		9 Email ad	ddress: _	mpmills18@gmail.com	
	Telephone:503-522-126 First American Title Insuran	9 Email ac			
lf to Escrow Holder:	Telephone:503-522-126	9 Email ac ce Company Suite 160, Vancouve			

13.5. **Further Documents and Acts**. Each of the parties hereto agrees to cooperate in good faith with each other, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

13.6. Entire Agreement. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.



Mills to City of Camas

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- 13.7. Governing Law. This Agreement has been negotiated and executed in the States of Oregon and Washington and shall be governed by and construed in accordance with the laws of the State of Washington.
- 13.8. Invalidity of Provision. If any provision of this Agreement as applied to either party or to any circumstance shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way affect (to the maximum extent permissible by law) any other provision of this Agreement, the application of any such provision under circumstances different from those adjudicated by the court, or the validity or enforceability of the Agreement as a whole; provided that the invalidity or unenforceability of such provision does not materially adversely affect the benefits accruing to, or the obligations imposed upon, any party hereunder.
- 13.9. Amendments. No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing by both Buyer and Seller.
- 13.10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.
- 13.11. Construction of Agreement. The agreements contained herein shall not be construed in favor of or against either party but shall be construed as if both parties prepared this Agreement.
- 13.12. Binding Effect. This Agreement shall be binding only upon its execution and delivery by both Seller and Buyer.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the day and year first above written.

SELLER: MILLS FAMILY LLC

By: _	John Mills	
	48D602D182104B4 John Mills	
	Its Member	

DocuSigned by: Michael Mills By:

Michael Mills Its Member

Mills to City of Camas

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Item 4.

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BUYER:

THE CITY OF CAMAS WASHINGTON

NPA By:

Pete Capell City Administrator

ML

Mills to City of Camas

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ESCROW CONSENT:

First American Title Insurance Company, the Escrow Holder under this Agreement, hereby agrees to (i) accept the foregoing Agreement, (ii) be Escrow Holder under the Agreement, and (iii) be bound by the Agreement in the performance of its duties as Escrow Holder. Pursuant to Article 2 of the Agreement, November _____, 2018 is the date of the Opening of Escrow and the Escrow Number for this transaction is ______

"Escrow Holder"

FIRST AMERICAN TITLE INSURANCE COMPANY

Dated:

By: _____

Shelby Caufman Its Escrow Officer



Mills to City of Camas

Page 17 of 17

EXHIBIT "A" to AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY AND ESCROW INSTRUCTIONS Legal Descriptions:

Correct legal descriptions for each property being purchased sale to be supplied in escrow from the survey to be completed.

See Exhibit B for a map and further description.

JM

-DS MM

DocuSign Envelope ID: 1CF09EEA-A0E6-4067-9D64-EA599ACF0A13

Mills Family LLC to City of Camas Exhibit B (map of new parcels)



Kimbal Logan

From:	Peter Capell <pcapell@cityofcamas.us></pcapell@cityofcamas.us>	
Sent:	Thursday, October 17, 2019 12:17 PM	
То:	Kimbal Logan; Shawn MacPherson (macphersonlaw@comcast.net); Cathy Huber Nickerson	
Cc:	mpmills18@gmail.com; 'John Mills'; Peter Capell	
Subject:	RE: Money due to Minister Glaeser for surveying of the Mills Property lot line adjustments	

Cathy,

Please process this payment for half of the survey for the Mill property acquisition.

Thanks, Pete

From: Kimbal Logan [mailto:kimbal@klreico.com]
Sent: Wednesday, October 16, 2019 5:50 PM
To: Shawn MacPherson (macphersonlaw@comcast.net) <macphersonlaw@comcast.net>
Cc: Peter Capell <PCapell@cityofcamas.us>; mpmills18@gmail.com; 'John Mills' <pakjam@gmail.com>; Kimbal Logan
<kimbal@klreico.com>
Subject: Money due to Minister Glaeser for surveying of the Mills Property lot line adjustments

Shawn, Pete, Michael and John,

Pursuant to the terms of the purchase and sale agreement between The City of Camas and the Mills Family LLC each principal in the transaction is responsible for one half of the costs of the surveying of the Property to allow for the sale to occur. I have attached a copy of the Purchase and Sale Agreement for your review. The pertinent Section in the PSA regarding the surveying the sharing of survey costs ins in Section 1 on pages 1 and 2 of the document. I have also attached a copy of the final bill from Minister and Glaeser, plus a copy of a breakdown of the billing events.

The total final bill is \$23,487.50. Therefore the Mills Family LLC owes \$11,743.75 to Minister Glaeser and the City of Camas owes a like \$11,743.75. Please pay your portion of the bill directly to Minister Glaeser and please copy me on the transmittal since my name is on the bill.

Thanks for your cooperation on this great accomplishment for both The City of Camas and the Mills Family LLC.

Kimbal R. Logan 360.718.8924 - Office 360.904.9090 - Cell <u>kimbal@klreico.com</u> - Email

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.



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Shawn MacPherson <macphersonlaw@comcast.net>

9/21/2018 12:14 PM

City of Camas - Mills Property

To kimbal001@gmail.com Copy shawn MacPherson <macphersonlaw@comcast.net> • tpinit@conservationfund.org • phurt@conservationfund.org • Pete Capell pcapell@cityofcamas.us> • Jerry Acheson <jacheson@cityofcamas.us> • Phil Bourquin cpbourquin@cityofcamas.us>

Kimbal:

Thank you for meeting with us the other day. In reference to Section 19.1 of the Purchase & Sale Agreement, the City would propose the following language:

19.1 Seller Conditions. At any point prior to or following closing, Seller may pursue modification of the existing Development Agreement by execution of all parties thereto for review and approval by the City, subject to the applicable procedural rules and regulations. In the alternative, Seller and City agree to proceed in good faith and with best efforts to pursue related Comprehensive Plan amendments and Zoning Map changes as generally outlined in the attached Exhibit "B" prior to the expiration of the Development Agreement on May 16, 2020.

Further, for consistency, while the Development has been executed by a number of parties, Item 1 will need to be revised according to the following:

Item 1. The parties to the Development Agreement agree to pursue the Comprehensive Plan and Zoning Map changes as shown in the attached Exhibit "B". The City shall utilize best efforts and in good faith to allow for the amendment of the Comprehensive Plan and Zoning Map prior to May 16, 2020, generally consistent with the map set forth in Exhibit "B".

Thank you, and please contact me if you have any questions.

Shawn R. MacPherson Attorney at Law 430 NE Everett Street Camas, WA 98607 360-834-4611

Circular 230 Notice: This communication may not be used by you or any other person or entity for the purpose of avoiding any federal tax penalties.

This e-mail may contain confidential information which is legally privileged. The information is solely for the use of the addressee(s) named above. If you are not the intended recipient, any disclosure, copying, distribution or other use of the contents of this information is strictly prohibited. If you have received this e-mail in error, please notify us by return e-mail and delete this message. Thank you.

Kimbal Logan

From:	Phil Bourquin < PBourquin@cityofcamas.us>	
Sent:	Friday, December 6, 2019 3:27 PM	
То:	Jerry Acheson; Kimbal Logan; John Mills	
Cc:	Barry McDonnell; Heather Rowley	
Subject:	RE: Legacy Lands - Mills-leadbetter Property	

Jerry - Thanks for appropriately forwarding this my way.

All –

I recently chatted with Kimbal. We discussed the Mills property and the purchase and sale agreement in which the City acquired lands from the Mills as part of the Legacy Lands Project. That Purchase and Sale Agreement clearly articulated and anticipated the need for a Comprehensive Plan Amendment both in terms of the City acquired property and the remaining Mills holdings. The Northshore Subarea Plan will designate these lands consistent with agreed upon terms of the purchase and sale agreement through this comprehensive process.

The Mills family has an important story to tell that is tied in with the heritage of Camas and worth sharing. I have encouraged Kimbal to share that story through the Subarea plan process and with the Mayor. Both Mayor Barry and I look forward to hearing more on that.

It is my understanding the Mayors schedule is quite full until after the new year and Staff is hard at work managing these commitments. I am certain we will meet as soon as possible and I know Heather is working diligently to that end and see no immediate conflict with the January 7th Legacy Lands meeting.

My best,



Phil Bourquin Community Development Director 616 NE 4th Avenue Camas, WA 98607 www.cityofcamas.us | pbourquin@cityofcamas.us Phone: 360.817.1562

From: Jerry Acheson <JAcheson@cityofcamas.us> Sent: Friday, December 6, 2019 2:32 PM To: Phil Bourquin <PBourquin@cityofcamas.us> Subject: FW: Legacy Lands - Mills-leadbetter Property

FYI

From: Michael Mills <<u>mpmills18@gmail.com</u>> Sent: Friday, December 6, 2019 2:16 PM To: Rogers, Juanita <<u>juanita.rogers@wsp.com</u>> Cc: Jerry Acheson <<u>JAcheson@cityofcamas.us</u>>; <u>sean.vergillo@daimler.com</u>; <u>Patrick.Lee@clark.wa.gov</u>; Kevin.Tyler@clark.wa.gov; Julie.Mueller@camas.wednet.edu; <u>Steve.Lorenz@vansd.org</u>; <u>cassi.r.marshall@gmail.com</u>; <u>droix@columbialandtrust.org</u>; <u>nickkralj@hotmail.com</u>; <u>Sarah Fox <<u>SFox@cityofcamas.us</u>>; Steve Wall</u> 17.07.040 - Approval criteria.

Item 4.

The approval authority shall approve, approve with conditions, or deny a request for a boundary line adjustment in writing based on findings addressing the following criteria:

- A. No additional lots, sites, parcels, tracts, or divisions are created.
- B. The adjustment will not create nonconforming lots, with respect to zoning dimension and area standards, zoning setbacks and lot area coverage standards identified in CMC<u>Chapter 18.09</u> or to fire, building, or other applicable codes.
- C. The degree of nonconformance on existing nonconforming lots with respect to zoning dimension and area standards, zoning setbacks, and floor area ratio are not increased, except that a one time exception may be allowed to create a lot that exceeds the maximum lot size permitted in the underlying zone. Any future partitioning/reduction of the oversized lot must comply with the lot size requirements of the underlying zone.
- D. All lots have legal access to a public road. Existing required private road improvements and easements are not diminished below city street standards for lots that are served by a private road, and shall not create unreasonably restrictive or hazardous access to a property;
- E. The boundary line adjustment will not result in a lot that contains area in two zone designations.
- F. Boundary line adjustments that are used to circumvent subdivision or short subdivision procedures set forth in this title are not allowed. Factors which indicate that the boundary line adjustment process is being used in a manner inconsistent with statutory intent include: numerous and frequent adjustments to existing contiguous lot boundaries, and/or a large number of contiguous lots being proposed for boundary line adjustments at the same time.
- G. Approval of a boundary line adjustment shall not result in the need for a reasonable use exception as defined in CMC<u>16.51</u>.
- H. Existing easements for utilities conform to adopted standards for their intended function, or they are extended, moved or otherwise altered to an approved location. The applicant shall be responsible for the relocation of any installed utilities.

(Ord. No. 2576, § I, 12-21-2009; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-005, § I(Exh. A), 5-15-2017)

Conservation Fund

March 2, 2018

4039 N. Mississippi, #308 Portland, OR 97227

Kimbal Logan Kimbal Logan Real Estate & Investment 4901 NW Camas Meadows Drive, Suite 200 Camas, WA 98607

Re: Acquisition of approximately 33 acres of land in Camas WA (depicted in Exhibit 1)

Dear Mr. Logan,

The Conservation Fund ("Buyer") is pleased to submit this Letter of Intent to acquire the Property from The Mills Family ("Seller"). The proposed terms of Buyer's offer are set forth on the attached Asset Acquisition: General Term Sheet ("Term Sheet").

In addition to the terms described in the Term Sheet, Buyer and Seller desire to negotiate on an exclusive basis for the purchase and sale of the Property, subject to the following terms and conditions:

- Buyer shall have the exclusive right to negotiate with Seller for the purchase of the Property for a
 period commencing on the date of Seller's execution of this letter (the "Commencement Date")
 and continuing up to 5:00 p.m., Pacific Standard Time, on the date thirty (30) business days from
 the Commencement Date (the "Exclusive Negotiation Period").
- 2. During the Exclusive Negotiation Period, Seller and Buyer agree to use their respective best efforts to negotiate in good faith in attempt to execute a definitive Purchase and Sale Agreement for the Property based on the terms of the attached Asset Acquisition: General Term Sheet and Buyer's standard form "Bargain Sale" contract template. Seller agrees that during the Exclusive Negotiation Period, Seller will not sell nor negotiate for the sale of the Property with any other person or entity.
- 3. The terms of this Letter of Intent shall be non-binding subject to the execution of a definitive Purchase and Sale Agreement.

THE FOREGOING IS AGREED TO AND ACCEPTED ON THE DATE SET FORTH BELOW:

BUYER:	THE CONSERVATION FUND	
	P.R. HT	3-2-2018
	By: Paul F. Hurt	Date
	Assist Secretary : Dap	inty General Course 1
SELLER:	THE MILLS FAMILY LLC	
	John Mills	3/6/2018
	By #Both n2Mills DocuSigned by:	Date
	Michael Mills	3/5/2018
	By:66Michael2Mills	Date

Letter of Intent

Mills to Conservation Fund

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ASSET ACQUISITION: GENERAL TERM SHEET

- 1. **Property:** Approximately 33 gross acres of land in Camas Washington as depicted in the attached Exhibit 1. The land is shown as four separate parcels described as follows:
 - 1.1. The Leadbetter House parcel: (Tax ID #175720000, currently zoned Community Commercial (CC) approx. 3 acres)
 - 1.2. The Pomaria House parcel: (Tax 10#177903000, currently zoned CC approx. 4 acres)
 - The depicted Public Property portion of the Multi-Family MF-10 property (Tax ID #177884000 – approx. 17 acres)
 - The depicted Public Property portion of the Business Park BP property (ID #177884000 approx. 9 acres)
- 2. Seller: The Mills Family LLC
- 3. Buyer: The Conservation Fund and or assigns approved by Seller, City of Camas as preapproved assignee.
- 4. Purchase Price: The Purchase Price for Property shall be 88% of appraised Fair Market Value (FMV) as determined by independent appraisal; provided, however, that the Purchase Price shall not exceed \$2,500,000, as further explained in paragraphs 5.3 and 5.4, payable in cash on closing.
- 5. Appraisal: The initial appraisal shall be arranged and paid for by Buyer.
 - 5.1. Buyer shall choose the appraiser to be used from a list of appraisers agreed upon with the Seller.
 - 5.2. If the appraised Property value is not within the range of \$2,556,818.18 to \$2,840,909.09, and either party objects to the appraised value, then the objecting party will have the right to have a review appraisal done and the appraisal corrected, if warranted. The value of the Property will be determined between the appraiser and review appraiser.
 - 5.3. If the appraised value is lower than \$2,556,818.18, the Seller may terminate the contract at its discretion.
 - 5.4. If the appraised value is higher than \$2,840,909.09, the price to be paid to Seller shall be capped at \$2,500,000 and the amount of the appraised value exceeding \$2,840,909.09 shall be deeded to the Buyer by Seller for no additional cost.
 - 5.5. Seller may, at its discretion, elect to claim the difference between the actual sales price and the appraised fair market value as a "bargain sale" charitable deduction. Seller acknowledges it shall be responsible for claiming the deduction, with the Buyer's sole responsibility being to execute a properly completed form 8283 presented by Seller. The Purchase and Sale Agreement executed by the parties shall contain the Buyer's standard "bargain sale" provisions.
- 6. Due Diligence Period: Buyer shall have ninety (90) days from the mutual execution of a definitive Purchase and Sale Agreement to perform various due diligence tasks as determined by Buyer ("Due Diligence").
- Title and Escrow: The Title Insurance Company and Escrow to be used shall be agreed upon between the parties. Seller's preference is First American Title Insurance Company – Shelly Opdycke, Escrow Officer.

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MM Seiler initial

DS

Buver Initial

Buyer Initial

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- 8. Deposits:
 - 8.1. Initial Deposit: Buyer shall deposit \$5,000 (the "Initial Deposit") into escrow upon the mutual execution of this Letter of Intent Agreement. In the event Buyer and Seller execute a Purchase and Sale Agreement for the Property, the Initial Deposit shall be released from escrow to Seller and deemed non-refundable to Buyer. In the event the parties cannot agree upon and execute a Purchase and Sale Agreement, or if, having entered into a Purchase and Sale Agreement, the Seller terminates pursuant to paragraph 5.3 the Initial Deposit shall be refunded to Buyer.
 - 8.2. Due Diligence Deposit: Buyer shall deposit into escrow an additional \$20,000 deposit ("Due Diligence Deposit") on mutual execution of a Purchase and Sale Agreement for the Property. In the event Buyer does not approve the Due Diligence, the Due Diligence Deposit shall be refunded to Buyer. In the event Buyer approves the Due Diligence for the Property and elects to move forward with the purchase then said \$20,000 Due Diligence Deposit shall be deemed non-refundable to Buyer but shall remain in escrow until the conditions and contingencies to the sale are approved or waived by Buyer and Seller. On approval or waiver of all conditions and contingencies to the sale to the sale the \$20,000 Due Diligence Deposit in escrow shall be released from escrow to Seller.
 - 8.3. Released Deposits: Any Deposits released from Escrow to Seller and together with any accrued interest shall be credited against the Purchase Price at the Close of Escrow.
 - 8.4. Close of Escrow: Buyer and Seller shall close this sale within 30 days from approval or waiver of all due diligence, conditions, and contingencies (total of 90 days from execution of the Purchase and Sale Agreement).

9. Conditions and Contingencies to the Sale:

- **9.1.** Seller Conditions. Seller may pursue modification of the existing Development Agreement, Zoning Land swaps, and Unit Cap adjustments with the City of Camas. Seller may, at its discretion, extend the due diligence period three times for 90 days for each such extension to complete the aforementioned items starting from execution of the Purchase and Sale Agreement.
- **9.2.** Lot Line Adjustments. Approval of lot line adjustments to the Property by the City of Camas creating the Public Land and Private Land parcels depicted in the attached Exhibits.
- **9.3.** Survey. Confirmation by survey of at least 33 acres being contained in the Public Lands being purchased by Buyer.
- **9.4.** Appraisal Basis. Buyer and Seller agree that the appraisal of the Public Land parcel being purchased by Buyer shall be based on existing zoning.
- **9.5.** Alternative Financing. The Buyer's plan for accumulating the money necessary to complete this purchase includes funds being raised from Washington Wildlife and Recreation Program state funding, Clark County Conservation Futures, and City of Camas funds. In the event Buyer is unable to raise all of the money necessary to close the transaction for cash in the time frame allowed, then Seller and Buyer agree that Buyer may, at its election, close the sale on time with a cash down payment of \$625,000.
 - **9.5.1.** Balance Due. The balance due shall be payable on a Promissory Note. The Note shall bear interest at 5% per annum payable monthly at not less than interest only. There shall be no prepayment penalty in the event of any early principal payment. The Note shall be secured by a Statutory First Deed of Trust against the Property. The Note shall be payable in full on or before the date 12 months from the closing of the sale.

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Letter of Intent

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- 9.5.2. Additional Terms. Buyer will keep all improvements on the Property insured for fire and hazard with full replacement cost insurance. In addition, Buyer will carry liability insurance on the Property for a minimum of \$1,000,000 per occurrence and \$2,000,000 in aggregate. The Seller will be named as an additional insured on all insurance policies. In addition to other costs Buyer will pay all property taxes and other governmental assessments when due.
- 9.6. Deferred Taxes. Buyer to assume and pay when due all deferred taxes against the Property caused by open space, farming or forest tax deferrals.
- 9.7. Assignment. The Buyer shall be able to assign the contract to a future nominee or other Buyer but only with approval of such assignment by Seller, with pre-approval of City of Camas.
- **9.8.** Leadbetter House and Pomaria House. Seller shall have the right to negotiate and work with the eventual owner of the Leadbetter and Pomaria Houses to confirm that the future use and maintenance of the Properties meet with the intentions of the Mills Family in selling the properties to public minded entities. Use by City of Camas for retreats, rentals, and outdoor recreation is pre-approved.
- 9.9. Seller's Cooperation. Seller agrees to cooperate with Buyer in whatever way is reasonably necessary to allow Buyer to complete all appropriate due diligence studies for the Property in the time frame allowed. Approval of the Due Diligence shall be Buyer's sole and absolute discretion.
- 10. Exclusive Right: Buyer shall have the exclusive right to negotiate with Seller for the purchase of the Property for a period commencing on the date of mutual execution of this Letter of Intent letter (the "Commencement Date") and continuing up to 5:00 p.m., Pacific Daylight Time, on the date thirty (30) business days from the Commencement Date (the "Exclusive Negotiation Period").
- 11. Confidentiality: This Exclusive Right to Negotiate and General Term Sheet are to be held in strict confidence and cannot be distributed to any parties other than Seller, Seller's agent, Seller's counsel and Buyer's counsel and appraiser, subject to the public record laws of the State of Washington. Except as permitted by this sentence, the contents of the offer shall not be discussed with any other prospective purchaser or investor; provided, however, that Buyer may share this Exclusive Right to Negotiate and General Term Sheet with the City of Camas, Clark County, and the Washington Wildlife and Recreation Program.





Buver Initial

Buyer Initial



CONTRACT FOR BARGAIN SALE OF REAL ESTATE

Seller understands that Seller should not rely on any information (written or verbal) received from Purchaser as to tax, legal, and property valuation matters associated with this transaction. Purchaser recommends that Seller consult with competent, independent professional tax and legal advisors of Seller's own choosing regarding this transaction.

THIS CONTRACT FOR BARGAIN SALE OF REAL ESTATE (the "Agreement") is entered into this day of ______, 20_, by and between THE MILLS FAMILY LLC, whose address is 1930 SW River Drive, #506, Portland, Oregon 97212-3604 (the "Seller") and THE CONSERVATION FUND, a Maryland non-profit corporation with offices at 1655 N. Fort Myer Drive, Suite 1300, Arlington, Virginia 22209 (the "Purchaser"). The "Effective Date" of this Agreement shall be the last date signed by either party.

THE AGREEMENT

1. **PROPERTY**. Seller agrees to sell and Purchaser agrees to buy, on the terms and conditions set forth in this Agreement, that parcel of land containing 33± acres, located in the County of Clark, State of Washington, described as The Public Parcel in the map attached hereto as "Exhibit A" and further partially described in the attached legal description of the Leadbetter House Property (Tax Lot 38, Section 27, T2N, R3E, WM containing approximately 3.02 acres) and the attached legal description of the Pomaria House Property (Tax Lot 27, Section 34, T2N, R3E, WM, containing approximately 3.96 acres). The remaining 26.02 acres to be purchased is shown on the attached Exhibit A as part of the Public Parcel and will be further described from the survey of the Public Parcel land to be completed by Purchaser pursuant to the terms herein. The Property being sold here shall include all of Seller's ownership interest in any and all buildings, improvements, personal property and fixtures situated thereon, and any and all crops and timber growing thereon, and all surface or subsurface sand, gravel, oil, gas, or mineral rights, any and all surface and subsurface water appurtenant to or associated with the Land, and any and all well, spring, reservoir, storage, domestic, irrigation, sub-irrigation, livestock water or ditch rights of any type, including all shares or certificates of any type in ditch or water delivery companies or associations, any and all grazing rights and permits and other surface and subsurface rights, irrigation equipment and facilities, any and all other permits, hereditaments, easements, incidents recorded rights of access, historic rights of access, any stockpiled sand, gravel or minerals, incidents and appurtenances belonging thereto, (collectively, with the "Land", referred to as the "Property"). Purchaser, at its expense, shall cause the Property to be surveyed by a licensed Washington surveyor, and the resulting survey shall define and describe the Property thereafter and be used for the conveyance.

Mills to The Conservancy Fund

1.1. Seller Donation. Seller intends to make a donation to The Conservation Fund, an organization described in Section 501(c)(3) of the Internal Revenue Code, of the amount, if any, by which the fair market value of the Property exceeds the purchase price for the Property and such difference is considered a charitable contribution under applicable sections of the Internal Revenue Code ("Bargain Sale"). Purchaser acknowledges that it is Seller's intention to effectuate a Bargain Sale of the Property and agrees to cooperate with the Seller in connection therewith to the extent set forth below.

1.2. **Substantiation.** Seller acknowledges that the substantiation of a charitable contribution deduction rests exclusively with Seller. Purchaser recommends that Seller consult with its own independent legal and tax advisors regarding the Internal Revenue Code and Treasury Regulation requirements regarding the need for donations to meet the requirements of Section 170 of the Internal Revenue Code and the need for a tax deduction for gifts of property valued more than \$5,000 be substantiated by a qualified independent appraisal obtained by the Seller. This independent qualified appraisal should be made no earlier than 60 days prior to the date of the donation and no later than the due date of the return as described in Treas. Reg. Section 1.170A.

1.3. **Appraiser.** If the appraisal is completed after the date of the donation, it must value the gift as of the date of donation. Use of an appraiser licensed or certified in the state in which the Property is located and that follows Uniform Standards of Professional Appraisal Practice is recommended.

1.4. Tax Matters. Purchaser makes no warranty or representation whatsoever concerning the tax treatment of this transaction to Seller. Purchaser's only legal obligation to Seller in connection with Seller's intention to seek a tax deduction for the donation is for Purchaser to execute an accurately, properly and fully prepared Internal Revenue Service Form 8283 which has been signed by Seller's appraiser, which contains an accurate description of and value for such donated property, and which recites any consideration, goods or services which were received by Seller, including any quid pro quo, from any person or entity for or as a result of the sale of the Property. Seller shall provide Purchaser with a copy of Seller's appraisal for review prior to Purchaser's execution of the I.R.S. Form 8283. If the Purchaser has significant concerns about the Seller's tax deduction, the accuracy of the Form 8283 or the adequacy of Seller's appraisal, Purchaser shall so advise the Seller in writing and Purchaser shall not be obligated to execute the Form 8283 until Purchaser's issues are resolved to Purchaser's reasonable satisfaction. Each party acknowledges and agrees that it has not received and is not relying upon tax or legal advice from any other party hereto, and that it has and will continue to consult its own advisors. Seller warrants and

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represents that except the consideration described herein no goods, services or other things of value, including any quid pro quo, were received for or, as a result of the sale of the Property.

2. EARNEST MONEY DEPOSITS. Purchaser shall TEN THOUSAND DOLLARS (\$10,000) (the "Initial Deposit") into escrow with in escrow with First American Title, 7710 NE Greenwood Drive, #160, Vancouver, Washington 98662, attention: Shelly Opdycke (the "Title Company"). Upon execution of this Agreement the Initial Deposit shall be released from escrow to Seller and deemed non-refundable to Purchaser. Within seven (7) business days of the execution of this Agreement, Purchaser shall deliver the sum of TWENTY THOUSAND DOLLARS (\$20,000) (the "Due Diligence Deposit") into escrow with the Title Company. In the event Purchaser does not approve the Due Diligence, the Due Diligence Deposit shall be refunded to Purchaser. In the event Purchaser approves the Due Diligence for the Property and elects to move forward with the purchase then said \$20,000 Due Diligence Deposit shall be deemed non-refundable to Purchaser but shall remain in escrow until the conditions and contingencies to the sale are approved or waived by Purchaser and Seller. On approval or waiver of all conditions and contingencies to the sale are form Escrow to Seller and together with any accrued interest shall be credited against the Purchase Price at Closing.

3. BARGAIN SALE PURCHASE PRICE; CLOSING FUNDS. The bargain sale purchase price for the Property, including the Deposit, shall be shall be eighty-eight percent (88%) of the Fair Market Value as determined by an independent appraisal (the "Purchase Price"). Provided, however, that the Purchase Price shall not exceed \$2,500,000. If the Fair Market Value is not within the range of \$2,556,818.18 to \$2,840,909.09, and either party objects to the Fair Market Value, then the objecting party will have the right to have a review appraisal done and the appraisal corrected, if warranted. The value of the Property will be determined between the appraiser and review appraiser. If the Fair Market Value is lower than \$2,556,818.18, the Seller may terminate the contract at its discretion. If the Fair Market Value is higher than \$2,840,909.09, the Purchase Price shall be capped at \$2,500,000 and the amount of the Fair Market Value exceeding \$2,840,909.09 shall be deeded to the Purchaser by Seller for no additional cost. Seller may, at its discretion, elect to claim the difference between the actual sales price and the appraised fair market value as a "bargain sale" charitable deduction. The appraisal of the Property shall be ordered by Purchaser at its cost and expense. Purchaser shall choose the appraiser to be used from a list of appraisers agreed upon with the Seller.

4. **CLOSING DATE - FUNDING**. The closing of the transaction contemplated hereunder (the "Closing") shall be held at the office of the Title Company on or before 10 days from waiver of all Contingencies by Purchaser and Seller but in no event later than August 15, 2019. The Closing Date may be extended by mutual agreement of Purchaser and Seller. At Closing, the Purchase Price, less the Deposit, shall be paid to Seller by Purchaser in cash, certified funds, or by wire transfer of other immediately available funds.

5. **SATISFACTORY INSPECTION AND REVIEW.** The Seller and Purchaser expressly covenant and agree that Purchaser's satisfaction upon the review and inspection provided for herein is a specific condition precedent to the obligation of Purchaser to purchase the Property. Purchaser shall have a period in which to review the documents and to make the inspections described below. The period of inspection (the "Inspection Period") shall terminate on the earlier of: (i) Receipt by Seller of notice from Purchaser that the Property is suitable for purchase; or (ii) Midnight, Prevailing Eastern Time, on March 1, 2018.

5.1. Documents; Evidence of Title. Not later than ten (10) days after the Effective Date, Purchaser shall request from the Title Company: (a) a title commitment to be issued to Purchaser, together with legible copies of the deed or deeds by which Seller holds title to the Property, legible copies of any instruments listed in the legal description for the Property, and legible copies of all exceptions to title, pursuant to which the Title Company shall issue to Purchaser a standard coverage owner's policy of title insurance, including "gap" and mechanic's lien coverage, insuring title to the Property, including legal access, as described in Section 7 hereof, as of the Closing Date in the amount of the Purchase Price, (b) a Certificate of Taxes Due evidencing that the current installment of all taxes owing on the Property have been paid in full; and (c) a copy of the current and previous year's Notice of Assessment, or other satisfactory evidence of the current and previous year's assessed value and assessment category for the Property. To the extent in Seller's possession or under its control, Seller shall, at Seller's expense, provide to Purchaser copies of any surveys or maps of the Land, plans relating to the building improvements, and studies and reports regarding the soils on or under the Land.

5.2. Inspection; Right of Entry. Purchaser, at reasonable times, at its sole cost and expense (except as otherwise provided herein), and for its sole use, shall have the right to enter upon the Property for mapping, surveying, physical and environmental inspections, conducting appraisals, and other reasonable purposes related to the transaction contemplated hereunder. Purchaser hereby indemnifies and holds harmless Seller from and against any and all claims, liens, damages, losses, and causes of action which may be asserted by Purchaser or Purchaser's employees, agents, or any third party who enters upon the

Property or conducts tests related to the Property at the request of or on behalf of Purchaser or its agents, provided that such indemnification and hold harmless shall not apply to claims arising out of the willful or wanton conduct of Seller.

6. ELECTION AT THE END OF THE INSPECTION PERIOD. During the Inspection Period, Purchaser may make the above-described inspections, applications, reviews, studies, evaluations or surveys required to satisfy itself as to the acceptability and suitability of the Property for purchase. Should, for any reason or no reason and in its sole discretion, Purchaser not be satisfied that the Property is acceptable or suitable, Purchaser shall notify Seller writing on or before the expiration of the Inspection Period of its dissatisfaction, at which time the Deposit shall be promptly returned to Purchaser, and then this Agreement shall be considered null and void and of no further force and effect; provided, however, if the objections of Purchaser are to title or other defects that Seller can reasonably cure within a twenty (20) day period following the receipt of notice from Purchaser, Seller shall have such period to cure such defects to the reasonable satisfaction of Purchaser. Purchaser shall, at any time, have the right to waive the conditions precedent to its performance under this Agreement before the end of the Inspection Period and if Purchaser elects to waive the conditions precedent to its performance and to terminate the Inspection Period, this Agreement will remain in full force and effect and the Deposit shall become non-refundable except as otherwise provided herein. Failure of Purchaser to notify Seller of its dissatisfaction prior to the expiration of the Inspection Period shall be deemed a waiver of this condition precedent and acceptance of the Property as suitable for purchase. Upon termination of the Agreement, Purchaser agrees to return to Seller all data previously delivered to Purchaser under the terms of this Agreement.

7. **TITLE.** At Closing, Seller shall execute and deliver to Purchaser or it's assigns a good and sufficient general warranty deed in a form acceptable to Purchaser, conveying good, marketable and insurable title to the Property, free and clear of all liens, encumbrances and other exceptions, except such easements, restrictions and other exceptions as are of record and are approved by Purchaser during the Inspection Period. Title shall include deeded legal access, from a public way, appropriate to the Purchaser's intended uses for the Property, to be determined by Purchaser in its sole discretion.

8. CONDITION OF THE PROPERTY, REPRESENTATIONS.

8.1. Seller is the record owner of the Property to be conveyed hereunder. Upon the Closing Date, Purchaser shall have delivered good marketable and insurable title to the Property.

8.2. There are no actions, suits, proceedings or investigations pending or, to Seller's

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knowledge threatened, against or affecting the Property, or arising out of Seller's conduct on the Property.

8.3. To the best of Seller's knowledge, Seller is in substantial compliance with the laws, orders, and regulations of each governmental department, commission, board, or agency having jurisdiction over the Property in those cases where noncompliance would have a material adverse effect on the Property.

8.4. Seller is not party to nor subject to or bound by any agreement, contract or lease of any kind relating to the Property, except for two residential leases previously disclosed to Purchaser.

8.5. The Property, to the best of Seller's knowledge, is not in violation of any federal, state or local law ordinance or regulation relating to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions. Neither Seller nor, to the best of Seller's knowledge, any third party, has used, generated, manufactured, refined, produced, processed, stored or disposed of on, or under the Property or transported to or from the Property any Hazardous Materials nor does Seller intend to use the Property prior to the Closing Date for the purpose of generating, manufacturing, refining, producing, storing, handling, transferring, processing, transporting or disposing Hazardous Materials. For the purposes hereof, "Hazardous Materials" shall mean any flammable explosives, radioactive materials, asbestos, petroleum, organic compounds known as polychlorinated biphenyls, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances or related materials, including, without limitation, any substances defined as or included in the definition of "hazardous substances", "hazardous material" or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., or any other federal, state or local statute, law, ordinance, code, rule, regulation, order, decree or other requirement of governmental authority regulating, relating to or imposing liability or standard of conduct concerning any hazardous, toxic or dangerous substance or material, as now or at any time hereafter in effect, and in the regulations adopted, published and/or promulgated pursuant to said laws. There are no underground storage tanks situated in the Property nor have such tanks been previously situated thereon.

8.6. No representation, warranty, or statement made herein by Seller contains any untrue statement of any material factor omits to state any material fact necessary to make such representation, warranty, or statement not misleading.

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8.7. Seller is duly authorized and has taken all necessary actions to execute and perform this Agreement and this Agreement is enforceable against Seller in accordance with its terms.

9. **INDEMNIFICATION.** Seller agrees to indemnify and hold harmless Purchaser, Purchaser's successors by operation of law, and assigns against and in respect of, any and all damages, claims, losses, liabilities and expenses, including without limitation, reasonable legal, accounting, consulting, engineering and other expenses, which may be imposed upon or incurred by Purchaser such successors by operation of law or assigns, by any other party or parties (including, without limitation, a governmental entity), arising out of or in connection with Seller's use, ownership, and operation of the Property through the Closing Date and/or any "Hazardous Materials" situated therein as of or prior to the Closing Date, including the exposure of any person to any such "Hazardous Materials", or exposure resulting from activities of Seller or Seller's predecessors in interest. This indemnity shall survive the closing of this transaction and shall be in addition to Seller's obligation for breach of any representation or warranty. After three years from closing of the sale from Seller to Purchaser this indemnification from Seller to buyer shall expire.

10. **REAL PROPERTY TAXES.** Purchaser shall assume and pay when due all deferred open space, timber or other deferred taxes or assessments for the Property including, but not limited to, so-called "Rollback" or "Recapture" taxes which may become due upon transfer of the Property. At Closing, excepting the deferred taxes and assessments being assumed by Purchaser, all general and special taxes, assessments, fees and charges of any type (including without limitation, any for water, sewer, irrigation and special districts) including Real Property taxes and assessments shall be prorated between Purchaser and Seller as of the date of Closing.

11. **PRESERVATION OF PROPERTY; RISK OF LOSS**. Except as otherwise set forth herein, Seller agrees that the Property shall remain as it now is until Closing, that no timber, crops, sand, gravel, minerals, improvements or any other part of the Property shall be sold or removed from the Property, and that Seller shall neither use nor consent to any use of the Property for any purpose or in any manner which would adversely affect Purchaser's intended use of the Property as a conservation area or similar use. This covenant expressly precludes any timber cutting on the Property. In the event Seller shall use or consent to such use of the Property, Purchaser may, without liability, refuse to accept the conveyance of title, in which event the Deposit plus all accrued interest shall be refunded; or it alternatively may elect to accept

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the conveyance of title to the Property or any portion thereof, in which case there shall be an equitable adjustment of the Purchase Price based on the change in circumstances.

COSTS AND FEES. State and County real estate excise taxes, title work, and deed preparation 12. costs shall be paid by Seller. The premium for the title insurance policy described herein and recording fees shall be paid for by Purchaser. All other Closing costs shall be borne by the parties in accordance with local custom. Each party shall be responsible for its own attorneys' fees.

13. LIQUIDATED DAMAGES; DEFAULT.

13.1. In the event that: (i) all of the conditions to this Agreement for the benefit of Purchaser shall have been satisfied, or waived by Purchaser; and (ii) Seller shall have fully performed or tendered performance of its obligations under this Agreement, and (iii) Purchaser shall be unable or shall fail to perform its obligations under this Agreement, then the entire amount of the Deposit shall be retained by Seller as liquidated damages under this Agreement, and Purchaser shall have no further liability to Seller. Purchaser and Seller hereby acknowledge and agree that Seller's damages would be difficult or impossible to determine and that the amount of the Deposit is the parties' best and most accurate estimate of the damages Seller would suffer in the event the transaction provided for in this Agreement fails to close and is reasonable under the circumstances existing as of the date of this Agreement. Purchaser and Seller agree that Seller's right to retain the Deposit shall be the sole remedy of Seller in the event of a breach of this Agreement by Purchaser.

13.2. If Seller shall fail to consummate the transaction contemplated hereunder for any reason, or if such transaction shall fail to close for any reason other than default by Purchaser, Purchaser may elect, at Purchaser's sole option: (i) to terminate this Agreement and be released from its obligations hereunder, in which event the Deposit shall be returned to Purchaser; or (ii) to proceed against Seller for specific performance of this Agreement. In either event, Purchaser shall have the right to seek and recover from Seller all damages suffered by Purchaser as a result of Seller's default in the performance of its obligations hereunder.

14. NOTICES. All notices required or permitted hereunder will be deemed to have been delivered upon sending of such notice. All notices required or permitted hereunder shall be given by hand delivery, sent by email followed by US Mail, or sent by Federal Express or other courier, directed as follows, or to such other address as either party may designate by giving notice to the other party as provided herein:

Bargain Sale	Mills to The Conservancy Fund	File # Cl
If to Seller:	THE MILLS FAMILY LLC 1930 SW River Drive, #506 c/o Michael Mills Phone: Fax:	
If to Buyer:	Email: THE CONSERVATION FUND 77 Vilcom Center Drive, Suite 340 Chapel Hill, North Carolina, Suite 340 Attn: Paul F. Hurt Esquire	

Email: phurt@conservationfund.org

Phone: (919) 967-2223

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15. MISCELLANEOUS.

15.1. **Broker's Commission.** Seller and Purchaser each represents to the other that they have not contracted with any broker or finder regarding this transaction except Kimbal Logan Real Estate Investment Co., 4901 NW Camas Meadows Drive, Suite 200, Camas, Washington 98607, Phone: (360) 844-6636, who shall be paid by Seller under separate agreement. Buyer and Seller agree to indemnify, defend, and hold harmless the each other from and against any and all liability, claims, demands, damages and costs of any kind arising out of or in connection with any broker's or finder's fee, commission or charges claimed to be due any person in connection with such person's conduct respecting this transaction except as set forth herein.

15.2. **Certificate.** The Conservation Fund is an organization described in Section 501(c)(3) of the Internal Revenue Code and as such it is required to file certain reports pertaining to the purchase or sale of the Property with the Internal Revenue Service. Seller represents that its federal tax identification or social security number is _______ and authorizes the Title Company to release to Purchaser any tax identification or transaction information as is requested by Purchaser and necessary for such reporting. At or prior to Closing, Seller shall furnish to Purchaser a duly executed Certificate of Non-Foreign Status in the form attached to this Agreement as <u>Exhibit "B"</u>. Seller hereby declares and represents to Purchaser that it is not a "foreign person" for purposes of withholding of federal tax as described in such Certificate.

15.3. **Assignment.** With approval of Seller, which shall not be unreasonably withheld Purchaser may assign its rights and obligations as Purchaser under this Agreement by entering into a duly executed Assignment of Contract, wherein the assignee assumes all the obligations of Purchaser

hereunder. Upon entry into such Assignment of Contract, Purchaser shall be relieved of all liability and obligations of Purchaser under this Agreement, arising from and after the date of the Assignment of the Contract.

Purchaser may also require that the Seller directly deed the Property to an alternative identified entity or organization approved by Seller which approval shall not be unreasonably withheld, including, but not limited to, the City of Camas, Washington.

Without limiting the generality of the foregoing, the Purchaser's right to assign its rights and obligations under this Agreement shall specifically include the Purchaser's right to assign this Agreement to Sustainable Conservation, Inc., a supporting organization of The Conservation Fund under Internal Revenue Code Section 509(a)(3) ("SCI") or other subsidiary organization related to the Purchaser and organized for conservation purposes or to otherwise direct the Seller to convey title to SCI or other related subsidiary organization.

Any assignment of this Agreement or designation of an alternative entity to hold title shall only be to an organization or entity that is qualified to accept tax-deductible gifts under the Internal Revenue Code.

15.4. **Binding Effect.** The terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of Seller's heirs, executors, administrators, successors and assigns.

15.5. **Exhibits.** The exhibits hereto constitute an integral part of this Agreement and are hereby incorporated herein.

15.6. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. All facsimile or electronic transmissions of this Agreement shall be deemed original signatures for all purposes.

15.7. Severability. If any provision of this Agreement shall be held invalid, the other provisions hereof shall not be affected thereby and shall remain in full force and effect.

15.8. Entire Agreement. This Agreement represents the entire agreement of the parties and may not be amended except by a writing signed by each party thereto.

15.9. **Authority.** Each party to this Agreement warrants to the other that the respective signatories have full right and authority to enter into and consummate this Agreement and all related documents.

15.10. **Merger.** The obligations, covenants, representations, warranties and remedies set forth in this Agreement shall not merge with transfer of title but shall remain in effect during the period of the ownership of the Property by Purchaser.

15.11. **Further Actions.** Each party shall execute and deliver or cause to be executed and delivered any and all instruments reasonably required to convey the Property to Purchaser and to vest in each party all rights, interests and benefits intended to be conferred by this Agreement.

15.12. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

15.13. **Offer.** When signed and delivered to the Seller by Purchaser, this Agreement will constitute an offer to the Seller that can be accepted only by the Seller signing and delivering to Purchaser an executed original or legal equivalent of this Agreement on or before five business days from delivery by Purchaser. Purchaser may withdraw such offer in writing at any time prior to its acceptance.

15.14. Labor and Material. Seller shall deliver to Purchaser at settlement an affidavit, on a form acceptable to Purchaser's Title Company or local counsel, if applicable, signed by Seller that no labor or materials have been furnished to the Property within the statutory period for the filing of mechanics' or materialmen's liens against the Property. If labor or materials have been furnished during the statutory period, Seller shall deliver to Purchaser an affidavit signed by Seller and the person or persons furnishing the labor or materials that the costs thereof have been paid.

15.15. **1099 Reporting.** The Title Company is designated as the party responsible for filing a Form 1099 with the Internal Revenue Service promptly after Closing, to the extent required by the Internal Revenue Code and Treasury Regulations.

15.16. **Delivery of Property.** All improvements, including, but not limited to, dwellings, outbuildings, barns, sheds, etc., shall be vacant and broom clean. Seller shall be responsible for the removal of all personal property items left on the Property, which Purchaser does not want, or which Purchaser wishes to have removed. The improvements shall be subject to an inspection by Purchaser and/or its contractors or representatives prior to Closing. Purchaser shall advise Seller of all defects, which Buyer wants Seller to repair. Seller shall complete all repairs agreed upon with Purchaser prior
Page 12 of 20

Item 4.

to the time of final Closing. In the event Seller does not agree to make certain repairs requested by Purchaser, Purchaser shall have the right to terminate this Agreement.

16. **SATURDAYS, SUNDAYS, HOLIDAYS.** If the final date of any time period of limitation set out in any provision of this agreement falls on a Saturday, Sunday or a legal holiday under the laws of the state in which the Property is situated, then the time of such period shall be extended to the next day which is not a Saturday, Sunday or legal holiday.

17. WAIVERS OF APPLICATION OF TITLE 42 U.S.C.A. SECTION 4601 AND/OR JUST COMPENSATION UNDER APPLICABLE STATE STATUTES. With approval of Seller Not to be unreasonably withheld, Purchaser may assign this Agreement and its rights as Purchaser hereunder including the Deposit by written assignment to a governmental agency or entity, which assumes the obligations of Purchaser hereunder. In addition, recognizing that this Agreement is made in order to procure lands for public ownership and that condemnation will not be used in any way as part of this transaction or in securing the Property, Seller hereby knowingly waives any potential right to receive compensation for the Property consistent with the requirements of either (i) Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601, et seq. (Public Law 91-646, as amended) including those provisions relating to incidental expenses incurred by Seller and/or (ii) applicable state statutes and regulations. Seller makes this waiver knowing that a governmental agency or entity will ultimately own the Property and/or that a governmental agency or entity may be an assignee of this Agreement.

18. **COMPLIANCE WITH FEDERAL LAW**. Each party hereby represents and warrants to the other that (A) neither the party making the representation, nor any persons or entities holding any legal or beneficial interest whatsoever in the party making the representation, are (i) the target of any sanctions program that is established by Executive Order of the President or published by the Office of Foreign Assets Control, U.S. Department of the Treasury ("OFAC"); (ii) designated by the President or OFAC pursuant to the Trading with the Enemy Act, 50 U.S.C. App. § 5, the International Emergency Economic Powers Act, 50 U.S.C. §§ 1701-06, the Patriot Act, Public Law 107-56, Executive Order 13224 entitled "Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support

Terrorism" (September 23, 2001) or any executive order of the President issued pursuant to such statutes; or (iii) persons or entities with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including Executive Order 13224) or other governmental action; and (B) the activities of the party making the representation do not violate the International Money Laundering Abatement and Financial Anti-Terrorism Act of 2001 or the regulations or orders promulgated thereunder. Each party further covenants and agrees to promptly deliver to the other any documentation that the other party may reasonably request to confirm the accuracy of the representations and warranties made in this paragraph.

19. CONDITIONS AND CONTINGENCIES TO THE SALE: This Agreement is subject to and contingent upon the approval of the City of Camas of the following conditions of Seller and Purchaser prior to August 1, 2019:

19.1. Creation of Public and Private Parcels. Approval and creation of the three separate land Parcels depicted in the attached Exhibit 1 as; 1) the Public Land Parcels (containing a total of approximately 33 acres and having two different zonings. (Commercial - for the existing Leadbetter House and Pomaria House Properties and BP for the remainder property); 2) the MF-10 Parcel (containing approximately 36 acres and zoned MF-10); and 3) the MF-18 Parcel (containing approximately 21 acres and zoned MF-18). These parcels shall be approved by the City of Camas through administrative or other processes as dictated by the City of Camas including a Comprehensive Plan Change if required. If the City does require a Comprehensive Plan Change the Seller working with the approval of the Purchaser agrees to make full submittal for the comprehensive plan change in November and December of 2018. The Public Parcel to be created shall include the two existing Commercially zoned Properties commonly described as the Leadbetter house Property and the Pomaria House Property. These two properties shall remain commercially zoned and the remainder of the Public Property shall be zoned BP. The approval and creation of the Public Land Parcel shall create three legally saleable parcels of land to be sold to the Purchaser and later transferred to the City of Camas. The creation of the MF-10 and MF-18 Parcels will provide the Seller with legal parcels to sell to other prospective Buyers. The City of Camas shall have until August 1, 2019 to work with the Purchaser and Seller to complete the approval of the creation of said legal Parcels.

19.2. Approval of New Unit Caps in the Private Parcels. Approval by the City of

Camas of an increase in the unit caps limiting the number of units that can be built on the Private Parcels. The new Unit cap for the MF-10 Parcel shall be 200 units. The new unit cap for the MF-18 parcel shall be 275 units. The City of Camas shall have until August 1, 2019 to work with the Seller to approve the new unit caps.

19.3. Approval of Right to Access N. Fargo Street. Subject to normal traffic planning requirements, the City of Camas shall approve the design, right to improve, and future use of North Fargo Street as currently depicted in the CJ Dens Subdivision plat approval attached hereto as Exhibit 2. On approval of the City of Camas either the owners of the CJ Dens Property or its successor or the owner of the Mills Family Property or its successor or both those owners working together shall have the right to improve and use North Fargo Street for access to their properties as they develop in the future. The owners of the Mills Family Property or its successors shall agree that the right to use North Fargo Street for access to Leadbetter Road and the Camas Road System shall be temporary until such time as roads to the North serving the two MF-10 and MF-18 Parcels are built that provide adequate access to the MF-10 and MF-18 Parcels as envisioned by the City of Camas Road Plan. Once the access roads from the North into the Private Parcels are completed, the access to N. Fargo Street from the Private Parcels will be eliminated. This Agreement is made in anticipation of Leadbetter Road being closed to all traffic going west of the Boat Launch Property and Gun Club Property at some point in the future. The City of Camas shall have until August 1, 2019 to work with the Seller to approve the design and future use of North Fargo Street.

19.4. Best Efforts. Working together The City of Camas and Seller agree to proceed in good faith and with best efforts to complete the approvals necessary for the creation of the new master plan for the Mills Property as depicted in Exhibit A to this agreement. On the Seller's, part this will include immediate effort to gain approval of an Amendment to the existing Development Agreement including the Mills Family Property to create a new Development Agreement that is in concert with the new master plan for the Property as depicted in Exhibit A.

19.5. Survey. Purchaser shall arrange and pay for a survey of the Public Property to be created. The Public Property survey shall conform as close as is reasonably possible to the Public Property map shown in Exhibit A attached hereto. The parcels to be created and surveyed shall keep the existing Leadbetter House an Pomaria House properties (containing approximately 7 acres) plus include a remaining approximate 26 acres of property zoned BP.

19.6. Appraisal Basis. Purchaser and Seller agree that the appraisal of the Property shall be based on existing zoning.

20. Alternative Financing. The Purchaser's plan for accumulating the funds necessary to complete this purchase includes funding from Washington Wildlife and Recreation Program state funding, Clark County Conservation Futures, and City of Camas funds. In the event Purchaser is unable to raise all the funds necessary to close the transaction for cash in the time frame allowed, then Seller and Purchaser agree that Purchaser may, at its election, close the sale with a cash down payment and Seller carry-back financing on the following terms:

20.1. Cash Down Payment. Purchaser shall pay Six Hundred Twenty-Five Thousand in cash on closing to Seller.

20.2. Remaining Balance Due. The remaining balance due of Five Million Eight Hundred Seventy-Five Thousand Dollars (\$5,875,000) shall be payable on a Promissory Note due from Purchaser to Seller (the "Note"). The Note shall bear interest at 5% per annum payable at not less than interest only monthly (\$24,479.17 per month). There shall be no prepayment penalty in the event of any early principal payment. The Note shall be secured by a Statutory First Deed of Trust against the Property. The Note shall be payable in full on or before the date 12 months from the closing of the sale.

20.3. Insurance. Purchaser will keep all improvements on the Property insured for fire and hazard with full replacement cost insurance. In addition, Purchaser will carry liability insurance on the Property for a minimum of \$1,000,000 per occurrence and \$2,000,000 in aggregate. The Seller will be named as an additional insured on all insurance policies.

20.4. Property Taxes and Assessments. In addition to other costs Purchaser will pay all property taxes and other governmental assessments when due.

20. LEADBETTER HOUSE AND POMARIA HOUSE. Seller shall have the right to negotiate and work with the eventual owner of the Leadbetter and Pomaria Houses to confirm that the future use and maintenance of the Properties meet with the intentions of the Mills Family in selling the properties to public minded entities. Use by City of Camas for retreats, rentals, and outdoor recreation is pre- approved.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

SELLER: THE MILLS FAMILY LLC

By John Mills Its Member

Date

By Michael Mills Its Member

Date

Date

PURCHASER: THE CONSERVATION FUND a Maryland non-profit corporation

D			
Bv			

Its _____



Exhibit "A" Property Description



330

LOT 27; TAX ID 177903

LEGAL DESCRIPTION

CAMAS, WASHINGTON

The purpose of this legal description is to describe LOT 27 shown on Exhibit B Concept Master Plan Land Use Zoning as prepared by WH Pacific, Inc. and dated June 17, 2013. The described lands being a portion of Parcels B and C as described in Bargain and Sale Deed to Mills Family, LLC, an Oregon limited liability company, recorded as document number 3367753, dated September 12, 2001 in the Clark County Deed Records. Said lands also lie within the North half of Section 34, Township 2 North, Range 3 East, Willamette Meridian, Clark County Washington being more particularly described as follows:

Commencing at the North Quarter Corner of Section 34, Township 2 North, Range 3 East, Willamette Meridian; thence along the North Section line of said Section 34, North 88° 55′ 51″ West 790.36 feet to THE TRUE POINT OF BEGINNING; thence South 29° 26′ 23″ East 91.74 feet; thence South 19° 42′ 41″ East 512.81 feet; thence South 56° 05′ 37″ East 137.19 feet; thence South 32° 46′ 57″ West 200.04 feet; thence North 56° 05′ 39″ West 189.24 feet to a point on the Northerly Shoreline of Lacamas Lake; thence along said Northerly Shoreline of Lacamas Lake, North 29° 29′ 12″ West 61.48 feet; thence North 19° 42′ 41″ West 515.10 feet; thence North 29° 26′ 23″ West 91.60 feet; thence North 43° 21′ 27″ West 35.84 feet; thence North 56° 32′ 27″ West 114.63 feet; thence departing said Northerly Shoreline, South 88° 55′ 51″ East 302.76 feet to THE TRUE POINT OF BEGINNING.

EXCEPT any portion thereof in public roads and highways.

CONTAINS: 3.96 acres or 172,627 square feet more or less

The Basis of Bearing for this legal description is **South 01° 13' 20" West** 2632.95 feet between the Section Corner common to Section 21, 22, 27 and 28, Township 2 North, Range 3 East, Willamette Meridian and the West ¼ Corner of Section 27, Township 2 North, Range 3 East, Willamette Meridian.

P: Kimbal Logan Real Estate Investments 033995 Survey Documents Legal Description CAMAS EX5.doc

Mills to The Conservancy Fund

Exhibit 1 || Page 61 File # CPA20-02 Page 6 of 20

LOT 38; TAX ID 175720

LEGAL DESCRIPTION

CAMAS, WASHINGTON

The purpose of this legal description is to describe LOT 38 as shown on Exhibit B Concept Master Plan Land Use Zoning as prepared by WHPacific, Inc. and dated June 17, 2013. The described lands being parcel as described in Bargain and Sale Deed to Mills Family, LLC, an Oregon limited liability company, recorded as document number 3367753, dated September 12, 2001 in the Clark County Deed Records. Said lands also lie within the Southeast Quarter of Section 27, Township 2 North, Range 3 East, Willamette Meridian, Clark County Washington being more particularly described as follows:

Commencing at the North Quarter Corner of Section 34, Township 2 North, Range 3 East, Willamette Meridian; thence along the North Section line of said Section 34, North 88° 55′ 51″ West 877.50 feet to THE TRUE POINT OF BEGINNING; thence continuing along said Section line, North 88° 55′ 51″ West 215.61 feet to a point on the Northerly Shoreline of Lacamas Lake; thence along said Northerly Shoreline, North 56° 32′ 27″ West 144.90 feet; thence North 48° 33′ 35″ West 340.16 feet; thence departing said Northerly Shoreline, North 29° 14′ 10″ East 179.86 feet; thence South 54° 07′ 51″ East 145.10 feet; thence South 60° 55′ 51″ East 138.00 feet; thence South 67° 05′ 51″ east 173.60 feet; thence South 24° 25′ 51″ East 283.20 feet to THE TRUE POINT OF BEGINNING.

EXCEPT any portion thereof in public roads and highways.

CONTAINS: 3.02 acres or 131,716 square feet more or less

The Basis of Bearing for this legal description is **South 01° 13' 20" West** 2632.95 feet between the Section Corner common to Section 21, 22, 27 and 28, Township 2 North, Range 3 East, Willamette Meridian and the West ¼ Corner of Section 27, Township 2 North, Range 3 East, Willamette Meridian.

P. Kimbal Logan Real Estate Investments 033995 Survey Documents Legal Description CAMAS EX6.doc

Affidavit of Non-Foreign Status

Section 1445 and Section 6045 of the Internal Revenue Code provide that the Transferee of a real property interest must withhold tax if the Transferor is a foreign person and must provide certain sales related information to the Internal Revenue Service. To inform **THE CONSERVATION FUND** (the "Transferee") that withholding of tax is not required upon its disposition of a U.S. real property interest, more particularly described in the Agreement annexed hereto The Mills Family LLC (the "Transferor"), hereby certifies that:

- 1. Transferor is not a non-resident alien for purposes of U.S. income taxation as defined in the Internal Revenue Code and Income Tax Regulations.
- 2. Transferor's tax identification/ social security number is/are:
- 3. Transferor's principal address is:

The gross sales price of this transfer is: \$2,500,000.

Transferor understands that this affidavit and information contained herein will be disclosed to the Internal Revenue Service by the Transferee and, that any false statement made herein by Transferor could be punished by fine, imprisonment, or both.

Under penalties of perjury, Transferor declares that Transferor has examined this affidavit, and, to the best of Transferor's knowledge and belief, it is true, correct and complete and further declares that he/she is duly authorized to execute this affidavit or has the authority to execute on behalf of Transferor.

TRANSFEROR: MILLS FAMILY LLC

By: John Mills Its: Member

Date

By: Michael Mills Its: Member

Date

From: Kimbal Logan <<u>kimbal@kl-re.com</u>>
Sent: Tuesday, July 21, 2020 1:37 PM
To: Fox, Jamal <<u>Jamal.Fox@portlandoregon.gov</u>>
Subject: RE: Letter regarding Staff Findings - Mills Family LLC application for Comp Plan Change

Thanks for the feedback Jamal. I'll look forward to meeting you in the future.

Kímbal R. Logan Phone – 360.904.9090 Email – <u>kimbal@kl-re.com</u>

From: Fox, Jamal <<u>Jamal.Fox@portlandoregon.gov</u>>
Sent: Tuesday, July 21, 2020 1:25 PM
To: Kimbal Logan <<u>kimbal@kl-re.com</u>>; <u>ifox@cityofcamas.us</u>
Subject: RE: Letter regarding Staff Findings - Mills Family LLC application for Comp Plan Change

Hi Kimbal,

I appreciate you reaching out to me and the warm welcome.

I look forward to getting up to speed by the City team once I am officially start the week of September. At the appropriate time a meeting with you Michael and John will be warranted as well.

Thanks,

Jamal



OFFICE OF MAYOR TED WHEELER



Jamal T. Fox, MPA Deputy Chief of Staff 1221 SW Fourth Avenue, Suite 340 Portland, OR 97204 Phone: (503) 823-1126 Cell: (503) 823-8057 jamal.fox@portlandoregon.gov https://portland.gov/wheeler

The City of Portland is committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, contact 503-823-1125, Relay: 711.

(503) 823-1125: 口笔译服务| Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या |Устный и письменный перевод | Turjumaad iyo Fasiraad | Traducción e Interpretación | Письмовий і усний переклад | Biên Dịch và Thông Dịch |

From: Kimbal Logan <<u>kimbal@kl-re.com</u>>
Sent: Tuesday, July 21, 2020 12:32 PM
To: Fox, Jamal <<u>Jamal.Fox@portlandoregon.gov</u>>; jfox@cityofcamas.us
Cc: Kimbal Logan <<u>kimbal@kl-re.com</u>>
Subject: FW: Letter regarding Staff Findings - Mills Family LLC application for Comp Plan Change

Jamal,

Hello, my name is Kimbal Logan and I am a real estate broker and consultant in Oregon and Washington. Congratulations on your selection as the next Administrator to the City of Camas and welcome. Your impressive resume and work history indicate you will be a great asset for the City of Camas and its future development. I wish a great future for you and the City.

I represent the Mills Family LLC. The Mills Family owned 90 acres of land on the North Shore of Lacamas Lake including the Leadbetter House and Pomaria House and several spectacular natural areas that were recently sold to the City of Camas in a 33 acre transfer of the key public properties owned by the Mills Family. This email is in regard to the 56 acres that the Mills retained after the sale.

The email letter above and the list of Addenda you will find in the email below has been sent to the Planning Staff, the Mayor, the Planning Commission and some people on the City Council. The email letter explains the reasons for reaching out to you and the rest of the City staff and leaders. I hope you will find the time to fully review this letter and the attached Addenda. The Mills Family has worked closely and successfully with the City of Camas and are the true genesis of the City's ability to move forward with the several land purchases that make up the wonderful acquisition of all the land along the North Shore of Lacamas Lake. In essence the Mills are asking the City to follow through on the promises made to the Mills Family as they went through the many different processes with the City that ended up with the sale and dedication of the key properties on Lacamas Lake now owned by the City of Camas.

I also hope you have time to discuss the ideas in this letter with Phil Bourquin, the Planning Staff, Shawn MacPherson, and the ex-administrator Pete Capell as you fully research the issues involved. They were all involved with the negotiations with the Mills and are all held in high regard. I and the Mills Family, know that with so little time on the job, and so many important issues on your plate, you cannot be too big of an influencer in the decisions to be made regarding the Mills remainder lands. However, you are in the lead administrative role in the City and will be major factor in the moral compass that directs the City's decisions as it moves forward. The Mills Family hope you will fully investigate and understand their agreements with the City and help in their endeavor to complete the comp plan and zoning transfers with the City as agreed upon and understood with the City during the long processes that lead to the sale to the City.

By the way, one of the Mills Family is Michael Mills who was a long time ombudsman at the City of Portland and was recently a project manager for Oregon Solutions, College of Urban & Public Affairs at Portland State. Michaels told me that he knows you and has worked with you in the past. When the timing is appropriate Michael, his brother John, and I would like to meet with you to discuss the Mills Family commitments to the City of Camas and plans for the future for the properties they have sold to the City of Camas including the iconic Leadbetter House.

I apologize for having the first contact with you be about potentially contentious business, but I don't think this will be the last time this type of issue crosses your new desk. Welcome to my world, and

Best wishes,

Kímbal R. Logan Phone – 360.904.9090 Email – kimbal@kl-re.com

From: Kimbal Logan
Sent: Monday, July 20, 2020 1:15 PM
To: Barry McDonnell <<u>BMcDonnell@cityofcamas.us</u>>
Cc: kimbal@kl-re.com
Subject: FW: Letter regarding Staff Findings - Mills Family LLC application for Comp Plan Change

Barry,

The email below was previously sent to a mistaken email address. I hope you have time to review this important issue regarding the Mills Family and their property at Lacamas North Shore. Thanks if you do.

Kímbal R. Logan Phone – 360.904.9090

 From: Kimbal Logan

 Sent: Monday, July 20, 2020 11:58 AM

 To: Barry McDonnell < <u>bmmcdonnell@cityofcamas.us</u>>; Phil Bourquin (<u>pbourquin@cityofcamas.us</u>) < <u>pbourquin@cityofcamas.us</u>>; Jerry Acheson < <u>jacheson@cityofcamas.us</u>>;

 Robert Maul < <u>RMaul@cityofcamas.us</u>>; Sarah Fox < <u>sfox@cityofcamas.us</u>>; Don Chaney < <u>dchaney@cityofcamas.us</u>>; Steve Hogan (<u>shogan@cityofcamas.us</u>)

 < <u>shogan@cityofcamas.us</u>>; Shawn MacPherson (<u>macphersonlaw@comcast.net</u>) < <u>macphersonlaw@comcast.net</u>>; 'LeAnne Bremer' < <u>leanne.bremer@millernash.com</u>>

 Cc: Tim Hein (<u>thein@gmail.com</u>) < <u>thein@gmail.com</u>>; troy@earth-engineers.com

 Subject: Letter regarding Staff Findings - Mills Family LLC application for Comp Plan Change

Dear City of Camas Leaders,

Please read and consider the attached email before any decisions are made regarding the Staff Findings on the Mills Family LLC application for a Comp Plan Amendment for its property in Lacamas North Shore. Thanks for your time and consideration. The exhibits to the email can be found through the links shown below.

I'm using Adobe Acrobat.

You can view "Mills.Camas.Exhibit.B.PSA..pdf" at: <u>https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:0f9813d2-caec-4772-b672-ddfd7a989c2e</u> You can view "Mills.Conservation.LOI.PSA.pdf" at: <u>https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:99e8b398-b717-4438-aaed-d4b2aed31bb2</u> You can view "Mills.Camas.Emails.Code.pdf" at: <u>https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:966765ec-e63e-4252-9a13-f4cf7b6a79a5</u> You can view "Maps.misc.data.pdf" at: <u>https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:87ae7a17-b753-4710-889a-41fcaea57a18</u>

Kímbal R. Logan Phone – 360.904.9090 Email – <u>kimbal@kl-re.com</u>

VANPORT MANUFACTURING, INC.



P.O. Box 97 ♦ 28590 SE Wally Rd. ♦ Boring, OR 97009 Phone (503)663-4447 ♦ Fax (503)663-1516

August 5, 2020

City of Camas Attn: Sarah Fox, Senior Planner Building and planning / Community Development 616 NE 4th Avenue Camas, WA 98607

RE: property tax accounts 172970-000 and 986035-733

Dear Ms. Fox,

Vanport Manufacturing has received notice that its neighbor, Lofts at Camas Meadows LLC, owning tax parcel numbers 986035-734, 172963-00 and 175980-000, is applying for rezoning to commercial mixed-use. Vanport would like to support the change to commercial mixed use by means of this letter.

Furthermore, Vanport Manufacturing, Inc. is hereby requesting that its two tax lots on Camas Meadows Drive having tax parcel numbers 172970-000 and 986035-733 be included in the comprehensive plan amendment to allow for rezoning to commercial mixed use.

Thank you,

Cartin Hertrich

Martin Hertrich Vanport Manufacturing, Inc.

cc: Lofts at Camas Meadows



August 6, 2020

City of Camas Attn: Sarah Fox, Senior Planner 616 NE 4th Avenue Camas, WA 98607

RE: Rezoning of properties on Camas Meadows Drive

Dear Ms. Fox,

I am writing to express my interest and support in the rezoning of several properties to Commercial Mixed Use along the North side of NW Camas Meadows Drive. Lofts at Camas Meadows LLC, owner of four parcels along this road, has applied for a rezoning application. I, on behalf of Pedwar Development Group (owners of property 986026-906), wish to support their efforts and application to rezone insofar as the Council supports rezoning our parcel as well.

The current Light Industrial zoning combined with the location of these properties restricts potential development to unique suitors. With Light Industrial businesses across the street, and new housing construction down the road, I believe the addition of a Commercial Mixed Use zone would increase the likelihood of development and provide a positive mix of development in the area.

I am kindly asking for the Council and your support.

Thank you,

Chris Williams Managing Member Pedwar Development Group, LLC

cc: Lofts at Camas Meadows



Exhibit 5



500 Broadway Street, Suite 400 Vancouver, Washington 98660

> OFFICE 360.699.4771 FAX 360.694.6413

Item 4.



LeAnne M. Bremer, P.C. leanne.bremer@millernash.com 360.619.7002 direct line

Memorandum

VIA E-MAIL

То:	City of Camas Planning Commission c/o Sarah Fox
From:	LeAnne M. Bremer, P.C., on behalf of the applicants, Lofts at Camas Meadows Phase I, LLC and Lofts at Camas Meadows Phase II, LLC
Subject:	Lofts at Camas Meadows (CPA20-03)
Date:	August 10, 2020

On behalf of the applicants, I am submitting additional information to support changing the plan designation and zone from LI/BP to Commercial/Mixed-Use for the approximate 4-acre parcel. A number of these items are in response to the discussion that occurred at the Planning Commission workshop on July 21, 2020.

We are submitting the following:

Exhibit 1, which shows the effect of the LI/BP setbacks on the site 1. compared to the setbacks for the Mixed Use zone. As you will see, the setbacks under the LI/BP zone severely restrict development of the property. It is also noted that the minimum lot size for LI/BP sites is 10 acres (CMC 18.09.030-Table 1), and this site is 4 acres. In comparison, the site would meet the size and dimensional requirements of the Mixed-Use zone.

While variances are available to vary the setback requirements, the requested variance would be significant (a major variance under CMC 18-45-020.B.), and it is difficult to meet the variance criteria in CMC 18.45.040, which is a highly discretionary decision. These criteria are:

Approval of a major variance must demonstrate with findings of B. 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;

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;[and]

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.

2. Exhibit 2, which shows potential mixed use development. These are examples only, but representative of what could be provided. Please note the benefits of this type of development listed on the exhibit.

3. Exhibit 3, which addresses the point raised at the workshop on whether this would be a Mixed-Use zone island. As this map shows, it would not. There is multi-family to the south, the golf course to the north, and single-family zones to the south and east. The site is on the edge of the LI/BP zone, rather than in the middle. The Mixed-Use zone would be complementary to the surrounding existing and planned uses.

4. Letter dated August 6, 2020, from Pedwar Development Group, a neighboring property owner (Tax Lot 986026-906). Pedwar supports the applicant's request.

5. Letter dated August 5, 2020 from Vanport Manufacturing, another neighboring property owner supportive of this request (Tax Parcel 172970-000 and 986035-733). Vanport Manufacturing also requests the same re-designation and rezone for its properties.

Thank you for your consideration, and we look forward to addressing this request more fully at the August 18, 2020 hearing.



SITE PLAN - LI/BP ZONE SCALE | 1" = 50'-0"



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SITE INFORMATION: 4 TAXLOTS 174,246 SF; 4 ACRES

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CAMAS ZONING CODE: TITLE 18

NA

CURRENT ZONE: LI/ BP (LIGHT INDUSTRIAL/BUISNESS PARK)

6

18.09.030 : TABLE 1 MAX DWELLING UNITS: MIN LOT AREA: MIN LOT WIDTH: MIN LOT DEPTH: MIN FRONT YARD: MIN SIDE YARD: MIN REAR YARD: LOT COVERAGE:

10 ACRES NOT SPECIFIED NOT SPECIFIED 5' PER 1' OF BUILDING HEIGHT (200' MIN (40' BUILDING HEIGHT)) 100' FOR BUILDING; 25' FOR PARKING 100' FOR BUILDING; 25' FOR PARKING 1 STORY (30%) 2 STORIES (40%) 3 STORIES (45%) 60'

MAX BUILDING HEIGHT:

THIS SITE DOES NOT MEET REQUIREMENTS OF THE LI/BP SITE BECAUSE THE SITE IS ONLY 4 ACRES, WITH THE MINIMUM LOT AREA FOR THE LIGHT INDUSTRIAL/BUISNESS PARK BEING ACRES.

WITH THE MINIMUM SETBACKS ON THIS 4 ACRE SITE, THIS LEAVES ONLY 13,541 SF FO THE ALLOWABLE BUILDABLE AREA. THIS ALONE PRESENTS MANY RESTRICTIONS FOR USE OF THE SITE.

SOME INDUSTRIAL AND FLEX SPACE USERS MAY NOT BE COMPATABLE WITH THE NEIGHBORING GOLF COURSE FOR A MULTITUDE OF REASONS; NOISE, SMOKE, FUMES, ETC.

CAMAS ZONING CODE: TITLE 18

PROPOSED ZONE: MIXED USE (MX)

<u>18.09.030 : TABLE 1</u> DWELLING UNITS / NET ACRE: MIN LOT AREA: MIN LOT WIDTH: MIN LOT DEPTH: MAX FRONT YARD: MIN SIDE YARD: MIN REAR YARD: LOT COVERAGE:

MAX BUILDING HEIGHT:

24 18,000SF NONE NONE 10' 10' 25' 1 STORY: 60% 2+: 50% NONE

<u>OUR SITE:</u> 96 MAX UNITS ALLOWED ON 4 ACRES

75,078SF (50% OF BUILDABLE SITE AREA)

THE SITE CURRENTLY SITS ON THE BOUNDRY OF EMPLOYMENT AND RESIDENTIAL NEIGHBORHOODS, SO THE CHANGE FROM LI/BP TO MX WOULD COMPLIMENT THE SURROUNDING AREA. IF THE SITE ADDED RESIDENTIAL, THE VIEW OF THE GOLF COURSE WOULD ADD VALUE TO THE PROPERTY.



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MIXED USE OPTION 1 - GARDEN APARTMENTS SCALE | 1" = 50'-0"

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GARDEN STYLE APARTMENT POSSIBILITES:

- MULTIPLE STRUCTURES (SAME STYLE/LOOK) SPREAD ACROSS PROPERTY ٠
- 3 STORIES, 24 UNITS PER APARTMENT STRUCTURE •
- MORE 'PRIVATE' GARDEN SPACES EACH STRUCTURE HAS THEIR OWN • OPTION TO HAVE ONE OF THE STRUCTURES ON THE STREET - WITH OR WITHOUT • COMMERCIAL ON GROUND LEVEL
- PRIVATE PARKING IN CENTRAL PROPERTY ٠
- COMMERCIAL STRUCTURE OPTION TO HAVE APARTMENTS ABOVE GROUND LEVEL OR LEAVE • IT AS ONE STORY TO ADD DIMENTION TO SITE
- 'PEEK-A-BOO' VIEWS OF THE GOLF COURSE FROM STREET •

С

1 MIXED USE OPTION 2 - MASS SCALE | 1" = 50'-0"

'MASS' BUILDING APARTMENT COMPLEX POSSIBILITIES:

 HAVING ALL LIVING UNITS ON THE 'BACK' OF THE PROPERTY, THE TALL 3 STORY BUILDING SLOPES DOWN WITH THE TOPOGRAPHY GIVING THE RESIDENTS THE VIEW OF THE GOLF COURSE AS WELL AS LOOKING LIKE A ONE STORY BUILDING FROM THE STREET VIEW (BLEND IN WITH THE NEIGHBORING PROPERTY BUILDINGS ACROSS THE STREET)

6

- OPTION FOR THE COMMERCIAL TO BE ONE BUILDING OR TOW, ON THE STREET SIDE. THIS COULD BE ONE STORY OR HAVE TOWNHOMES ABOVE (OR ONE OF EACH) WITH A LARGE MODERN BUILDING IN THE BACK AND A MORE TRADITIONAL TOWN HOME LOOK IN •
- THE FRONT WOULD ADD DIFFERENT LIVING OPTIONS FOR THE RESIDENTIAL AS WELL AS ADD DIMENTION AND ARCHITECTURAL AESTHETICS FOR DIFFERENT BUILDING TYPES TO THE SITE

GENERAL MIXED USE ADVANTAGES FOR THE SITE:

- UP TO 60,000 SF USED OUT OF THE 75,000SF ALLOWABLE (WITH THE COMBINED COMMERCIAL AND RESIDENTIAL)
- POSSIBILITY FOR USING ONE BUILDING FOR 55+ WITH A RANGE OF AMENTITIES • PLENTY OF SPACE FOR PARKING & LANDSCAPING - BOTH FOR PUBLIC AND FOR PRIVATE • RESIDENTS
- RESIDENTS OVERLOOKING THE GOLF RESORT, WHILE COMMERCIAL FACES THE MAIN STREET RESIDENTIAL NEIGHBORING A GOLF COURSE BRINGS VALUE TO THE PROPERTY 1 2. COMMERCIAL ON THE MAIN STREET WILL BRING IN THE TRAFFIC
- RANGE OF POSSIBILITES FOR RESIDENTIAL; SINGLE FAMILY, MULTI FAMILY, STUDIO 2BD RM APARTMENTS, TOWNHOMES, ETC.
- POSSIBILITY TO BREAK THE COMMERCIAL BLOCK UP TO CREATE OUTDOOR AREAS : OUTDOOR • SEATING FOR RESTAURANTS, GREEN SPACES, LANDSCAPING, ETC
- POTENTIAL ROOF TOP SPACE FOR THE COMMERCIAL SPACE ON STREET TO VIEW GOLF • COURSE

THE MAIN PURPOSE OF THE LI/BP IS FOR THE DISTRICT IS FOR THE FACILITIES TO BE 'CAMPUS-STYLE', WITH AMPLE LANDSCAPING, EFFECTIVE BUFFERS, AND ARCHITECTURAL FEATURES TO BE COMPATIBLE WITH THE SURROUNDING USES. (CH.18.21.010) BECAUSE OF THE SIZE OF THE PROPERTY AND THE MINIUMUM SETBACKS ALLOWED, A 'CAMPUS-STYLE' DISTRICT WILL BE BETTER ACHIEVED WITH A MIXED USE BUILDING LAYOUT RATHER THAN A LIGHT INDUSTRIAL BUILDING. FIGURES 1 AND 2 SHOW LAYOUT POSSIBILITES, BOTH WITH GARDEN SPACES, PARKING AND MULITPLE BUILDINGS. MIXED USE IS A ZONE THAT PROVIDES FOR A WIDE RANGE OF COMMERCIAL AND RESIDENTIAL USES. COMPACT DEVELOPMENT IS ENCOURAGED THAT IS SUPPORTIVE OF TRANSIT AND PEDESTRIAN TRAVEL.(CH. 18.21.050)



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SOODS OW W USE MEAD MIXED S

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ZONING ANALYSIS

△ DESCRIPTION DATE

08.11.20 Project #20-063

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WOODBLOCK ARCHITECTURE, INC. 827 SW SECOND AVENUE, SUITE 300 PORTLAND, OR | 97204 | P 503.889.0604



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THIS PROPERTY;

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- BORDERS WITH HIGH MULTI FAMILY DIRECTLY TO THE SOUTH •
- GOLF CLUB DIRECTLY TO THE NORTH •
- SINGLE FAMILY ZONES TO THE SOUTH AND EAST ٠ WITH OF THE SURROUNDINGS OF BOTH INDUSTRIAL AND SINGLE FAMILY AND MULTI FAMILY ZONES; • COMMERCIAL WOULD BENEFIT AS WELL AS BE BENEFICIAL - CAFE, SMALL GROCERS, ETC (THE SITE IS OVER 4 MILES FROM DOWNTOWN CAMAS)
- LARGE PARK & GOLF COURSE WOULD ALSO BENEFIT FROM A COMMERCIAL ZONE SPLASHES OF COMMERCIAL ALL OVER - IF THE PROPERTY WAS REZONED TO MIXED USE IT
- WOULDN'T BE AN 'ISLAND' WITHIN ITSELF
- PLENTY OF VACANT LAND TO THE NORTH AND WEST THAT IS ZONED LI/BP

4

PROPERTY ENLARGED (IN RED)

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NEIGBORING PROPERTY OWNERS (SHOWN IN BLUE AND YELLOW IN MAP ABOVE) HAVE SHOWN SUPPORT FOR THE COMP PLAN AMENDMENT / REZONE.



COMMERCIAL / RETAIL THAT THE COMMUNITY WOULD BENEFIT FROM IN THIS AREA, INCLUDING BUT NOT LIMITED TO;

- RESTAURANTS ٠
- CAFE / DELI • CLOTHING ٠
- HARDWARE •
- APPLIANCES •
- OFFICE SPACE •
- BANKS



Exhibit 5 CPA20-03 | Page5

S MEADOW WOODS -MIXED USE Enter address here AS AM

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ZONING ANALYSIS 08.11.20 Project #20-063







Exhibit 5 CPA20-03 | Page6

VANPORT MANUFACTURING, INC.

P.O. Box 97 ♦ 28590 SE Wally Rd. ♦ Boring, OR 97009 Phone (503)663-4447 ♦ Fax (503)663-1516

August 5, 2020

City of Camas Attn: Sarah Fox, Senior Planner Building and planning / Community Development 616 NE 4th Avenue Camas, WA 98607

RE: property tax accounts 172970-000 and 986035-733

Dear Ms. Fox,

Vanport Manufacturing has received notice that its neighbor, Lofts at Camas Meadows LLC, owning tax parcel numbers 986035-734, 172963-00 and 175980-000, is applying for rezoning to commercial mixed-use. Vanport would like to support the change to commercial mixed use by means of this letter.

Furthermore, Vanport Manufacturing, Inc. is hereby requesting that its two tax lots on Camas Meadows Drive having tax parcel numbers 172970-000 and 986035-733 be included in the comprehensive plan amendment to allow for rezoning to commercial mixed use.

Thank you,

Nartin Hertrich

Martin Hertrich Vanport Manufacturing, Inc.

cc: Lofts at Camas Meadows

Item 4.



August 6, 2020

City of Camas Attn: Sarah Fox, Senior Planner 616 NE 4th Avenue Camas, WA 98607

RE: Rezoning of properties on Camas Meadows Drive

Dear Ms. Fox,

I am writing to express my interest and support in the rezoning of several properties to Commercial Mixed Use along the North side of NW Camas Meadows Drive. Lofts at Camas Meadows LLC, owner of four parcels along this road, has applied for a rezoning application. I, on behalf of Pedwar Development Group (owners of property 986026-906), wish to support their efforts and application to rezone insofar as the Council supports rezoning our parcel as well.

The current Light Industrial zoning combined with the location of these properties restricts potential development to unique suitors. With Light Industrial businesses across the street, and new housing construction down the road, I believe the addition of a Commercial Mixed Use zone would increase the likelihood of development and provide a positive mix of development in the area.

I am kindly asking for the Council and your support.

Thank you,

Chris Williams Managing Member Pedwar Development Group, LLC

cc: Lofts at Camas Meadows

From:	Kimbal Logan <kimbal@kl-re.com></kimbal@kl-re.com>
Sent:	Monday, August 10, 2020 11:29 PM
То:	Sarah Fox
Cc:	Barry McDonnell; Phil Bourquin; Shawn MacPherson (macphersonlaw@comcast.net); Jerry Acheson; Fox, Jamal; Steve Hogan; Don Chaney;
	'LeAnne Bremer'; mpmills18@gmail.com; pakjam@gmail.com; karenmartel@comcast.net
Subject:	Mills Family LLC - Application for Comp Plan Amendment - 57 acres in Lacamas North Shore

Sarah,

This email is in response to your gracious offer to allow the Mills Family or me to add additional documents to be reviewed by the Planning Commission and the Public before the next Planning Commission meeting to discuss the Comp Plan Amendments for this year including the Mills Property at Lacamas North Shore. I appreciate your thoughtful heads up. I did not receive your email sent at 4:45 PM today until well after 8:00 PM because I was out of the office. I read your previous email to give allow me to send the additional documents and information to you by the end of the day today. Considering it is being sent to you on August 10, I hope you will accept it on behalf of the Mills Family and work with us and the Planning Commission to get full information to them before the August 21, 2020 meeting. I apologize for delaying you for today, but hope the complete information being sent to you and the Planning Commission and the public will be helpful for all of us. Please let me know if you intend to add this information to the document list. I hope you do in consideration of the Mills and your stated deadline.

Since I have in the past and more recently sent to you a lot of documents and emails that I hope are to be included in the package to be reviewed by the Planning Commission, I will not resend any of that information. Please let me know right away if any of the previous information sent to you has not or will not be forwarded to the Planning Commission and made available to the public.

Also, since I still do not have a copy of the Staff recommendations for support and approval of the Mills Application and am requesting that once I and the Mills are able to review the Staff recommendations (hopefully well before the Planning Commission meeting on the 21st), that we will be able to respond in a public way to the recommendations and observances once we know what they are. Hopefully the Staff will be making a Good Faith Effort to recommend approval of the Comp Plan Amendment as proposed by the Mills and much of my worries about the procedures will disappear.

As for this email and the additional documentation that I would like submitted on behalf of the Mills I am including the following submittals:

- A letter from me objecting to some of the staff observations and findings in the Staff Report for Annual Comprehensive Plan Amendments dated June 30, 2020.
- A copy of the Road Plan for the area recommended and adopted by the Legacy Lands Committee of the City of Camas
- A copy of the site plan approved for the Dens development site adjacent to the City Gun Club Property and abutting the Mills remainder lands including the approved NE Fargo Street
- A copy of the Purchase and Sale Agreement between the Mills Family LLC and the City of Camas including the proposed and supported site and zoning plan for the Mills 57 acre remainder property
- A copy of an Archeological Investigation of the Mills remainder property completed by Archeological Investigations Northwest Inc (Amber Roesler)
- A copy of a Wetland and Habitat Investigation of the Mills Remainder property completed by Olson Environmental Inc. (Kevin Grosz)
- A copy of a Phase 1 Environmental Investigation of the Mills remainder property completed by Berger ABAM (Amber Roesler) * to be sent later * they sent me the wrong report
- A copy of a Preliminary Geotechnical Investigation of the Mills remainder Property completed by Earth Engineers Inc (Troy Hull)

I'm using Adobe Acrobat.

You can view "Mill.Logan.Letter.Objections.Findings.Aug.2020.docx" at: https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:da78f29e-bf98-46c4-875c-6a9747c82249

You can view "Legacy.Advisory.Master.Plan.Map.1.pdf" at: https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:c385a88e-9d31-4d3d-84d9-a48071a5b541 You can view "Legacy.Advisory.Master.Plan.Map.2.pdf" at: <u>https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:af45050b-8664-43b5-ae0c-4241317093e2</u> You can view "Legacy Land Committee Mtg 3 Presentation_revised (003).pdf" at: https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:d7725152-c652-4bb0-8137-911b68eccecd

You can view "Mills.Dens.West.Plat.2014.Exhibit.2.pdf" at: https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:01c50403-7564-4445-bfb1-d18b95826af8 You can view "Mills.Camas.PSA.1.2018.11.30.executed.pdf" at: https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:827bb0dd-bb01-467f-9f50-2c40079cb213 You can view "AINW.Report.Mills.2019.03.14.pdf" at: https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:61740cbf-445f-4dee-a37d-dc454d62f96b You can view "Mills.Wetland.Habitat.Assess.2019.03.05.pdf" at: https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:005cac12-c502-4889-9827-5233c8bd7425 You can view "19-033-1 (Preliminary Geotechnical Report 57-Acre Property The Mills Family LLC Camas FINAL).pdf" at: https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:788f4e4e-86c1-40c5-836d-9300c3361d44

Thanks again for your gracious offer and consideration given to the Mills and myself, Sarah. I look forward to working with you in the future.

Kímbal R. Logan

Phone - 360.904.9090 Email – kimbal@kl-re.com

Sarah Fox, Robert Maul, Phil Bourquin, Planning Staff – City of Camas

Re : Staff Report Annual Comprehensive Plan Amendments - City of Camas

Dear Sarah and Staff,

I have nothing but respect for the amount of work you all do and have done for the City of Camas and its future, and your commitment to what you think is best for the City of Camas. As I have come to expect, you have done a thorough and well thought out job of reviewing the rules and procedures needed for proceeding with public actions affecting the future of Camas.

Nonetheless, regarding the Mills Family Application for Comprehensive Plan Change, I think you have chosen to follow a path envisioned by the Staff and what the Staff sees as viable rather than a path balanced between the existing land use plans approved by the City, County, and State (through the Growth Management Act), the private property rights and wishes of the existing landowners, and the not fully informed wishes of the general public that have been lead to believe that they, along with the City Staff can implement whatever plan they want for previously planned and approved private property owned by private citizens.

It seems to me that in your discussion of the Mills Application and in your Findings, you have not pointed out to the public, the Planning Commission, or the City Council the following:

- In your discussion of comprehensive plan goals, you correctly point out Economic Development Goals for the North Shore and ignore or minimize the equally important goals in Lacamas North Shore for adequate and disparate housing types.
- You have not mentioned (in any public way) the agreements that were made with the Mills Family when they agreed to move forward with the sale of 33 acres of spectacular public property to the City including the historic Leadbetter House at a discounted price in exchange for a "good faith, best effort" by the Staff to provide the Mills with the zoning and road access they need to not be substantially damaged from their sale of land to the City.
- In negotiating with the City, it was the Mills' intention to end up with the same amount of MF-10 land and MF-18 they owned after the sale to the City as they owned before the sale to the City. The City staff agree to support this result. However, as far as we know, the City staff and leaders have never made this agreement (that provided such a spectacular win for the City and the future of the area) clearly known.

- You seem to want to put into play the rules and development conditions hoped for by the staff and many others from the proposed North Shore Sub-Area Plan before it is ratified and legally approved. You have proposed to the public at large that the remaining land in Lacamas North Shore is a blank slate that they can have changed to any zoning desired; that with the adoption of a new sub-area plan the old plan can be thrown out the window. The existing Comp Plan for the area was originally split between Mixed Use Zoning and Business Park Zoning. The current Comprehensive Plan and zoning have clearly planned and approved areas of Business Park and Multiple Family Zones already in place. As far as I can tell any proposed Sub-area Plan or Comp Plan Amendment is supposed to be consonant with and subordinate to the existing Comp Plan and zoning for the area. Meaning a refinement of existing approved uses and goals not a dramatic change of the Comp Plan or uses.
- By equivocating over the proposal from the Mills Family and by your Findings, you give the impression that the Mills are trying to change BP land into multi-family land when in fact it was the Mills intention all along to maintain the same amount of Multi-Family Land that they always had and no more.
- You have not clearly pointed out that previous purchases by the City and the School District have removed well over 600 residential units from the Lacamas North Shore Area. You seem willing to trade other BP Land (not owned by the Mills) into residential land when the intention of the Growth Management Board, the State of Washington, Clark County, and the City of Camas was to maintain a much as possible the correctly planned and approved existing BP property in the area.
- The loss of 600 housing units in the area will cause a problem when it comes to paying the latecomers fees due to the Camas School system to pay for the new water lines in the area or that the development fees needed to pay for the new sewer system in the area would benefit greatly from additional multi-family development in the area.
- The topography of the Mills Family remainder lands makes it problematic to leave any BP land in the Mills Family remainder lands. Road access and development realities will limit the scope of the development. I believe that mixing BP right next door to multi family residential and retirement housing when other BP land is available next door is not good planning. The loss of 600 housing units in the area will cause a problem when it comes to paying the latecomers fees due to the Camas School system to pay for the new water lines in the area or that the development fees needed to pay for the new sewer system in the area would benefit greatly from additional multi-family development in the area.
- The Dens Family with the approval of the City Staff had proposed to the Mills Family that the Mills Family share the cost of construction of NE Fargo Street and agree that it could be removed at some point in time in the future when the City or some other entity provided adequate road access to the Mills properties from the North.

- The Legacy Lands Advisory Board recommended that a road be planned providing access to the Mills Family remainder lands from Leadbetter Road adjacent to the Gun Club Property to the Mills Family remainder lands.
- Leadbetter Road will have to be left open for a long time to provide access to the improvements to the Gun Club Property and the public boat launch. This is to the same access point as the Dens proposed NE Fargo Street.
- To facilitate the purchase of the 33 acres by the City, the City helped arrange and pay for a boundary line adjustment of the Mills Property to reflect the new property boundaries indicated in Exhibit B to the Purchase and Sale Agreement between the City and the Mills Family. City Code for Boundary line adjustments prohibits creation of a new lot by boundary line adjustment from having resulting mixed zoning codes or creating lots without legal access to a public road. Approval of the Comp Plan Amendment as applied for will solve both potential problems facing the Mills and the City.
- Originally, the City had expressed interest in the whole Mills Property but was focused on other purchases. The Mills were the source of the idea and the proposal for the sale of the 33 acres and Leadbetter House and other significant lands to the City in exchange for the zoning and road changes still being applied for in their remainder properties. First through Columbia Land Trust, then the Conservation Fund, and then the City, the proposal from the Mills has never changed. The City went forward with the purchase and now is backing away from the City Staff making a "good faith, "best effort" to grant the Mills what they reasonably bargained for.... To quote Brooks and Dunn: "That aint no way to go".

The Mills are good people who have worked successfully with the City of Camas for many years. The City of Camas should recognize its relationship with and responsibilities to the Mills Family as it considers this Comp Plan Amendment. However, I do not believe those would be the best reasons to approve this Comp Plan Amendment.

The best and real reason to approve the Comp Plan Amendment is that the Amendment is in the best interest of the City of Camas and its citizens. It will provide much needed high-end and mid-range multi-family housing and / or retirement housing in Lacamas North Shore. It will be a real boon for the myriad of jobs that will be created in the area if the City sticks to its original long-range plans for the North Shore Commerce Center. It will provide much needed funds to pay for existing public improvements like water and sewer lines and road improvements. The net result will be an area of quality high-end and mid-range low density multifamily housing owned by local well financed developers and investors who intend to hold the properties developed for the long term. This low density beautifully landscaped area of development with walking trails to the public parks and Lacamas Lake will be a gem in the crown jewel of Camas – Lacamas North Shore, and a testament to the vision and grit of the City of Camas Staff, the City of Camas Leaders, Columbia Land Trust, and the Mills Family. I urge to move forward with the commitments already planned for,





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Item 4.

Exhibit 6 CPA20-02 Page7



2411 Southeast 8th Avenue • Camas • WA 98607 Phone: 360-567-1806 • Fax: 360-253-8624 www.earth-engineers.com

May 28, 2019

Lacamas North Shore LLC 2001 Southeast Columbia River Drive, Suite 100 Vancouver, Washington 98661 Telephone: 360-694-9940 Fax: 360-694-9999 E-mail: <u>karenmartel@comcast.net</u>

Subject: Preliminary Geotechnical Investigation Report 57-Acres of the Mills Family Property – Parcels 5 and 6 North Shore of Lacamas Lake Camas, Clark County, Washington EEI Report No. 19-033-1

To whom it may concern:

Earth Engineers, Inc. (EEI) is pleased to provide our attached Preliminary Geotechnical Investigation Report for the above referenced project. This report includes the results of our field investigation, an evaluation of geotechnical factors that may influence the proposed construction, and preliminary geotechnical recommendations for the future buildings and general site development.

We appreciate the opportunity to perform this geotechnical study and look forward to continued participation during the design and construction phases of this project. If you have any questions pertaining to this report, or if we may be of further service, please contact our office at 360-567-1806.

Sincerely, Earth Engineers, Inc.

J-groul

Troy Hull, P.E. Principal Geotechnical Engineer

Jacqui Boyer Geotechnical Engineering Associate

Attachment: Preliminary Geotechnical Investigation Report

Distribution (electronic copy only): Addressee Kimbal Logan, Kimbal Logan Real Estate & Investment (<u>kimbal@klreico.com</u>)

Exhibit 6 CPA20-02 Page8

Item 4.



Earth Engineers, Inc.

PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT

57-Acres of the Mills Family Property Parcels 5 and 6 North Shore of Lacamas Lake Camas, Clark County, Washington

Prepared for:

Lacamas North Shore LLC 2001 Southeast Columbia River Drive Suite 100 Vancouver, Washington 98661

Prepared by:

Earth Engineers, Inc. 2411 Southeast 8th Avenue Camas, Washington 98607 Phone: 360-567-1806 Fax: 360-253-8624

EEI Report No. 19-033-1

May 28, 2019

Jacqui Boyer Geotechnical Engineering Associate



Troy Hull, P.E. Principal Geotechnical Engineer

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APPENDICES: Appendix A – Site Location Plan

Appendix B – Exploration Location Plan

Appendix C – Exploration Logs

Appendix D – Soil Classification Legend

- Appendix E Depth to Drive Probe Refusal Plan (i.e. inferred bedrock depth)
- Appendix F Surcharge-Induced Lateral Earth Pressures for Wall Design

1.0 PROJECT INFORMATION

1.1 Project Authorization

Earth Engineers, Inc. (EEI) has completed a preliminary geotechnical investigation report for the potential future development of 57-acres of the Mills Family LLC property off the North Shore of Lacamas Lake in Camas, Washington. Our geotechnical services were authorized by Lacamas North Shore LLC on February 26, 2019 by signing our Proposal No. 19-P040 issued on February 15, 2019.

1.2 Project Description

Our current understanding of the project is based on the information Kimbal Logan with Kimbal Logan Real Estate and Investment provided via e-mail to EEI Principal Geotechnical Engineer Troy Hull on February 6, 2019. Briefly, we understand the Mills Family LLC has recently signed closing documents for the sale of 33-acres of their 90-acre property to the City of Camas. Mr. Logan has informed us that the remaining 57-acres adjacent to the future City property are still owned by the Mills Family, and that the property is currently under a real estate purchase and sale agreement between the Mills Family and Lacamas North Shore LLC (the client). As such, this report will concern the potential future development of the overall property identified as "Parcels 5 and 6".

We have also received the following documents pertaining to the project via e-mail:

- A map prepared by Minister Glaeser Surveying Inc. titled "Mills Family LLC. Boundary Line Adjustment: All Parcels", dated January 29, 2019. This map shows the parcels that make up the entire 90-acre property, previously owned by the Mills Family. The map divides the property into 5 parcels (Parcels 1, 2, 4, 5, and 6), shown in Figure 1 below. Mr. Logan has informed us that the sale of Parcels 1, 2, and 4 to the City of Camas has closed, while Parcels 5 and 6 has remained under the ownership of the Mills Family.
- A map prepared by Minister Glaeser Surveying Inc. titled "Mills Family LLC. Boundary Line Adjustment: Parcel 5", dated January 28, 2019. This map shows a survey of Parcel 5, which has remained under the ownership of The Mills Family for now. The map indicates that Parcel 5 is 35.61-acres in size.
- A map prepared by Minister Glaeser Surveying Inc. titled "Mills Family LLC. Boundary Line Adjustment: Parcel 6", dated January 29, 2019. This map shows a survey of Parcel 6, which has also remained under the ownership of The Mills Family for now. The map indicates that Parcel 6 is 21.02-acres in size.

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• An undated, untitled map showing Lidar contours overlying the subject parcels. It should be noted that this map does now show elevations on the contours, or provide a scale. However, it does show the general trend of the slopes in the area.



Figure 1: Map showing the subject parcels on the Mills Family property (base map source: referenced above). As previously stated, Parcels 5 and 6 are the subject parcels for this project, outlined in red.

As this project is in its very early stages, we have not been provided with any plans for future development of the subject parcels. As such, this report should be considered to be preliminary until we can confirm some of the assumptions made below. Once more design details are known, we envision a supplemental geotechnical report will be prudent to ensure the geotechnical findings and recommendations are appropriate for the actual construction.

For the purposes of this report, we are assuming that the future development of the subject parcels could include both residential and commercial properties. We are also assuming that the development will include the infrastructure to support said buildings (i.e. roads, parking areas, utilities, detention ponds for stormwater, etc.).

In addition, for the purposes of this report, we are assuming maximum foundation loads of 5 to 6 kips per linear foot for wall footings, 50 to 75 kips per column footing, and 150 psf for floor slabs. With regard to design grades, there are no grading plans available at this time. We are assuming that there could be significant cuts and fills across the site given the variable topography. Finally, we have also assumed that potential future development will be constructed in accordance with the 2015 International Building Code (IBC), and/or the 2015 International Residential Code (IRC).

1.3 Purpose and Scope of Services

The purpose of our services was to perform a preliminary geotechnical engineering evaluation of the subject property, in order to evaluate if difficult rock excavation will impact construction and to provide preliminary geotechnical recommendations. Due to the limitations of site access for the subject property, our scope of services involved an exploration using hand tools. We budgeted 3 days to conduct the site reconnaissance and 30 hand tool explorations. The hand tool explorations involved advancing hand auger borings (HA-1 through HA-30) to the depth of practical hand auger refusal, with supplemental drive probe testing. We used a GPS hand-held unit to mark our exploration locations, and placed a wood stake with white flagging at each exploration location so that the surveyor can later survey the locations if desired. For the approximate exploration locations see Appendix B.

Grab samples were obtained from the hand auger borings at the discretion of the representative of the Geotechnical Engineer. The soil samples were tested in the laboratory to determine the material's properties for our evaluation. Laboratory testing was accomplished in general accordance with ASTM procedures.

This report briefly outlines the testing procedures, presents available project information, describes the site and subsurface conditions, and presents recommendations regarding the following:

- A discussion of subsurface conditions encountered including pertinent soil and groundwater conditions, including depth to bedrock, if it is encountered.
- Preliminary geotechnical related recommendations for foundation design including allowable bearing capacities, estimated settlements, coefficient of friction and passive earth pressure recommendations.
- Structural fill recommendations, including an evaluation of whether the in-situ soils can be used as structural fill.
- Seismic design parameters in accordance with the 2015 International Building Code.
- Qualitative evaluation of slope stability within the designated hazard areas.
- An evaluation as to whether difficult rock excavation may be encountered across the property and a demarcation of those general areas based on our explorations.
- Preliminary lateral earth pressure recommendations for future retaining wall designs, and general retaining wall recommendations.
- Preliminary pavement design recommendations based on an assumed CBR value and assumed traffic loading conditions.
- Other discussions on geotechnical issues that may impact the future development of the subject property.

It should be noted that, in order to fully understand the depth to bedrock we would typically recommend drilled borings or excavator test pits, as hand tools are not a very reliable method for evaluating whether difficult rock excavation is present. However, due to accessibility issues, this was not feasible.

Our scope of services did not include drilled borings or excavator test pits, advanced lab testing, and a global slope stability study. However, if desired by the client, those services can be added to our scope.

2.0 SUBSURFACE CONDITIONS

2.1 Site Location and Description

As noted above, the site is located off of the north shore of Lacamas Lake in Camas, Washington. For the purposes of this project, the subject property has been subdivided into two parcels: Parcel 5 and Parcel 6, as shown in Figure 1 above. The subject site is bordered to the north by farm and agricultural land (Johnston Dairy Farm), to the south by a vacant residential property, to the east by a residence, and to the west by Parcel 4 mentioned above (recently sold to the City of Camas). See Figure 2 below for the project vicinity.



Figure 2: Vicinity map showing the subject property for this project (Parcels 5 and 6 – outlined in red), as well as the Mills Family LLC property that has been sold to the City of Camas (Parcels 1, 2 and 4 – outlined in blue). Base map source: <u>https://gis.clark.wa.gov/mapsonline/</u>.

According to the Clark County Website, the proposed project limits are located on Clark County Parcel No.'s 177884000 (Parcel 5), and 177885000 (Parcel 6). It should be noted that Clark County has recently adjusted their tax lots to match the boundary adjustment made for the subdivision of the Mills Family property.

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As shown in Figure 2 above, Parcel 5 is irregularly shaped and Parcel 6 is rectangular. Cumulatively, the subject property (i.e. both parcels) is roughly 57 acres in size and is currently vacant. With respect to site topography, the subject parcels have variable slopes (i.e. there is not a general slope trend). The steepest slopes on the subject property are located on the northwestern property line of Parcel 5, with slopes of up to 70 percent (i.e. 1.4H:1V - Horizontal:Vertical). See Figure 3 below for the slopes on the subject property.



Figure 3: Map produced by Clark County showing the slopes on the subject parcels (base map source: <u>https://gis.clark.wa.gov/mapsonline</u>).

The property is currently heavily vegetated with both young and mature trees, brush, shrubs and grass. While conducting our subsurface investigation, we encountered outcrops (i.e. visible exposures) of basalt rock. An example is shown in Photo 1 below. We also encountered a large ridge along the northern perimeter of Parcel 5 where bedrock is exposed at the surface, shown in Photo 2. In addition, we encountered a marshy wetland in the northeast corner of Parcel 6. See Photo 3 below.


Photo 1: Example of a basalt outcrop encountered during our explorations.



Photo 2: Steep ridge encountered during our explorations, exposing a basalt rock face.



Photo 3: Marshy area encountered during our explorations.

It should be noted that a trail system has been cleared on the subject property. See Figure 4 below for the approximate location of the trails. A historic logging road was cleared by Shane McGuffin with Kimbal Logan Real Estate & Development. This logging road roughly crosses through the middle length of the parcels, and can be accessed by Northeast Leadbetter Road (west of the subject parcels) as shown on Figure 4. There are also existing foot trails on the subject property that connect to this logging road, and can also be accessed by the northeast corner of Parcel 6 (via Johnston Dairy). Photo 4 below shows the cleared logging road at its connection with the western property line.

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Figure 4: Map showing approximate locations of the trails on the subject property (base map provided by Shane McGuffin, Real Estate Broker with Kimbal Logan Real Estate & Investment).



Photo 4: Access to the western property line from the newly cleared trail.

During our site visits and investigation, we did not observe signs of previous or current soil movement, such as clearly identifiable landslide head scarps, bowl-shaped depressions, or surface cracking in the soils. We did, however, observe leaning tree trunks and pistol-butting, shown in Photo 4 below, which can be an indicator of shallow soil creep.



Photo 5: Pistol butting observed on the subject property, possibly indicative of soil movement.

2.2 Mapped Geology and Soils

The geology of the site is mapped as the Unit Tbem: Oligocene aged basaltic andesite (bedrock) of Elkhorn Mountain, shown in Figure 5 below. The USGS mapping indicates that this unit is a sequence of lava flows and flow breccia composed of dark-gray to brown, porphyritic to seriate to aphyric tholeiitic basaltic andesite and basalt¹.

¹ Evarts, R.C., and O'Connor, J.E., 2008, Geologic Map of the Camas Quadrangle, Clark County, Washington, and Multnomah County, Oregon, US Geologic Survey: Department of the Interior, Scientific Investigations Map 3017, scale 1:24,000.



Figure 5: A map of the geology of the site and its surrounding areas (base map source: Scientific Investigations Map 3017 from the USGS Department of the Interior).

The United States Department of Agriculture Natural Resource Conservation Service (USDA, NRCS) maps the surface soils on the subject property as the following units: VaB, VaC, OmE and Llb. Vader silt loam on 3 to 8 percent slopes (Unit VaB) is mapped on 48 percent of the subject property. Vader silt loam on 8 to 15 percent slopes (Unit VaC) is mapped on 20 percent of the subject property. These well drained soils are described as residuum and colluvium from sandstone with a mixture of volcanic ash in the upper part. The only differentiation between VaB and VaC are the slopes. Olympic stony clay loam on 3 to 30 percent slopes is mapped on 22 percent of the subject property. This well drained soil is described as residuum and colluvium from igneous rock. Finally, Lauren very gravelly loam on 0 to 8 percent slopes (Unit LIB) is mapped on 10 percent of the subject property. This somewhat excessively drained soil is described as alluvium with volcanic ash².

In addition, we reviewed the Clark County Geographic Information Services (GIS) mapping tool (<u>https://gis.clark.wa.gov/mapsonline</u>) to identify geologic hazards in the area. The County indicates that both parcels have slopes ranging from 0 to 40 percent, shown in Figure 3 above. The County also maps portions of the subject parcels to be within landslide hazard areas, solely due to the presence of slopes greater than 15 percent. These slopes are shown in Figure 6 below. It should be noted that the County maps the subject property in the lowest relative earthquake hazard area and very low soil liquefaction hazard area due to the presence of shallow bedrock.

² Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/ accessed 2/28/2019.

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Figure 6: Map produced by Clark County showing the landslide hazard areas on the subject parcels (base map source: <u>https://gis.clark.wa.gov/mapsonline</u>).

As a part of our due diligence we also reviewed the Washington State Department of Natural Resources (DNR) Geologic Information Portal (<u>https://geologyportal.dnr.wa.gov/</u>). According to the DNR portal, the property is mapped within an area of moderate to high susceptibility to landslide failure, shown in Figure 7 below. However, the portal does not map the subject parcels to be within any mapped historic landslides. The portal also maps the property to be 600 feet east of the Lacamas Lake fault, lining the North Shore of Lacamas Lake. It should be noted that the DNR portal also indicates that the subject property is not mapped within an area of liquefaction susceptibility, again due to the presence of relatively shallow bedrock.

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Figure 7: Map produced by the Washington State DNR showing the landslide hazard for the subject parcels (base map source: <u>https://geologyportal.dnr.wa.gov/</u>).

Finally, we reviewed publically available well logs from the State of Washington Department of Ecology (<u>https://fortress.wa.gov/ecy/wellconstruction/map/</u>) to obtain subsurface information from nearby properties. According to well logs located approximately 0.15 miles south of the subject parcels, "cemented gravels and cobbles" were first encountered at depths ranging from 2 feet below ground surface to 11 feet below ground surface.

2.2 Subsurface Materials

As stated earlier, the site was explored with 30 hand auger explorations (HA-1 through HA-30) accompanied by supplemental drive probe tests. For the approximate exploration locations, see the "Exploration Location Plan" in Appendix B. The hand auger borings were advanced until they hit refusal due to dense gravel, basalt fragments, or bedrock. It should be noted that using hand tools is not a reliable method for determining whether refusal is due to gravel, cobble or bedrock (i.e. it is difficult to distinguish the cause of drive probe and hand auger refusal).

Grab samples were obtained from the explorations at the discretion of the Geotechnical Engineering Associate for laboratory testing. As stated above, we conducted supplemental drive probe tests to determine the consistency of the surficial soils as well as the depth to the bedrock. The results are included in the "Exploration Logs" in Appendix C.

The drive probe test is based on a "relative density" exploration device used to determine the distribution and to estimate strength of the subsurface soil and decomposed rock units. The resistance to penetration is measured in blows-per-foot of an 11-pound hammer, freely falling roughly 39-inches, striking a coupling, and driving a 1-inch diameter solid end area (i.e. pipe cap) into the ground. This measure of resistance to penetration can be used to estimate relative density of soils. For a more detailed description of this geotechnical exploration method, please refer to the Slope Stability Reference Guide for National Forests in the United States, Volume I, United States Department of Agriculture, EM-7170-13, August 1994, P 317-321.

Results of our hand auger explorations and drive probe tests are reported in Appendix C. Upon completion, the hand auger explorations were loosely backfilled with the excavated soil.

Soil samples were obtained from each major soil stratum encountered during the excavation process. Each sample was marked and identified by the date sampled, project number, hand auger number, and sample depth. The samples were transported to our laboratory for visual identification and laboratory testing, and will be retained for at least 60 days from the date of this report.

Select soil samples were tested in the laboratory to determine material properties for our evaluation. Laboratory testing was accomplished generally in accordance with ASTM procedures. The testing performed included moisture content tests (ASTM D 2216) and fines content determinations (ASTM D 1140). The test results have been included on the exploration logs located in Appendix C.

In general, we encountered a layer of topsoil, underlain by native soils (silt or sand), eventually transitioning to basalt bedrock with depth. Each of these strata are discussed separately below.

TOPSOIL

The topsoil at the site was encountered in each of our explorations. The topsoil was generally dark brown in color, and comprised of sandy silt with roots, rootlets and gravel. Based on our observations (ASTM D2488) during the explorations, we considered the topsoil stratum to be dry to moist. The thickness of the topsoil stratum in our explorations varied from 6 to 12 inches across the site.

NATIVE SOILS

In all of our hand auger explorations we encountered what we interpreted to be native soils that extended to hand auger refusal. This soil unit was generally fine grained, brown to orange brown, sandy silt with gravel and fractured basalt. It should be noted that, in some of our explorations, we also encountered organics such as charcoal and woodchips. In some of our explorations, this silt stratum transitioned to a gray-brown clayey silt with sand and decomposed basalt at the base of our explorations (near refusal). Laboratory moisture content testing (ASTM D2216) was performed on grab samples obtained within this silt stratum. Results ranged from 21 to 37 percent moisture indicating a moist condition. Fines content laboratory testing (ASTM D1140) results on samples obtained within this stratum resulted in 29 to 53 percent passing the

No. 200 sieve. Based on drive probe testing, we consider the silt soils to have highly variable consistencies grading from soft to hard. The thickness of this stratum ranged in our explorations from 6 inches to 6 feet across the site.

It should be noted that we also encountered a coarse grained, brown silty sand stratum with gravel. This stratum was encountered at varying depths in our explorations, ranging in thickness from 1 to 3.5 feet across the site. Laboratory moisture content testing (ASTM D2216) was performed on grab samples obtained within this sand stratum. Results ranged from 20 to 35 percent moisture indicating a dry to moist condition. Fines content laboratory testing (ASTM D1140) results on samples obtained within this stratum resulted in 11 to 19 percent passing the No. 200 sieve. Based on drive probe testing, we consider the sand to have highly variable consistencies grading from loose to dense.

BASALT BEDROCK

Beneath the topsoil and the native soils described above, we encountered what we interpreted to be basalt bedrock, which resulted in hand auger and drive probe refusal in most of our explorations. Based on our analysis of the fractured basalt fragments, the basalt was gray with red-brown weathered surfaces, and intensely jointed/fractured. The depth to weathered bedrock varied across the site from 3 inches to 8.5 feet. It should be noted that in HA-20 and HA-22 we did not encounter drive probe refusal and we terminated our testing at 12 feet and 8 feet bgs, respectively.

The above subsurface description is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The exploration logs, provided in Appendix C, should be reviewed for specific information at specific locations. These records include soil descriptions, stratifications, and locations of the samples. The stratifications shown on the logs represent the conditions only at the actual exploration locations. The soils extent at each boring location was estimated based on an examination of the soil samples, field measurements, and the subsurface data. The hand auger boring explorations performed are not adequate to accurately identify the full extent of the depth to bedrock across the site as they may encounter premature refusal on "rocky" soil material. Consequently, the actual depth to bedrock may be much greater than that shown on the exploration logs and discussed herein. Variations of soil and rock strata may occur and should be expected between locations. The stratifications may be gradual. The samples that were not altered by laboratory testing will be retained for 60 days from the date of this report and then will be discarded.

2.4 Groundwater Information

At the time of our explorations we did not encounter a clearly identifiable static groundwater level. We reviewed publically available well logs provided by the State of Washington Department of Ecology (<u>https://fortress.wa.gov/ecy/wellconstruction/map/wclswebMap/default.aspx</u>) for historic groundwater information. A water well report for a property 0.4 miles

away drilled to a depth of 80 feet below ground surface and did not encounter an identifiable static water level.

It should be noted that the groundwater elevations can fluctuate seasonally, especially during periods of extended wet or dry weather, or from changes in land use. Additionally, some perched groundwater may be encountered within excavations made during or just after the wet winter months. In general, however, we do not expect that groundwater will influence the development of the subject site.

2.5 Seismicity

In accordance with Section 1613.3.2 of the 2015 IBC and Table 20.3-1 of ASCE7-10, we generally recommend a Site Class D (stiff soil profile) for this site when considering the average of the upper 100 feet of bearing material beneath the foundations. This recommendation is based on the results of our subsurface investigation as well as our previous understanding of the local geology. A higher site class (i.e. C) may be appropriate for some areas of the site—where bedrock is at its shallowest. When the project layout is determined, the Site Class recommendation can be refined.

Inputting our recommended Site Class as well as the site latitude and longitude into the United States Geological Survey (USGS) Seismic Design Maps web application, available online at http://earthquake.usgs.gov/designmaps/us/application.php, we obtained the seismic design parameters for a return interval of 2 percent exceedance in 50 years shown in Table 1 below.

Parameter	Recommendation
Ss	0.877g
S ₁	0.372g
Fa	1.149
Γ _v	1.656
S _{MS} (=S _s x F _a)	1.008g
S _{M1} (=S ₁ x F _v)	0.616g
S _{DS} (=2/3 x S _{MS})	0.672g
Design PGA (=S _{DS} /2.5)	0.269g
MCE _G PGA	0.374g
F _{PGA}	1.126
PGA _M (=F _{PGA} x MCE _G PGA)	0.421g

ble 1: Seismic Design Parameter Recommendations (Site Class D)
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Note: Site latitude = 45.61878, longitude = -122.41952

3.0 EVALUATION AND FOUNDATION RECOMMENDATIONS

3.1 Geotechnical Discussion

The following geotechnical factors may influence the proposed construction:

- Limited nature of hand explorations As stated above, hand explorations can be unreliable in determining the depth to shallow bedrock, because it is difficult to determine whether the hand tool refusal is occurring on bedrock or a large cobble, for example. <u>As</u> <u>such</u>, <u>our</u> recommendations should be taken as preliminary, and a supplemental investigation should be considered once the property is accessible to an excavator.
- 2. Preliminary stages of the project Because the project is still in the preliminary stages, we have not been provided any plans or proposed locations for potential development. How and where the property is developed may have somewhat of an impact on our geotechnical recommendations. As such, once plans are developed, we should be forwarded those plans so that we can evaluate whether our recommendations need to be modified and if supplemental explorations need to be performed to better identify the subsurface conditions where the actual development(s) will occur.
- **3.** Shallow bedrock As stated above, we encountered what we interpreted to be basalt bedrock in most of our explorations at a depth ranging from approximately 3 inches to 8.5 feet below the existing grade. It should be noted that we are characterizing the depth to the basalt rock to be the depth of drive probe refusal. However, as stated above, hand tools are not a reliable method for being 100 percent certain that this is the actual depth to competent bedrock. During our explorations, we observed that the higher elevation points coincided with areas where the basalt rock was at (or near) the surface. For example, along the steep ridge at the northern property line of Parcel 5 and the steep ridge that runs across the northeast corner of Parcel 6. If required, excavations through this shallow bedrock stratum during site development could be difficult, and may require specialized equipment. It should be noted that the depth to the basalt stratum was generally greater in the lower portion of the two parcels (i.e. below the cleared logging road, where the slopes were less variable). See Appendix E, showing the depth to drive probe refusal at each exploration location.
- 4. Variable topography As stated above, we encountered variable topography across the subject site (see Figure 3 for site slopes). The property ranges in elevation from approximately 275 feet to 365 feet, with no general trend to the site slopes. The steepest slopes are located along the northern property line of Parcel 5, where there is a ridge exposing basalt. As such, we envision developing in these areas to be the most difficult, due to the variable topography and shallow bedrock. The property becomes much less variable in the southern portion of the two parcels, and the resultant depth to drive probe refusal (i.e. interpreted depth to bedrock) was also greater in these areas.

5. Moisture sensitive soils – The fine-grained soils encountered at the site are expected to be moisture sensitive. The increase in moisture content during periods of wet weather can cause significant reduction in the soil strength and support capabilities, and will also be slow to dry. As such, when the project is ready to go to construction, water should not be allowed to collect in foundation excavations or on prepared subgrades, and care should be taken when operating construction equipment on the exposed subgrade. It may be prudent to place a relatively thin layer of crushed rock gravel on the prepared surfaces during construction to protect them from disturbance.

In our professional opinion, it is viable to develop the subject property given the estimated depths to bedrock. However, as stated above, we recommend a supplementary, more detailed investigation be conducted once the project plans have been developed further and the site can be accessed by an excavator.

3.2 General Site Preparation

Topsoil, vegetation, roots, debris, and any other deleterious soils will need to be stripped from beneath the building areas, when they are determined. The topsoil thickness was about 6 to 12 inches thick in our hand auger explorations. It should be noted that the bedrock layer was found to be at a depth of 3 to 8.5 feet in our explorations.

We recommend that once the subgrade is prepared, a proof roll should be performed with a fully loaded dump truck or water truck to verify the strength of the soil subgrades before concrete is placed (if possible). Soils that are observed to rut or deflect excessively under the moving load, or are otherwise judged to be unsuitable, should be undercut and replaced with properly compacted structural fill. Alternately, the exposed subgrades will need to be visually evaluated by the Geotechnical Engineer or his representative using a ½-inch diameter steel geo-probe. The proof rolling and undercutting activities should be witnessed by a representative of the Geotechnical Engineer and should be performed during a period of dry weather.

Utilities will need to be located and rerouted as necessary and any abandoned pipes or utility conduits should be removed to inhibit the potential for subsurface soil erosion. Utility trench excavations should be backfilled with properly compacted structural fill that is constructed as outlined in Section 3.3 of this report.

3.3 Structural Fill

Any structural fill to be placed should be free of organics or other deleterious materials, have a maximum particle size less than 3 inches, be relatively well graded, and have a liquid limit less than 45 and plasticity index less than 25. In our professional opinion, the existing site soils would be suitable for use as structural fill, however it may be extremely difficult to properly compact as we anticipate it will be moisture sensitive and may require moisture conditioning to achieve optimum moisture. As such, it may be more practical to import well graded, crushed

rock gravel. We recommend fill be moisture conditioned to within 3 percentage points below and 2 percentage points above optimum moisture as determined by ASTM D698 (Standard Proctor).

Fill should be placed in relatively uniform horizontal lifts on the prepared subgrade which has been stripped of deleterious materials and approved by the Geotechnical Engineer or their representative. If loose soils exist on the prepared subgrades, they should be re-compacted. Each loose lift should be about 1-foot thick. The type of compaction equipment used will ultimately determine the maximum lift thickness. Structural fill should be compacted to at least 95 percent of standard proctor maximum dry density as determined by ASTM Designation D698. Each lift of compacted engineered fill should be tested by a representative of the Geotechnical Engineer prior to placement of subsequent lifts.

3.4 Foundation Recommendations

As stated above, this project is in its preliminary stages. As such we have not been provided information on where the proposed development will occur, what type of structures it will include and what their resultant foundation loads will be. As such, these recommendations should be taken as preliminary. In general, we anticipate that the bearing conditions are appropriate for conventional shallow foundations. It's possible that for very heavy foundation loads (i.e. buildings several stories in height), that deep foundations may also be appropriate and more practical.

If shallow foundations are selected, they should bear on the medium stiff native silt stratum, the medium dense native sand, or the basalt bedrock stratum. Spread footings for isolated columns and continuous bearing walls can be designed for an allowable soil bearing pressure of up to 2,000 psf when bearing on the native silt or sand soils, and 4,000 psf when bearing on the basalt bedrock. Our recommended allowable bearing capacity is based on dead load plus design live load, and can be increased by one-third when including short-term wind or seismic loads. Minimum footing dimensions should be in compliance with the 2017 ORSC. It's possible that we may be able to provide higher allowable bearing capacities for the soil and rock strata, if more subsurface data is collected to better define the conditions within the footprints of the actual buildings.

Lateral frictional resistance between the base of footings and the subgrade can be expressed as the applied vertical load multiplied by a coefficient of friction of 0.32 for concrete foundations bearing directly the native soils or bedrock. In addition, lateral loads may be resisted by passive earth pressures based on an equivalent fluid pressure of 300 pounds per cubic foot (pcf) for footings poured "neat" against the medium stiff to very stiff native soils, basalt bedrock, or properly backfilled structural fill. These are ultimate values—we recommend a factor of safety of 1.5 be applied to the equivalent fluid pressure, which is appropriate due to the amount of movement required to develop full passive resistance. To be clear, no safety factor has been applied to the friction coefficient discussed above.

Exterior footings and foundations in unheated areas should be located at a depth of at least 18 inches below the final exterior grade to provide adequate frost protection (if footings bear on competent basalt bedrock, then there is no minimum frost depth requirement). If the buildings are to be constructed during the winter months or if the foundation soils will likely be subjected to freezing temperatures after foundation construction, then the foundation soils should be adequately protected from freezing. Otherwise, interior foundations can be located at nominal depths compatible with architectural and structural considerations.

Again, variable conditions (i.e. depth to bedrock, etc.) are anticipated to be present during construction. The foundation excavations should be observed by a representative of the Geotechnical Engineer prior to steel or concrete placement to assess that the foundation materials are capable of supporting the design loads and are consistent with the materials discussed in this report. Unsuitable soil zones encountered at the bottom of the foundation excavations should be removed to the level of suitable soils or properly compacted structural fill as directed by the Geotechnical Engineer.

After opening, foundation excavations should be observed and concrete placed as quickly as possible to avoid exposure of the excavation bottoms to wetting and drying. Surface run-off water should be drained away from the excavations and not be allowed to pond. If possible, the foundation concrete should be placed during the same day the excavation is made. If the soils will be exposed for more than 2 days, consideration should be given to placing a thin layer of rock atop the exposed subgrade to protect it from the elements.

Based on the known subsurface conditions and site geology, laboratory testing and past experience, we anticipate that properly designed and constructed foundations supported on the recommended materials could experience maximum total and differential settlements on the order of 1-inch and ½-inch, respectively.

3.5 Retaining Walls

As previously stated, there are no detailed design drawings for this project as it is in its preliminary stages. As such, we are not aware of any retaining walls being planned for the project. We have provided the following preliminary recommendations in the event that the project does include retaining walls. However, we should be forwarded the details of any planned walls so that we can review our preliminary recommendations and modify them if determined to be necessary.

Retaining wall footings should be designed in general accordance with the recommendations contained in Section 3.4 above. Lateral earth pressures on walls, which are not restrained at the top, may be calculated on the basis of an "active" equivalent fluid pressure of 35 pcf for level backfill, and 60 pcf for sloping backfill with a maximum 2H:1V slope. Lateral earth pressures on walls that are restrained from yielding at the top may be calculated on the basis of an "at-rest" equivalent fluid pressure of 55 pcf for level backfill, and 90 pcf for sloping backfill with a maximum 2H:1V slope. The stated equivalent fluid pressures do not include surcharge loads,

such as foundation, vehicle, equipment, etc., adjacent to walls, hydrostatic pressure buildup, or earthquake loading.

Lateral frictional resistance between the base of footings and the subgrade can be expressed as the applied vertical load multiplied by a coefficient of friction of 0.32 for concrete foundations bearing directly on the native soils or bedrock. In addition, lateral loads may be resisted by passive earth pressures based on an equivalent fluid density of 300 pounds per cubic foot (pcf) for footings poured "neat" against in-situ soils, or properly backfilled with structural fill. These are ultimate values - we recommend a factor of safety of 1.5 be applied to the equivalent fluid pressure, which is appropriate due to the amount of movement required to develop full passive resistance.

We recommend that retaining walls be designed for an earth pressure determined using the Mononobe-Okabe method to mitigate future seismic forces. Our calculations were based on one-half of the Design Peak Ground Acceleration (PGA) value of 0.269g, which was obtained from Table 1 above. We have assumed that the retained soil/rock will have a minimum friction angle of 29 degrees and a total unit weight of about 115 pounds per cubic foot. For seismic loading on retaining walls with level backfill, new research indicates that the seismic load is to be applied at 1/3 H of the wall instead of 2/3 H, where H is the height of the wall³. We recommend that a Mononobe-Okabe earthquake thrust per linear foot of 7.7 psf * H² be applied at 1/3 H from the base of the wall, where H is the height of the wall measured in feet. Note that the recommended earthquake thrust value is appropriate for slopes behind the retaining wall of up to 10 degrees.

All backfill for retaining walls should be select granular material, such as sand or crushed rock with a maximum particle size between ³/₄ and 1¹/₂ inches, having less than five percent material passing the No. 200 sieve. Because of the fines content, the soil on site will not meet this requirement, and it will be necessary to import specified material to the project for structural drainage backfill behind retaining walls. Non-expansive silty soils can be used for the last 18 to 24 inches of backfill, thus acting as a seal to the granular backfill.

All backfill behind retaining walls should be moisture conditioned to within +/- 2 percent of optimum moisture content, and compacted to a minimum of 92 percent of the material's maximum dry density as determined in accordance with ASTM D698 (Standard Proctor). This recommendation applies to all backfill located within a horizontal distance equal to 75 percent of the wall height, but should be no less than 4 feet.

An adequate subsurface drain system will need to be designed and installed behind retaining walls to prevent hydrostatic buildup. A waterproofing system should be designed to mitigate against moisture intrusion.

³ Lew, M., et al (2010). "Seismic Earth Pressures on Deep Building Basements," SEAOC 2010 Convention Proceedings, Indian Wells, CA.

3.6 Pavement Recommendations

As previously stated, there are no detailed design drawings for this project as it is in its preliminary stages. As such, we are providing pavement recommendations using assumed values.

After the site has been stripped and prepared in accordance with Section 3.2 of this report, the pavement subgrade should be proofrolled with a fully loaded dual axle dump truck and then covered with gravel structural fill the same day. Areas found to be soft or yielding under the weight of a dump truck should be overexcavated as recommended by the Geotechnical Engineer's representative and replaced with additional crushed rock gravel fill.

Using the AASHTO method of flexible pavement design, the following design parameters have been assumed:

- An assumed California Bearing Ratio (CBR) value of 8 for the native silty sandy soils.
- A pavement life of 20 years.
- A terminal serviceability (Pt) of 2 (i.e. poor pavement condition).
- A regional factor (R) of 3.0.
- An assumed 18,000-pound equivalent axle load (EAL) of:
 - 5 per day for car parking.
 - 25 per day for driveways.
- An assumed average weight of 4,000 pounds per vehicle was used in our calculations.

The project Civil Engineer should review our assumptions to confirm they are appropriate for the anticipated traffic loading. See Tables 2 and 3 below for recommended pavement section thicknesses based on the above assumptions.

Pavement Materials	Car Parking	Driveway Areas
Asphaltic Concrete	2	2.5
Clean Crushed Aggregate Base Course (less than 5% fines)	8	10

 Table 2: Asphaltic Concrete - Recommended Minimum Thicknesses (inches)

Pavement Materials	Car Parking	Driveway Areas
Portland Cement Concrete	6	6
Clean Crushed Aggregate Base Course (less than 5% fines)	4	4

Asphaltic concrete materials should be compacted to at least 91 percent of the material's theoretical maximum density as determined in general accordance with ASTM D 2041 (Rice Specific Gravity).

The crushed aggregate base course should consist of dense graded aggregate with a maximum particle size no greater than 2 inches and we recommend that the material comply with the most recent edition of the Washington State Department of Transportation's *Standard Specifications for Road, Bridge, and Municipal Construction*.

The base course should be moisture conditioned to within 2 percent of optimum and compacted to a minimum of 95 percent of a Standard Proctor (ASTM D698). When placed, the lift base course thickness should generally not exceed 12 inches prior to compacting. The type of compaction equipment used will ultimately determine the maximum lift thickness. In addition, we recommend that the structural fill be placed within +/- 2 percent of the optimum moisture for that material.

4.0 CONSTRUCTION CONSIDERATIONS

EEI should be retained to provide observation and testing of construction activities involved in the foundation, earthwork, and related activities of this project. EEI cannot accept any responsibility for any conditions that deviate from those described in this report, nor for the performance of the foundations if not engaged to also provide construction observation for this project.

4.1 Drainage and Groundwater Considerations

The upper soils encountered at this site are expected to be sensitive to disturbances caused by construction traffic and to changes in moisture content. During wet weather periods, increases in the moisture content of the soil can cause significant reduction in the soil strength and support capabilities. In addition, soils that become wet may be slow to dry and thus significantly retard the progress of grading and compaction activities. It will, therefore, be advantageous to perform earthwork and foundation construction activities during dry weather.

Water should not be allowed to collect in the foundation excavations or on prepared subgrades for the floor sections during construction. Positive site drainage should be maintained throughout construction activities. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff. If groundwater is encountered, a system of sumps and pumps may be required to keep footing excavations drained until the footing is placed to prevent softening of the subgrade soils.

A site grading plan should be developed to provide rapid drainage of surface water permanently away from the building and pavement areas and to inhibit infiltration of surface water around the perimeter of the building and beneath the floor area. The grades should be sloped away from the building areas. Roof runoff should be piped (tightlined) to an approved on-site private system.

4.2 Excavations

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document and subsequent updates were issued to better insure the safety of workers entering trenches or excavations. It is mandated by this federal regulation that excavations, whether they be utility trenches, basement excavations or footing excavations, be constructed in accordance with the new OSHA guidelines. These regulations are strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties. The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "responsible person", as defined in 29 CFR Part 1926, should evaluate

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the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. We are providing this information solely as a service to our client. EEI does not assume responsibility for construction site safety or the contractor's compliance with local, state, and federal safety or other regulations.

5.0 REPORT LIMITATIONS

As is standard practice in the geotechnical industry, the conclusions contained in our report are considered preliminary because they are based on assumptions made about the soil, rock, and groundwater conditions exposed at the site during our subsurface investigation. A more complete extent of the actual subsurface conditions can only be identified when they are exposed during construction. Therefore, EEI should be retained as your consultant during construction to observe the actual conditions and to provide our final conclusions. If a different geotechnical consultant is retained to perform geotechnical inspection during construction then they should be relied upon to provide final design conclusions and recommendations, and should assume the role of geotechnical engineer of record, as is the typical procedure required by the governing jurisdiction.

The geotechnical recommendations presented in this report are based on the available project information, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform EEI in writing so that we may amend the recommendations presented in this report, if appropriate, and if desired by the client. EEI will not be responsible for the implementation of its recommendations when it is not notified of changes in the project.

Once construction plans are finalized and a grading plan has been prepared, EEI should be retained to review those plans, and modify our existing recommendations related to the proposed construction, if determined to be necessary.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

This report has been prepared for the exclusive use of the client, Lacamas Northshore LLC, for the proposed development of the 57-acres of the Mills Family Property to be located on the North Shore of Lacamas Lake. EEI does not authorize the use of the advice herein nor the reliance upon the report by third parties without prior written authorization by EEI.

APPENDICES





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		Earth Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'06.81"N, Date Drilled: 5/7/2019 Logged By: Jacqui Boyer	R erty D on D	Report Number: 19-033-1 erty Drilling Contractor: EEI Drilling Method: Hand Equipr Drilling Equipment: Hand Au Ground Surface Elevation (ft								
		l	ithology						Samplii	ng Data			
Depth (ft)	water Level Lithologic Symbol	Geologi Soil ar	c Description of nd Rock Strata	Sample Number		Drive Prob Blows Pe 6 Inches		% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks	
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_		Sand (SM) - brown s moist, loose to dense	Ity sand with fractured basalt, dry to	GRAB 1	•1) • 7 • 9)		11			21	hard digging effo	ort
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			th of approximately 4.5 feet bgs. Drive μ Boring loosely backfilled with excavated										water 384

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			Engineers, Inc.	Site Address: Parcel No.'s 17788400	oject: Preliminary Geotechnical Investigation, 57-acre Mills Family Prope e Address: Parcel No.'s 177884000 and 177885000, Camas, Washingto cation of Borehole: 45°37'07.25"N, 122°25'14.14"W ate Drilled: 5/7/2019											ber: 19-033-1 tractor: EEI ood: Hand Equipment ipment: Hand Auger face Elevation (ft msl): 293	
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	water Level	Lithologic Symbol	Soil ar	c Description of nd Rock Strata	Sample Number	Drive Probe Blows Per 6 Inches				% Passing #200 Sieve	Liquid Limit	Limit Plastic Limit	Moisture Content (%)	Remarks			
		lapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		• 5											
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			Earth Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'05.82"N, Date Drilled: 5/7/2019 Logged By: Jacqui Boyer	and	17	788	350	000,	e Mil Ca	lls Fa mas	amily , Wa	Prope shingt	erty D on D D)rilling ()rilling I)rilling I	Sheet 1 of 1 Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 288'
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										`	• 50					drive probe refusal was 50 blows/2"
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Water Level	R Symbol	Geologi Soil ar Topsoil - dark brown gravel, dry to moist	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inv. Site Address: Parcel No.'s 17788400 Location of Borehole: 45°37'04.98"N, Date Drilled: 5/7/2019 Logged By: Jacqui Boyer .ithology c Description of nd Rock Strata sandy silt with roots, rootlets and dy silt with gravel, charcoal and wood nedium stiff) and	177 25'0	'885(9.45')rive	000, ('W Prob	Cam e	ias, Wa	ashingt Samplir	erty D on D D C	Drilling (Drilling N Drilling E Ground Ground	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 305
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			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Invo Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'04.80"N, Date Drilled: 5/7/2019 Logged By: Jacqui Boyer	y Propo ashingt	erty D on D D	Drilling ( Drilling I Drilling I	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 323'						
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t —							13							
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			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'05.05"N, Date Drilled: 5/7/2019 Logged By: Jacqui Boyer	) and '	177	788	500	0, C	/lills Cam	s Famil las, Wa	y Prop ashingt	erty D on D D	)rilling ( )rilling I )rilling I	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 352'	
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-										•5					drive probe refusal was 50	
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			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical In Site Address: Parcel No.'s 1778840 Location of Borehole: 45°37'06.98"N Date Drilled: 5/7/2019 Logged By: Jacqui Boyer	00 and	1778	38500	00, C	Vills I Cama	Famil <u>i</u> s, Wa	y Prop ashingt	erty D on D D	Drilling ( Drilling I Drilling I	Jumber: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 342
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Depth (ft)	Water Level	Lithologic Symbol	Geologi Soil ar	c Description of nd Rock Strata	Sample		rive P Blows 6 Incł	Per	e .	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
		Tapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		٩	3							
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otes	S : F	land au	ger terminated at a dep	th of approximately 3.5 feet bgs. Driv Boring loosely backfilled with excavate	e probe	test	term	inate	ed at	a dep	oth of a	pproxir	mately !	5 feet bgs. Groundwater Google Earth. 391

Depth (ft)	Lithologic Symbol	Geologi Soil ar Topsoil - dark brown gravel, dry to moist Silt (ML) - brown san	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical In Site Address: Parcel No.'s 1778840 Location of Borehole: 45°37'07.15"N Date Drilled: 5/7/2019 Logged By: Jacqui Boyer 	00 and	17	7885000 03.73"W	), Car	nas, Wa	y Prop ashingt Samplii	erty D on D D C	Drilling ( Drilling N Drilling E Ground	lumber: 19-033-1 Contractor: EEI Method: Hand Equi Equipment: Hand A Surface Elevation	uger
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0  1	~~~~~	gravel, dry to moist Silt (ML) - brown san	sandy silt with roots, rootlets and	κΩ	Mumb	Drive Pr Blows F 6 Inch	Per	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remark	S
- 1 — -		Silt (ML) - brown san			•	4							
		soft to stiff	dy silt with orange mottling, moist,			●11 ●6 2							
2 — - 3 —	ML					2 3 5							
_ 4		Silt (ML) dark brown	a sandy silt with weathered fractured			4							
_ 5		basalt, stiff to hard				● 9 ●11							
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Ê		A.	Earth	Apper	ndix	X	C	: ŀ	ła	nd	Αι	Paq Ige	ge48	A-10	Item 4. Sheet 1 of	
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Investigation, 57-acre Mills Family Propert Site Address: Parcel No.'s 177884000 and 177885000, Camas, Washington Location of Borehole: 45°37'08.07"N, 122°25'07.51"W Date Drilled: 5/7/2019 Logged By: Jacqui Boyer								erty [ ton [ [	Report Number: 19-033-1 ty Drilling Contractor: EEI Drilling Method: Hand Equipment Drilling Equipment: Hand Auger Ground Surface Elevation (ft msl): 325			
				Lithology		Sampling Data										
Depth (ft)	Water Level Lithologic	Symbol	Soil a	c Description of nd Rock Strata	Sample		Drive Blow 6 Ind	s Pe ches	er S	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remar	ks	
0 —		sail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and			3 5									
I — —			Silt (ML) - brown san moist, soft	dy silt with gravel, orange flecks,			4 3									
_	N	1∟					4 5									
	s	IM :	Sand (SM) - brown s dense	ilty sand with gravel, moist, medium	GRAB 1		4 ●11						35			
_	::::						●11 ●11							hand auger refu dense gravel	isal on	
									•5	þ				drive probe refu blows/4"	isal was 50	
_																
_																
_																
_																
_																
_																
_																
_																
lator	: Han			th of approximately 4.5 feet bgs. Drive on. Boring loosely backfilled with exca											ndwar 393	

<u> </u>													-Ext	hibit 6	S CPA20-02
	22		Earth	Appen	dix	X	C	):	Η	la	nd	Au	Pag Ige	ge49 <b>r H</b>	A-11 <i>Item 4.</i> Sheet 1 of 1
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'08.64"N, Date Drilled: 5/7/2019 Logged By: Jacqui Boyer	) and '	17	788	3500	00, 0	Mills Cam	s Famil las, Wa	y Prop ashingt	erty D ton D D	Drilling ( Drilling I Drilling I	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 325'
				Lithology								Sampli	ng Data	а	
Depth (ft)	Water Level	Lithologic Symbol	Soil a	c Description of nd Rock Strata	Sample Number		Blo	ows Incl	Probe Per nes		% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
0		Tapsail	gravel, dry to moist	sandy silt with roots, rootlets and		k	9								
		ML	Silt (ML) - brown san to very stiff	dy silt with gravel, moist, medium stiff			9 8	6							
3 —	-						12		/	• •	0				drive probe refusal was 50 blows/2" hand auger and drive probe refusal due to the presence of dense gravel/cobbles or bedrock
4 — - 5 —	-														
6 —	-														
7 —	-														
9 —	-														
10 — _ 11 —															
- 12 — -	-														
13 — - 14 —	-														
- 15															
Note encc	es : l ount	Hand aug ered at th	ger terminated at a dep he time of exploration.	th of approximately 2 feet bgs. Drive problem Boring loosely backfilled with excavated backfilled with excavated backfilled with excavated backfilled with excavated backfilled backfi	obe te I soil a	est on	teri 5/7	min /19.	ated App	l at a prox	a depth imate e	n of app elevatio	proxima on base	ately 3 f ed on G	feet bgs. Groundwater v Google Earth. 394

				i								-Ext	hibit (	6 CPA20-02	2
	125		Earth	Append	di>	X	C	):	Ha	nd	Au				Item 4. Sheet 1 of 1
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inves Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'09.88"N, 1 Date Drilled: 5/7/2019 Logged By: Jacqui Boyer	and 1	17	788	3500	00, Car	s Famil nas, Wa	y Prop ashingt	erty D on D D	Drilling Drilling Drilling	Number: 19-033- Contractor: EEI Method: Hand Ec Equipment: Hanc Surface Elevatio	1 quipment I Auger
				Lithology	1						Samplii	ng Data	а		
O Depth (ft)	Water Level	Symbol	Geologi Soil a	ic Description of nd Rock Strata sandy silt with roots, rootlets and	Sample Number	50	Blc 6 50	ows Incł	Probe Per nes	% Passing #200 Sieve	1	Plastic	Moisture Content (%)	Rema	ırks
- U		TOPSON	gravel, dry to moist			•5	0							drive probe ref	usal was 50
 														blows/3"	
														hand auger an refusal on bas	d drive probe alt
-															
2 —	1														
-															
3 —															
-															
4 —															
_															
5 —															
6 —															
-															
7 —															
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8 —															
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9-															
-															
10 —															
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11 —															
-	$\left  \right $														
12 —															
_															
13 —															
-	1														
14 —	1														
-	1														
15 Note	s : I	Hand au	l ger terminated at a der	oth of approximately 0.25 feet bgs. Drive	probe	LII e te	est	terr	ninateo	l at a de	epth of	approv	imatel\	0.5 feet bas. Gr	oundw
note	enco	ountered	at the time of explorati	on. Boring loosely backfilled with excava	ted so	oil	on	5/7	/19. Ap	proxim	ate elev	vation b	based (	on Google Earth.	395

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	and a		Earth	Appen	dix	с: На	nd	Au	Pag Ige	je51 <b>r H</b>	A-13 <i>Item 4.</i> Sheet 1 of 1	
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'11.60"N, Date Drilled: 5/7/2019 Logged By: Jacqui Boyer	) and 1	177885000, Car	ls Famil nas, Wa	y Prop ashingt	erty D on D D	Drilling ( Drilling I Drilling	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 350'	
-				Lithology			0	Samplii	ng Data	а		
Depth (ft)	Water Level	Lithologic Symbol	Soil a	c Description of nd Rock Strata	Sample Number	Drive Probe Blows Per 6 Inches	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks	
0		Tapsail	gravel, dry to moist	sandy silt with roots, rootlets and		4						
1 -		ML	Slit (IVIL) - brown san	dy silt with gravel, moist, very stiff		•18						
2						●15 ●17 ●12 ●15 ●12					hand auger refusal on dense gravel	
4 — 5 —	_					•30	50				drive probe refusal was 50 blows/5"	
6 —	_											
7 —	_											
8 -	_											
9 —												
10 —												
11 —												
	_											
12 —												
13 —												
14 —												
15												
Not enc	es : oun	Hand au tered at t	ger terminated at a dep he time of exploration.	th of approximately 1 foot bgs. Drive pro Boring loosely backfilled with excavated	obe te soil o	st terminated at n 5/7/19. Appro	a depth ximate e	n of app elevatio	proxima on base	ately 4. ed on C	5 feet bgs. Groundwate Google Earth. 396	
6			Earth	Client: Lacamas North Shore LLC	ndix	( C: I	Han	d A	uge	ge52 r H	<b>CPA20-02</b> <b>A-14</b> Jumber: 19-033-1	Item 4. Sheet 1 of
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			Engineers, Inc.	Project: Preliminary Geotechnical Ir Site Address: Parcel No.'s 1778840 Location of Borehole: 45°37'13.57"I Date Drilled: 5/7/2019 Logged By: Jacqui Boyer	00 and 7	177885000	, Camas	amily Pr , Washir	operty I ngton I	Drilling ( Drilling l Drilling l	Contractor: EEI Method: Hand Equij Equipment: Hand A Surface Elevation (	uger
				Lithology		i			pling Dat			
	Water Level	Lithologic Symbol	Geologi Soil ar	c Description of nd Rock Strata	Sample	Drive Pro Blows P 6 Inche	bbe diversed	#200 Sieve Liquid	Limit Plastic Limit	Moisture Content (%)	Remarks	5
		Fapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		7						
	Î	ML		range-brown sandy silt with gravel, f	GRAB 1	•12 •21				24		
_	ľ						•50				drive probe refus blows/2"	
_											hand auger and c refusal due to the of dense gravel/c bedrock	e presence
_											DEULUCK	
_												
_												
-												
_												
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_												
-												
<b>_</b>	·н	and aut	per terminated at a dep	th of approximately 1.5 feet bgs. Driv	e probe	test termin		denth o	f annroxi	mately	r 2 feet has Groundw	vater

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6	24		Earth	Appen	dix	X	С	:	ła	nd	Αι	ıge	r H	A-15 Item 4.
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve: Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'09.27"N, 1 Date Drilled: 5/13/2019 Logged By: Jacqui Boyer	and	177	885	6000,	Mill Car	s Fami nas, W	ly Prop ashing	erty [ ton [ [	Drilling ( Drilling I Drilling I	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 34
				Lithology		_				1	1	ng Dat		
Depth (ft)	Water Level	Lithologic Symbol	Geologi Soil ar	c Description of nd Rock Strata	Sample		Blow	e Prok vs Pe nches	er	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
)		Tapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		4	7							
			Sand (SM) - brown s and orange-gray mot	ilty sand with gravel, fractured basalt tling, moist, medium dense			′ ●15	5						
		ŞŅ			GRAB 1		•14 12 13						22	
_		:::::::				1	13							hand auger refusal on fractured basalt
_							9 9							
							12 11							
	-						9							
							8							
									•	50				drive probe refusal was 50 blows/5"
_	-													
_														
_														
_														
_														
ote	s :	Hand au	ger terminated at a dep	th of approximately 3 feet bgs. Drive pro	be te	est t	erm	inate	d at	a dept	h of ap	proxima	ately 7.	
ICO	unt	erea at ti	ne ume of exploration.	Boring loosely backfilled with excavated	SOII C	un 5	0/13/	19. A	vppro	oximate	e eleva	uon da:	sea on	Google Earth. 398

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-	122		Earth	Appen	di>	X	С	;;	H	an	d	Au	Pag Ige	r H	A-16 Item 4.
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'08.36"N, Date Drilled: 5/13/2019 Logged By: Jacqui Boyer	and 1	17	788	5000	0, C	1ills F amas	amil <u>i</u> s, Wa	y Prope ashingt	erty [ on [ [	Drilling ( Drilling I Drilling I	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 353
				_ithology		-				_		Samplir	ng Dat		
Depth (ft)	Water Level	Lithologic Symbol	Soil ar	c Description of nd Rock Strata	Sample Number		Blo 6 I	e Pr ws F Inche	⊃er es	0. Doccion	#200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
)	-	Topsoil	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and			3 3								
_			Silt (ML) - brown san basalt, moist, soft to	dy silt with gravel and fractured medium stiff			5								
		ML					5								
_	-	ML	Silt (ML) - brown to g decomposed basalt a very stiff	ray-brown clayey silt with and fractured basalt fragments, moist,	B 1		• 4								
					GRAB 1		•	14		●5D	33			34	drive probe refusal was 50
															blows/1" hand auger and drive probe refusal due to the presence of dense gravel/cobbles or bedrock
	-														
	-														
	-														
	-														
	-														
_															
				th of approximately 4 feet bgs. Drive pro Boring loosely backfilled with excavated											

6	121		Earth Engineers,	Client: Lacamas North Shore LLC							Paç Ige	ce55 <b>r H</b>	CPA20-02 A-17 Number: 19-033-1 Contractor: EEI	Item 4. Sheet 1 of
	~	G.	Inc.	Project: Preliminary Geotechnical Invo Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'08.42"N, Date Drilled: 5/13/2019 Logged By: Jacqui Boyer	) and 1	177	88500	0, Ca	amas, W	ashing	on C	Drilling I Drilling I	Method: Hand Equ Equipment: Hand Surface Elevation	Auger
		i	l	ithology	_	-				Sampli	ng Data I			
Depth (ft)	Water Level	Lithologic Symbol	Soil ar	c Description of nd Rock Strata	Sample Number		rive Pi Blows 6 Inch	Per	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remar	ks
)		Tapsail	Topsoil - dark brown gravel, dry to moist root encountered, dif	sandy silt with roots, rootlets and		٩	10 •21							
				dy silt with gravel and orange		ſ	10							
			decomposed basalt o			• 6	5							
3 —		ML	Silt (ML) - gray-browi and fractured basalt,	n clayey silt with decomposed basalt moist, stiff to very stiff	AB 1		10 ●17 ●22					30		
					0		•23						hand auger refu	isal on
							•19	29 5					fractured basalt	
									50				drive probe refu blows/4"	ısal was 50
_		lon-i			much					ath - f			(Efective C	n alu uz <del></del>
				th of approximately 4.5 feet bgs. Drive on. Boring loosely backfilled with excav										ndwar 400

	121		Earth	Apper	ndix	X	С	: ł	Ha	nd	Au	Paq Ige	ge56 r H	A-18 <i>Item 4.</i> Sheet 1 of 1
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inv Site Address: Parcel No.'s 17788400 Location of Borehole: 45°37'08.28"N Date Drilled: 5/13/2019 Logged By: Jacqui Boyer	)0 and 1	177	885	000	e Mill , Car	s Famil nas, Wa	y Prop ashingt	erty D on D D	Drilling ( Drilling I Drilling	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 309'
				Lithology		-					Sampliı	ng Data		
Depth (ft)	Water Level	Lithologic Symbol	Soil ar	c Description of nd Rock Strata	Sample Number		Blov 6 In	e Pro vs Po nche:	er	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
0		Tapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		•50								
														drive probe refusal was 50 blows/5"
1 –														hand auger and drive probe
-	1													refusal on basalt
2 —	1													
-														
3 —														
-														
4 —														
-														
5 —														
-														
6 —														
-														
7 —														
-														
8 —														
-	1													
9 —														
-														
10 —														
-	1													
11 —	1													
-	1													
12 —	1													
-	1													
13 —	1													
-	1													
14 —														
- 15														
Note	es : I	Hand au	ger terminated at a dep	th of approximately 0.5 feet bgs. Drive	probe	test	ter	mina	ated	at a dep	oth of a	pproxir	nately	
note	enco	ountered	at the time of exploration	on. Boring loosely backfilled with excav	vated s	oil c	n 5	/13/	19. A	pproxin	nate ele	evation	based	on Google Earth. 401
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6	191		-	Earth	Appen	dix	X	С		Η	a	nd	Αι	Paq Ige	ge57 <b>r H</b>	A-19 Item 4. Sheet 1 of
				Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'10.27"N, Date Drilled: 5/13/2019 Logged By: Jacqui Boyer	) and '	177	788	500	0, C	Vills Cam	Famil as, Wa	y Prop ashing	erty [ ton [ [	Drilling ( Drilling I Drilling I	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 299'
			_		Lithology		_					ç	Sampli	ng Dat		
Depth (ft)	Water Level	Lithologic Symbol	- Julinoi	Geologi Soil a	c Description of nd Rock Strata	Sample		Blo 6 I		robe Per ies	÷	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
0		Tops		Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		• 4	ŀ								
_ 1 —		ML		Silt (ML) - brown san basalt, moist, mediur		GRAB 1	• (	6 9							29	
_ 2 —	-				n clayey silt with decomposed basalt,	0	H	8								
		ML		moist, medium stiff to		GRAB 2	I	1							29	drive probe refuelding 50
4 —											•5	)				drive probe refusal was 50 blows/2" hand auger and drive probe refusal due to the presence of dense gravel/cobbles or bedrock
ō — _																
5 — _																
/																
3																
<b>)</b>																
) —																
2																
5																
Notes	s : F unte	land ered a	aug at th	er terminated at a dep e time of exploration.	th of approximately 3 feet bgs. Drive pr Boring loosely backfilled with excavated	obe te I soil c	est t on 5	tern 5/13	nina 3/19	ated 9. Ap	at a pro	a depth ximate	of app elevat	oroxima ion bas	ately 3.! sed on	5 feet bgs. Groundwater Google Earth. 402

6	14		Earth	Apper	ndix	C: Ha	and	Au			Sheet 1 o
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Im Site Address: Parcel No.'s 17788400 Location of Borehole: 45°37'13.02"N Date Drilled: 5/13/2019 Logged By: Jacqui Boyer	00 and 1	177885000, Ca	ills Famil ımas, Wa	y Prope ashingt	erty D on D D	)rilling ( )rilling N )rilling E	Jumber: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 297
				Lithology		•		Samplir	ng Data		
Depth (ft)	Water Level	Lithologic Symbol	Geologi Soil ar	c Description of nd Rock Strata	Sample	Drive Probe Blows Per 6 Inches	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
)		Tapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		4 •11					
		ML	Silt (ML) - brown to g decomposed basalt,	rey brown sandy silt with moist, stiff to very stiff	-	●10 ●10					
			Sand (SM) - brown to decomposed basalt,	o grey brown silty sand with dry to moist, medium dense to dense		•13 •18	29			29	
		SM	silt and gravel conter	nt increases	GRAB 2	•12 •14 •25	19			20	hard digging
					GRAB 3	●31 ●25				18	hand auger refusal on dense sand
						●22 ●20 ●20					
						•18 •32					
						•20 •22					
						●26 ●30					
_						●31 ●3!	5				
							42				
						•31					
lotes	s : ŀ	Hand aug	ger terminated at a dep	th of approximately 5 feet bgs. Drive p Boring loosely backfilled with excavate	probe te	st terminated a	t a depth	of app	oroxima	ately 12	feet bgs. Groundwater Google Earth. 403

-	ALL NO		Earth	Client: Lacamas North Shore LLC								Paç Ige	ge59 <b>r H</b>	Number: 19-033-1	Item 4. Sheet 1 c
			Engineers, Inc.	Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'13.32"N, 1 Date Drilled: 5/13/2019 Logged By: Jacqui Boyer	and 1	778	8500	00, 0	Mills Cam	Famil as, Wa	y Prop ashingt	erty D on D D	Drilling ( Drilling I Drilling I	Contractor: EEI Method: Hand Equ Equipment: Hand A Surface Elevation	Auger
				ithology		_						ng Data			
הבאווו ווול	Water Level	Lithologic Symbol	Geologi Soil ar	c Description of nd Rock Strata	Sample Number		ive P lows Incl	Per		% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remark	ŚŚ
	Ľ	Tapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		• 5									
		ML	Silt (ML) - brown san	dy silt with gravel, soft to medium stiff	GRAB 1	4 5 7							23	hard digging	
					GR			•32 •6 28						hand auger refu dense gravel	sal on
								27	•50	)				drive probe refu blows/2"	sal was 50
_															
				th of approximately 2 feet bgs. Drive pro											
соι	inte	ered at th	he time of exploration. I	Boring loosely backfilled with excavated	soil o	n 5/	13/19	Э. Ар	opro	ximate	elevat	ion bas	sed on	Google Earth.	404

6	121		Earth	Apper	ndix	<b>X</b> (	C: Ha	and	Au	ige	rH	A-22 Item 4.
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inv Site Address: Parcel No.'s 17788400 Location of Borehole: 45°37'09.94"N, Date Drilled: 5/13/2019 Logged By: Jacqui Boyer	0 and 1	1778	385000, Ca	lills Famil amas, Wi	ly Prop ashingt	erty D on D D	Drilling ( Drilling N Drilling E	lumber: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 32:
				ithology		_			Sampli	ng Data		
Depth (ft)	Water Level	Lithologic Symbol	Geologi Soil ar	c Description of nd Rock Strata	Sample Number		ive Probe lows Per 6 Inches	<ul><li>Passing</li><li>#200 Sieve</li></ul>	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
		Tapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		• 1 • 3						
			Silt (ML) - brown to o moist to wet, soft to v	range-brown sandy silt with gravel, ery stiff		• 3 • 2						
			fractured basalt and	gravel encountered	GRAB 1		•11	22			32	digging difficulty increases
		ML			GRAB 2		•14 10				36	
					GRAB 3		•22 •20				37	
_							•20	●51				hand auger refusal on grav
							•20 •4	2				
_							●36 ●37					
_												
		1 1						<u> </u>				
				th of approximately 5 feet bgs. Drive p Boring loosely backfilled with excavate								

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	22		E a	Appen	dix	X	С	:	H	a	nd	Au	Pag Ige	ge61	A-23	Item 4.
			Earth Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'14.21"N, Date Drilled: 5/21/2019 Logged By: Jacqui Boyer	and	17	788	500	0, Ca	1ills am	Famil as, Wa	y Prop ashingt	erty D on D D	Drilling Drilling Drilling	Number: 19-033-1 Contractor: EEI Method: Hand Equi Equipment: Hand A Surface Elevation (	uger
				Lithology							<u> </u>	Samplii	ng Data	а		
Depth (ft)	Water Level	Lithologic Symbol	Geologi Soil ar	c Description of nd Rock Strata	Sample		Blo	ws F nch		8	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remark	S
0		Tapsail	gravel, dry to moist	sandy silt with roots, rootlets and			8									
1 —		ML	Silt (ML) - brown gra hard	velly silt with sand, moist, very stiff to				•25 •	32						hard digging	
2 — 3 — 4 — 5 —	-									•5	0				drive probe refus blows/2" hand auger and d refusal due to the of dense gravel/o bedrock	drive probe e presence
6 —	-															
7 —	-															
8 —	-															
9 — - 10 —	_															
- 11 —	-															
- 12 —																
14 — - 15																
Note enco	es : l ount	Hand au ered at t	ger terminated at a dep he time of exploration.	th of approximately 1.5 feet bgs. Drive p Boring loosely backfilled with excavated	orobe soil c	e te on	st te 5/21	ermir I/19.	nateo . App	d at pro:	t a dep ximate	oth of a elevat	pproxir ion bas	mately sed on	2 feet bgs. Groundv Google Earth.	406

	1		Earth	Appe	ndix	k C:	На	and	Au	Paq Ige	r H	A-24 Item 4. Sheet 1 of
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical In Site Address: Parcel No.'s 1778840 Location of Borehole: 45°37'17.26"N Date Drilled: 5/21/2019 Logged By: Jacqui Boyer	00 and	1778850	00, Ca	lls Famil mas, Wa	y Prope ashingt	erty D on D D	Drilling ( Drilling N Drilling E	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 295'
				i Lithology					Samplir	ng Dat		
Depth (ft)	Water Level	Lithologic Symbol	Soil ar	c Description of nd Rock Strata	Sample	Drive Blows 6 Inc	s Per	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
C		Tapsail	gravel, dry to moist	sandy silt with roots, rootlets and		• 3						
-		ML	Silt (ML) - brown grav basalt, moist, mediur large basalt fragmen			●13 ● 8						digging difficulty increases
2 — 3 —						•1	0 9 22					hand auger refusal on dense gravel
1 — _						●16 ●16						
; — —						●2 ●17	.0 7					
						●15 ●17	7					
						●2 ●2	-					
								50				drive probe refusal was 50 blows/1"
	c · L	Hand aud	per terminated at a dep	th of approximately 1.5 feet bgs. Driv	e probe	test tern	ninated	at a der	oth of a	pproxir	mately 8	B feet bgs. Groundwate

- Silt - ML - Silt	Geologi Soil a opsoil - dark brown avel, dry to moist lt (ML) - orange-bro otlets, moist, medi	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'13.34"N, Date Drilled: 5/21/2019 Logged By: Jacqui Boyer Lithology c Description of nd Rock Strata sandy silt with roots, rootlets and own sandy silt with gravel, some um stiff	) and 1	1778 5'07.	85000 73"W ve Prr ows F Inche	), Cam obe Per	ias, Wa	y Prope ashingto Samplir Fibin I	erty D on D G G	Drilling C Drilling N Drilling E Ground	Jumber: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 35
- Topsoil gra	Geologi Soil a opsoil - dark brown avel, dry to moist It (ML) - orange-bro otlets, moist, medi It (ML) - gray-brow	c Description of nd Rock Strata sandy silt with roots, rootlets and own sandy silt with gravel, some um stiff	GRAB 1	BI 6 • 6 • 1 • 6 • 6	ows P Inche	Per					Remarks
- Topsoil gra	Soil a opsoil - dark brown avel, dry to moist It (ML) - orange-bri otlets, moist, medii It (ML) - gray-brow	nd Rock Strata sandy silt with roots, rootlets and own sandy silt with gravel, some um stiff	GRAB 1	BI 6 • 6 • 1 • 6 • 6	ows P Inche	Per	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
- Silt - ML Silt - ML Silt - ML - Silt - ML - Silt 	avel, dry to moist It (ML) - orange-bro otlets, moist, medir It (ML) - gray-brow	own sandy silt with gravel, some um stiff	GRAB 2 GRAB 1	<ul> <li>6</li> <li>1</li> <li>7</li> <li>6</li> <li>6</li> <li>1</li> </ul>	1						
ML roo	otlets, moist, medii It (ML) - gray-brow	um stiff	GRAB 2 GRAB 1	• 7 • 6 • 6 • 1	2						
mo		n clayey silt with decomposed basalt,	GRAB 2	• 6 •1	2					33	easy digging
	UI31, 3UII		đ							28	digging difficulty increases
						•5	)				drive probe refusal was 50 blows/4"
											hand auger and drive prob refusal due to the presence of dense gravel/cobbles or bedrock
-											
-											
											5 feet bgs. Groundwater

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	12		Earth	Appen	dix	X	0	):	ŀ	ła	nd	Au				Item 4. Sheet 1 of 1
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'11.42"N, Date Drilled: 5/21/2019 Logged By: Jacqui Boyer	) and 1	17	788	350	00,	Mill: Carr	s Famil nas, Wa	y Prop ashingt	on D D	)rilling ( )rilling I )rilling I	Number: 19-033-1 Contractor: EEI Method: Hand Equ Equipment: Hand / Surface Elevation	lipment Auger
				Lithology	Sampling Data											
Depth (ft)	Water Level	Lithologic Symbol	Geologi Soil ar	c Description of nd Rock Strata	Sample		Driv Blo 6	ows Inc	Prob 5 Pe hes 2 42	r	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remark	<s< td=""></s<>
0		Tapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and			2									
-		ML		velly silt with sand, moist, very stiff		T		•2	7						hard digging	
1 –	-				_			~~	$\mathbf{i}$						drive probe refu	sal was 50
_										•	0				blows/3"	3di Wu3 30
2 —															hand auger and refusal on basal	
3 —																
-																
4 —	-															
-																
5 —																
-																
6 —																
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13 —	-															
-	-															
14 —																
15	1															
Note	es :	Hand au	ger terminated at a dep	th of approximately 1 foot bgs. Drive pr	obe te	est	ter	min	ate	d at	a depth	n of app	proxima	ately 1.	5 feet bgs. Ground	wate
enco	ount	tered at t	the time of exploration.	Boring loosely backfilled with excavated	l soil o	on	5/2	1/1	9. A	ppro	oximate	elevat	ion bas	sed on	Google Earth.	409

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	122		Earth	Appen	di>	X	С	: ⊦	ła	nd	Au	Paq Ige	r H	A-27 <i>Item 4.</i> Sheet 1 of 1			
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Investigation, 57-acre Mills Family Property Site Address: Parcel No.'s 177884000 and 177885000, Camas, Washington Location of Borehole: 45°37'10.62"N, 122°24'58.85"W Date Drilled: 5/21/2019 Logged By: Jacqui Boyer													
				I Lithology	Sampling Data												
Depth (ft)	Water Level	Lithologic Symbol	Soil ar	c Description of nd Rock Strata	Sample Number		Drive Blow 6 In		er S	% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks			
0 -		Topsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		Į	3 3										
1 —		ML	Silt (ML) - brown san medium stiff	dy silt with rounded gravel, moist,			8										
_		ML	Silt (ML) - brown grav	velly silt with sand, moist, stiff	GRAB 1		13						26	digging difficulty increases			
2 —					U			•30	)					hand auger refusal on dense gravel			
3 —								•3	3					drive probe refusal was 50 blows/2"			
_									•5	þ							
4 —																	
5 —																	
_																	
6 —																	
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10 —																	
12 —																	
_																	
13 —																	
14 —																	
15																	
15 Notes enco	s : I unt	Hand au ered at t	ger terminated at a dep he time of exploration. I	th of approximately 2 feet bgs. Drive pro Boring loosely backfilled with excavated	be te soil o	est on !	termi 5/21/	inate 19. A	d at a	a depth oximate	of app elevat	oroxima ion bas	ately 3.5 sed on	6 feet bgs. Groundwate Google Earth. 410			
L																	

				1										S CPA20-02			
	22		Earth	Appen	dix	X	С	:	На	nd	Au	Pag Ige	ge66 rH	A-28 <i>Item 4.</i> Sheet 1 of 1			
Engineers, Client: Lacamas North Shore LLC Project: Preliminary Geotechnical I							Report Number: 19-033-1 Divestigation, 57-acre Mills Family Property 200 and 177885000, Camas, Washington 200 and 177885000, Camas, Washington										
				Lithology							Samplii	ng Data	а				
Depth (ft)	Water Level	Lithologic Symbol	Geologi Soil a	Geologic Description of Soil and Rock Strata Fopsoil - dark brown sandy silt with roots, rootlets and					obe Per es	% Passing #200 Sieve	1	Plastic Limit	Moisture Content (%)	Remarks			
0 -		Tapsail	Topsoil - dark brown gravel, dry to moist	gravel, dry to moist													
1 –									•5	5p				drive probe refusal was 50 blows/1"			
2 —														hand auger and drive probe refusal on basalt			
3 —																	
4 —																	
5 —																	
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14 — - 15																	
Note	es : ount	Hand au ered at t	ger terminated at a dep he time of exploration.	th of approximately 1 foot bgs. Drive pr Boring loosely backfilled with excavated	obe te I soil c	est t on 5	erm 5/21	ninat /19.	ed at Appro	a depth oximate	n of app elevat	oroxima ion bas	ately 1.1 sed on	5 feet bgs. Groundwate Google Earth. 411			

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6	1		Earth	Appen	dix	X (	C:	Η	a	nd	Au	Paq Ige	ge67 <b>r H</b>	A-29 <i>Item 4.</i> Sheet 1 of
			estigat 0 and 122°2	1778	3850	00, C	Mills Cam	s Famil as, Wa	y Prop ashingt	erty D on D D	Drilling ( Drilling I Drilling	Number: 19-033-1 Contractor: EEI Method: Hand Equipment Equipment: Hand Auger Surface Elevation (ft msl): 349'		
				ithology		-					Samplii	ng Data		
Depth (ft)	Water Level	Lithologic Symbol						Probe Per hes		% Passing #200 Sieve	Liquid Limit	Plastic Limit	Moisture Content (%)	Remarks
0		Tapsail	Topsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		• 4								
- 1		ML	Silt (ML) - brown grav medium stiff to very s	velly silt with some sand, moist, tiff	GRAB 1		•17 •17 12						22	hard digging
2					GRAB 2	<b>•</b> 7							21	
3 —		ML	Silt (ML) - brown to o gravel, moist, mediur	range brown silt with sand and n stiff to stiff	GRAB 3	5							28	digging difficulty increases
4 —					8	• 5								hand auger refusal on dense gravel
- - -							12		•5	D				drive probe refusal was 50 blows/5"
6 — _														
7 —														
3														
) —														
) —														
ı — _														
2 —														
3 —														
4 —														
5														
				th of approximately 3.5 feet bgs. Drive on. Boring loosely backfilled with excav										

				1											6 CPA20-02	
	1P		Earth	Appen	di>	X	С		Η	a	nd	Au	Paq Ige	ge68 <b>r</b> H	A-30 <i>Item 4.</i> Sheet 1 of 1	
			Engineers, Inc.	Client: Lacamas North Shore LLC Project: Preliminary Geotechnical Inve Site Address: Parcel No.'s 177884000 Location of Borehole: 45°37'07.18"N, 7 Date Drilled: 5/21/2019 Logged By: Jacqui Boyer	Report Number: 19-033-1 vestigation, 57-acre Mills Family Property 0 and 177885000, Camas, Washington Drilling Method: Hand Equipment											
	T			Lithology	Sampling Data											
Depth (ft)	Water Level	Lithologic Symbol	Geologi Soil a	Geologic Description of Soil and Rock Strata psoil - dark brown sandy silt with roots, rootlets and					Drive Probe Blows Per 6 Inches 24 44 %			· · ·	Plastic Limit	e t (%)	Remarks	
0 -	-	Topsol	l opsoil - dark brown gravel, dry to moist	sandy silt with roots, rootlets and		•	5			-5	<b>.</b>					
1 –	-									• 5	5				drive probe refusal was 50 blows/3"	
2 —															hand auger and drive probe refusal on basalt	
3 —																
- 4 —																
- 5 —																
- 6																
-																
-																
8																
9 —																
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11 —																
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- 15																
Note ence	es : oun	Hand au tered at	iger terminated at a dep the time of exploration.	oth of approximately 1 foot bgs. Drive pro Boring loosely backfilled with excavated	be te soil o	est on 5	tern 5/21	nina /19	ited . Ap	at a pro	a depth ximate	n of app elevat	oroxima ion bas	ately 1 sed on	foot bgs. Groundwater v Google Earth. 413	

## APPENDIX D: SOIL CLASSIFICATION

APP	ARENT CONSI	STENCY OF COHESIVE	E SOILS (PEC	K, HANSON & THORNBURN 1974, AASHTO 1988)	ı 4.
Descriptor	SPT N60Pocket Penetrometer, Qp (tsf)Torvane(blows/foot)*Qp (tsf)(tsf)			Field Approximation	
Very Soft	< 2	< 0.25	< 0.12	Easily penetrated several inches by fist	
Soft	2 – 4	0.25 – 0.50	0.12 – 0.25	Easily penetrated several inches by thumb	
Medium Stiff	5 – 8	0.50 – 1.0	0.25 – 0.50	Penetrated several inches by thumb w/moderate effor	rt
Stiff	9 – 15	1.0 – 2.0	0.50 – 1.0	Readily indented by thumbnail	
Very Stiff	16 – 30	2.0 - 4.0	1.0 – 2.0	Indented by thumb but penetrated only with great effo	ort
Hard	> 30	> 4.0	> 2.0	Indented by thumbnail with difficulty	

 *  Using SPT  $N_{60}$  is considered a crude approximation for cohesive soils.

	ENSITY OF COHESIONLESS ILS (AASHTO 1988)
Descriptor	SPT N ₆₀ Value (blows/foot)
Very Loose	0 - 4
Loose	5 – 10
Medium Dense	11 – 30
Dense	31 – 50
Very Dense	> 50

PERCENT OR PROPORTION OF SOILS (ASTM D2488-06)									
Descriptor Criteria									
Trace	Particles are present but estimated < 5%								
Few	5 – 10%								
Little	15 – 25%								
Some	30 – 45%								
Mostly	50 – 100%								
Percentages are estimated to nearest 5% in the field. Use "about" unless percentages are based on laboratory testing.									

MOISTURE (ASTM D2488-06)									
Descriptor	Criteria								
Dry	Absence of moisture, dusty, dry to the touch, well below optimum moisture content (per ASTM D698 or D1557)								
Moist	Damp but no visible water								
Wet	Visible free water, usually soil is below water table, well above optimum moisture content (per ASTM D698 or D1557)								

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so	DIL PARTICLE SIZE (ASTM D2488-06)
Descriptor	Size
Boulder	> 12 inches
Cobble	3 to 12 inches
Gravel - Coarse Fine	³ / ₄ inch to 3 inches No. 4 sieve to ³ / ₄ inch
Sand - Coarse Medium Fine	No. 10 to No. 4 sieve (4.75mm) No. 40 to No. 10 sieve (2mm) No. 200 to No. 40 sieve (.425mm)
Silt and Clay ("fines")	Passing No. 200 sieve (0.075mm)

	U	NIFIED SO	IL CLASSI	FICATION SYSTEM (ASTM D2488)
	Major Division		Group Symbol	Description
Coarse	Gravel (50% or	Clean	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
Grained	more retained	Gravel	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
Soils	on No. 4 sieve)	Gravel	GM	Silty gravels and gravel-sand-silt mixtures
	$011100. \pm 51000)$	with fines	GC	Clayey gravels and gravel-sand-clay mixtures
(more than	Sand ( 50%	Clean	SW	Well-graded sands and gravelly sands, little or no fines
50% retained	Sand (> 50% passing No. 4 sieve)	sand	SP	Poorly-graded sands and gravelly sands, little or no fines
on #200		Sand	SM	Silty sands and sand-silt mixtures
sieve)	Sleve)	with fines	SC	Clayey sands and sand-clay mixtures
Fine Grained	Silt and Clay		ML	Inorganic silts, rock flour and clayey silts
Soils	(liquid limit < 50)		CL	Inorganic clays of low-medium plasticity, gravelly, sandy & lean clays
	(114010 111111 < 50)		OL	Organic silts and organic silty clays of low plasticity
(50% or more	Silt and Clay		MH	Inorganic silts and clayey silts
passing #200	(liquid limit > 50)		СН	Inorganic clays or high plasticity, fat clays
sieve)			OH	Organic clays of medium to high plasticity
Hig	hly Organic Soils		PT	Peat, muck and other highly organic soils



		GRAPHIC SYMBOL LEGEND	
GRAB	imes	Grab sample	
SPT		Standard Penetration Test (2" OD), ASTM D1586	
ST		Shelby Tube, ASTM D1587 (pushed)	
DM	mm	Dames and Moore ring sampler (3.25" OD and 140-pound hammer)	
CORE		Rock coring	
		-	

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#### APPENDIX F: SURCHARGE-INDUCED LATERAL EARTH PRESSURES FOR WALL DESIGN



#### **Kimbal Logan**

From: Sent: To: Subject: Attachments: Eva Hulse <eva@AINW.COM> Friday, June 7, 2019 11:46 AM Kimbal Logan FW: Mills Remainder Parcels: Archaeology Summary Figure 1 Project Location.pdf; Figure 2 Shovel Tests.pdf; Table 1.pdf



Eva L. Hulse, Ph.D., R.P.A. | AINW Senior Geoarchaeologist eva@ainw.com | C 971.645.1939

Archaeological Investigations Northwest, Inc. 3510 NE 122nd Ave | Portland, OR 97230 O 503.761.6605 ext. 219 | from Vanc. 360.696.7473 | ainw.com

From: Eva Hulse
Sent: Thursday, March 14, 2019 10:50 AM
To: 'Kimbal Logan'; 'Mark Martel (karenmartel@comcast.net)'
Cc: Jo Reese; Kristen Fuld
Subject: Mills Remainder Parcels: Archaeology Summary

Kimbal and Mark,

Archaeological fieldwork for the Mills Remainder Parcels was conducted on March 11 through 13, 2019 by AINW archaeologists Lea Loiselle, B.A., Colin Skinner, B.S., and Vernon J. Veysey, B.A., and directed by AINW Supervising Archaeologist Kristen A. Fuld, M.A., R.P.A. The field crew conducted a pedestrian survey of the property and excavated 19 shovel tests (Table 1; Figures 1 and 2).

During the pedestrian survey, AINW archaeologists walked meandering transects that were roughly oriented northsouth and east-west, at 15-to-20-meter (50-to-65-foot) intervals. Mineral soil visibility was low, less than 10%. No evidence of an archaeological site was found during the pedestrian survey.

Nineteen 30-centimeter (cm) (12-inch [in]) diameter shovel tests were excavated (Table 1; Figure 1). Sediments from the shovel tests were manually screened through nested 6.4- and 3.2-millimeter (¼- and ‰-in) mesh hardware cloth. The shovel tests were backfilled upon completion, and were mapped using a Trimble Geo 7X Global Positioning System unit. Soils were shallow and rocky. Soils generally consisted of a surface layer of organic-rich very dark brown sandy silt that was about 15 cm (6 in) thick overlaying brown fine-grained silty sand. Basalt gravels were abundant, representing weathered bedrock. Basalt bedrock was encountered in seven of the shovel tests, between depths of 12 and 31 cm (5 and 12 in) below the surface (Table 1). No evidence of an archaeological site was found during shovel testing.

AINW recommends that a predetermination report will be needed by the City of Camas for development review. The results of this study can be integrated into the predetermination report. Further archaeological fieldwork (e.g. a survey-level study) would not be needed, because an archaeological resource is not likely to be present.

Eva Hulse, Ph.D., R.P.A. || Senior Geoarchaeologist Archaeological Investigations Northwest, Inc. (AINW) 3510 NE 122nd Avenue, Portland, Oregon 97230 Item 4

ltem 4.

From: Eva Hulse
Sent: Wednesday, March 13, 2019 4:39 PM
To: 'Kimbal Logan'
Cc: 'Mark Martel (karenmartel@comcast.net)'; Jo Reese; Kristen Fuld
Subject: Mills Remainder Parcels: Archaeology update

#### Kimbal and Mark,

AINW has completed the field study of the Mills Remainder Parcels. We'll send our full summary once the map is ready for you tomorrow. Long story short: we did not find an archaeological site.

Eva Hulse, Ph.D., R.P.A. || Senior Geoarchaeologist Archaeological Investigations Northwest, Inc. (AINW) 3510 NE 122nd Avenue, Portland, Oregon 97230 P 503-761-6605 || from Vancouver 696-7473 || F 503-761-6620 Cell 971-645-1939 || email: eva@ainw.com || www.ainw.com



Figure 1. The Mills Remainder Parcels project area in the city of Camas, Washington.



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Figure 1. Aerial overview of the surveyed parcels showing the locations of shovel tests. The aerial imagery is enhanced with 2017 LiDAR elevation data courtesy of the Washington Department of Natural Resources.

#### TABLE 1

#### **RESULTS OF SHOVEL TESTS**

Shovel Test No.	Depth of Excavation (centimeters below surface)	Results
ST-1	50	No Artifacts
ST-2	50	No Artifacts
ST-3	51	No Artifacts
ST-4	51	No Artifacts
ST-5	50	No Artifacts
ST-6	50	No Artifacts
ST-7	53	No Artifacts
ST-8	31*	No Artifacts
ST-9	31*	No Artifacts
ST-10	15*	No Artifacts
ST-11	50	No Artifacts
ST-12	54	No Artifacts
ST-13	16*	No Artifacts
ST-14	12*	No Artifacts
ST-15	50	No Artifacts
ST-16	23*	No Artifacts
ST-17	15*	No Artifacts
ST-18	50	No Artifacts
ST-19	55	No Artifacts

*Shovel test encountered basalt bedrock and was terminated.

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## **LEGACY LANDS MASTER PLAN**

**A Vision for Conservation and Recreation** 

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LEGACY LANDS MASTER PLAN: ADVISORY COMMITTEE MEETING #3



A Vision for Conservation and Recreation

> In the early 1980's talk of a trail around Lacamas Lake surfaced with Clark County parks staff. The early talks and vision led to heritage trail being a part of the Lacamas Shores development.

> > 2007 – Parks, Recreation, and, Open Space Comprehensive Plan takes a look at the north shore that was outside city limits at the time

2007 — City Annexes north shore area

2001-Lacamas Corridor Master Plan was developed. Envisioned Parks, Recreation, and Open Space opportunities from Lacamas Creek to the mouth of the Washougal River.

#### 2018 to present - Camas has acquired 71 acres in the north shore area (Legacy Lands project)

2018 - Camas receives \$2.6 million to acquire property on the north shore

2008-2012 - First North Shore Acquisition Grant was received (\$783,390) for 72 acres on Lacamas Lake

2014 - Parks, Recreation, and

incorporates north shore land

**Open Space Comprehensive Plan** 

2018 - Camas Strategic Plan was developed and list the protecting the backdrop of Lacamas Lake on the north shore as a key objective

2019 – Legacy Lands · Master Plan Begins

2016 – North Shore Lacamas Lake Vision for Recreation and Conservation Plan was developed in partnership with Columbia Land Trust

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2014 - Clark County Conservation Areas Acquisition Plan list north shore as priority project

## **Planning Documents and Support Materials**

- Lacamas Corridor Master Plan
- City of Camas Capital Facilities Plan
- Camas Parks, Recreation, and Open Space Comprehensive Plan
- Clark County Conservation Areas Acquisition Plan
- 2018-2020 City of Camas Strategic Plan
- North Shore Lacamas Lake Vision Plan



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## **Legacy Lands Master Plan: Guiding Principles**

- Accommodate Recreational Trails and Promote Bicycle and Pedestrian Connectivity.
- Connect to the Planned Regional Trail Network.
- Provide Access and Facilities for Active Recreational Uses.
- Preserve and Restore High Quality Native Habitats.
- Preserve the Visual Quality and Key Landmarks along the North Shore of Lacamas Lake.







### **Transportation Connections**

wsp

Northbound Lane Southbound Lane Proposed Trail Existing Trail Future Transportation Parking/Trailheads









## What we heard.

- Leadbetter Road:
  - Preference is to close Leadbetter Road to vehicle traffic
  - Might need short-term or one-way access (TBD)
  - Maintain access to shoreline and boat launch areas
  - Leadbetter Road transfers into Multi-use Trail
- Future Development Connection:
  - What does the infrastructure look like for new development?
  - Transportation Plan in process
  - Subarea Plan in process





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Transportation Section Legacy Lands Master Plan | Camas, WA | January 2020





**NSD** 



Item 4.

## What we heard.

- Trail Connection:
  - Multi-use trails for recreation and commuting
  - Variety of trail experience wide multi-use vs. narrow rustic
  - Maintain the natural, primitive setting and experience
  - Consider cost and maintenance requirements: paved, gravel, natural
  - Trails with a natural meandering, curvy theme with varies elevations
  - Give people options to connect to different trails, creating loops rather than out-and-backs
  - Spread out users to keep a more secluded feel
- Water Connection:
  - Provide a paddling launch and water access near Camp Currie
  - Improve the WDFW boat launch -motorized, paddle launch, and water access
  - Recommend: Round Lake paddling launch site off 35th Ave
  - Maximize parking to north side of the lake
  - Increased and Improved access to the shoreline



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# **Next Steps**

- Parks Commission Presentation Jan. 16th, 2020
- North Shore Subarea Plan Visioning Feb. 4th, 2020
- Incorporate into Subarea Plan
- Finalize coordination with property owners
- Partnerships and Funding



Item 4.









# PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

**This AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY AND ESCROW INSTRUCTIONS** (the "Agreement") is made and entered into effective as of December  $\frac{11/30}{2018}$  (the "Effective Date"), by and between The Mills Family LLC ("Seller"), and The City of Camas, Washington ("Buyer") with reference to the following facts:

# **RECITALS:**

- A. Seller is the owner of that certain real property located in the City of Camas (the " City"), County of Clark (the " County"), State of Washington, consisting of the following five Tax Lots:
  - Tax Lot #38, Section 27, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 175720000 containing approximately 3.02 acres and containing the approximate approximately 3,864 square foot Leadbetter House plus an approximate 1,152 square foot unfinished basement plus an approximate 1,800 square foot general purpose building, plus a storage shed and gazebo, hereinafter Tax Lot #38.
  - Tax Lot #27, Section 34, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 177903000 containing approximately 3.96 acres and containing the approximate approximately 1,867 square foot Pomaria House plus an approximate 495 square foot detached garage, hereinafter Tax Lot #27 shall.
  - Tax Lot #7, Section 34, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 177884000 containing approximately 35.7 acres, hereinafter Tax Lot #7.
  - Tax Lot #8, Section 34, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 177885000 containing approximately 21.02 acres, hereinafter Tax Lot #8.
  - Tax Lot #28, Section 34, Township 2 North, Range 3 East, Willamette Meridian, also described as Property Identification Number (PIN) 177904000 containing approximately 26.46 acres, hereinafter Tax Lot #28.
- **B.** It is the intention of the Buyer and Seller to have the Buyer buy from Seller Tax Lot 38, Tax Lot 27, the portion of Tax Lot 7 designated as Public Property in Exhibit B to this Agreement, and the portion of Tax Lot 28 designated as Public Property in said Exhibit B, hereinafter "properties".
- **C.** The purpose of this Agreement is to set forth the terms and conditions agreed upon between Seller and Buyer with respect to the purchase and sale of the properties.

# AGREEMENT:

**NOW, THEREFORE,** in consideration of the mutual covenants and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Survey Completion**. In order to create the legal lots of correct size to correspond as closely as possible to the lot lines depicted in Exhibit B, Seller shall hire a licensed surveyor to complete a



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survey of the different properties to help create the parcels as depicted. The survey shall be completed to allow timely closing. The costs of the survey work and other special professional services to complete the survey and record the adjusted lots shall be shared by Buyer and Seller equally.

- 2. **Purchase and Sale**. Subject to the terms and conditions set forth in this Agreement, Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller, the properties.
  - 2.1. **Purchase Price**. The purchase price shall be Two Million Five Hundred Thousand Dollars (\$2,500,000).
  - 2.2. Payment. The Purchase Price shall be payable as follows:

2.2.1. **Earnest Money Deposit.** Concurrently with the "Opening of Escrow" (as that term is defined below), Buyer shall deposit with "Escrow Holder" (as that term is defined below), in immediately available funds, the amount of Twenty Five Thousand Dollars (\$25,000) (the "Earnest Money Deposit"), which shall be held in an interest bearing account, with interest accruing thereon becoming a part of the Earnest Money Deposit for all purposes hereunder. The Earnest Deposit shall be held by Escrow in accordance with the following instructions: (i) The Deposit shall be considered earnest money and shall be fully refundable to Buyer during the Feasibility Period, as that term is defined in Section 4.1.1 below (the "Earnest Money"); (ii) In the event that Buyer delivers the "Approval Notice," as that term is defined in Section 5.1.1 below, the Earnest Money Deposit shall be deemed non-refundable to Buyer and the Escrow Holder shall promptly release all such Earnest Money to Seller. The Earnest Money Deposit Earnest Money released to Seller hereunder shall be applicable as a credit toward the Purchase Price.

2.2.2. **Remaining Cash Payment**. On or before the Closing Date, Buyer shall deposit with Escrow Holder the full Purchase Price less the amount of the Initial Deposit (\$2,500,000 less \$25,000 or \$2,475,000), plus Buyer's share of the closing costs set forth in Section 5.6 below. All funds deposited in Escrow shall be disbursed by Escrow Holder in accordance with Section 6 below. For purposes of this Agreement, the amount required to be deposited by Buyer for the Closing pursuant to this Section 2.2.2 shall be referred to herein as the "Remaining Cash Payment".

3. **Opening of Escrow**. Concurrently with the mutual execution of this Agreement, Seller and Buyer shall open an escrow (the "Escrow") with First American Title Insurance Company at its Greenwood Drive Branch in Vancouver, WA ("Escrow Holder") with Shelby Caufman as Escrow Officer, by delivering an executed copy of this Agreement to Escrow Holder. As used in this Agreement, the term "Opening of Escrow" shall mean the date on which a fully executed copy of this Agreement is delivered to Escrow Holder by Seller and Buyer, and Escrow Holder has received the Earnest Money Deposit. Upon receipt of the fully executed copy of this Agreement and the Earnest Money Deposit, Escrow Holder is hereby instructed to open the Escrow, to advise the parties of the date of the Opening of Escrow, to sign the last page of this Agreement, and to deliver a signed copy of the last page of this Agreement to both Seller and Buyer. This Agreement shall constitute escrow instructions to Escrow Holder, together with Escrow Holder's general provisions. If there is any



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conflict between the provisions of this Agreement and Escrow Holder's general provisions, the provisions of this Agreement shall control.

# 4. CONDITION OF TITLE:

- 4.1. Preliminary Title Report. On or before the end of the Feasibility Period, Buyer shall have approved those covenants, conditions, restrictions, rights of way, easements, reservations and other matters of record, as disclosed in the Preliminary Title Report for the Property to be issued by Escrow Holder (the "Title Company"), promptly following the Effective Date, together with copies of the documents of record evidencing such title exceptions and plotted easements (collectively, the "Title Report"). In the event Buyer objects to or disapproves any exceptions in the Title Report, Buyer shall deliver written notice to Seller of Buyer's objections ("Buyer' s Notice") prior to the expiration of the Feasibility Period. Seller shall have five (5) business days from receipt of Buyer's Notice to either (i) cure or agree to cure at or prior to the Closing Buyer's objection(s), or (ii) elect not to cure such objection(s). In the event Seller elects not to cure any of Buyer's objections or fails to respond to Buyer's Notice within such five (5) business day period (which shall be deemed Seller's election not to cure any of Buyer's objections other than monetary encumbrances, as provided below), Buyer shall have five (5) business days thereafter to either: (a) waive such objection(s), or (b) cancel the escrow and terminate this Agreement. In the event of the termination of this Agreement pursuant to the foregoing, Escrow Holder shall promptly disburse any amount remaining in the Due Diligence Fund to Seller, return the Earnest Money to Buyer, and neither party shall have any further rights, duties or obligations under this Agreement, except those that by their express terms survive the termination of this Agreement. The exceptions to title that Buyer approves or is deemed to have approved shall be referred to as "Permitted Title Exceptions;" provided, however, that the Permitted Title Exceptions shall not include, and Seller shall remove at or before the Closing, and shall cause the Property to be delivered free and clear of, any deeds of trusts, mortgages, delinquent taxes and assessments, mechanics' liens and/or any other monetary liens encumbering the Property, and Buyer need not object thereto.
- 4.2. **Buyer's Investigation**. During the term of the Escrow, Buyer shall have the right, at Buyer's sole expense, to conduct such independent investigations as Buyer deems necessary or appropriate concerning the condition, use, sale, development or suitability of the Property for Buyer's intended purposes.
- 4.3. **Right to Enter**. Seller hereby grants to Buyer, and its agents, employees, contractors and consultants, the right to enter upon the Property during the term of the Escrow for the purpose of conducting feasibility studies and physical examinations of the Property at Buyer's sole cost and expense, including environmental testing and soils and geotechnical analyses and tests. Buyer hereby agrees to indemnify, protect, defend and hold Seller and the Property free and harmless from and against any and all loss, cost, liability or expense (including reasonable attorneys' fees) to the extent caused by or arising from such entry by Buyer, its agents, employees, contractors or consultants, upon the Property, and from all mechanic's, material men's and other liens resulting from any such entry; provided that such obligations of Buyer will not apply to the extent any loss, cost, liability or expense (i) is caused by the negligence or intentional misconduct of Seller or its agents, employees, contractors or



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consultants, or (ii) relates to preexisting conditions, including any environmental conditions, affecting the Property that were merely discovered and not exacerbated by Buyer or its agents, employees, contractors or consultants. Buyer shall promptly repair any damage to the Property caused by Buyer, its agents, employees, contractors, or consultants, reasonable wear and tear excepted.

- 4.4. **"As-Is" Sale**. Except for Seller's covenants, representations, warranties and other obligations set forth in this Agreement, Buyer acknowledges and agrees that, in the event Buyer acquires the Property, Buyer is acquiring the Property in its "AS IS" condition.
- 5. CONDITIONS:
  - 5.1. **Conditions for the Benefit of Buyer**. Buyer's obligation to acquire the Property and the Closing of each parcel, shall be conditional and contingent upon the satisfaction, or waiver by Buyer, as and when required below, of each of the following conditions (collectively, the "Buyer Conditions"):
    - 5.1.1. Feasibility Review. On or before the date that is forty-five (45) days following the Effective Date or January 15, 2019 whichever date is sooner (the "Feasibility Period"), Buyer shall have approved, in Buyer's sole and absolute discretion, the feasibility of Buyer's acquisition and development of the Property based on Buyer's inspection, review and analysis of the Property, the Property Documents and any other documents, materials, studies, reports, agreements, matters of record or otherwise that Buyer desires to review. In the event Buyer approves of its feasibility review of the Property, Buyer shall deliver written notice thereof to Seller and Escrow Holder prior to the expiration of the Feasibility Period (the "Approval Notice"). If Buyer has not delivered the Approval Notice prior to the expiration of the Feasibility Period, or in the event Buyer elects to terminate this Agreement prior to the expiration of the Feasibility Period by written notice of such termination to Seller, this Agreement shall automatically terminate, in which event the Earnest Money Deposit shall be returned to Buyer, and the parties shall have no further rights, duties or obligations under this Agreement, except those that by their express terms survive the termination of this Agreement. In the event Buyer delivers the Approval Notice on or prior to the expiration of the Feasibility Period, this Buyer Condition shall be deemed satisfied for the closing of the Property.
    - 5.1.2. **Surveying and Short Platting of the Property**. The new Tax Lots to be purchased by the Buyer shall be created and recorded.
    - 5.1.3. **Representations and Warranties**. On the Closing Date, the representations and warranties of Seller set forth in Article 7 below shall be true and correct in all material respects.
    - 5.1.4. **No Default**. As of the applicable Closing, Seller shall not be in default under this Agreement.



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- 5.1.5. **Deliveries**. With respect to the Closing, Seller shall have delivered to Escrow Holder those documents and funds required to be delivered by Seller pursuant to Section 5.2 below.
- 5.1.6. Title Insurance. Title Company shall be unconditionally committed to issue to Buyer, as of the applicable Closing, an ALTA Standard Owner's Policy of Title Insurance, with liability limits equal to the Purchase Price of the parcel(s) being purchased at such Closing, insuring fee title to such parcel(s) vested in Buyer, subject only to the " Permitted Title Exceptions" (the "Title Policy"). Notwithstanding the foregoing, Buyer shall have the right to obtain an ALTA Extended Owner's Policy of Title Insurance in lieu of the ALTA Standard Owner's Policy of Title Insurance pays all excess costs in connection therewith and the obtaining of any survey necessary for the substitution of such title policy does not delay the applicable Closing Date.
- 5.1.7. **Approval of Camas City Council**. Closing of this sale is subject to and contingent upon approval of this Agreement by the City of Camas City Council
- 5.1.8. Failure of Buyer Conditions. If any of the Buyer Conditions with respect to the parcel(s) being purchased at a Closing has not been satisfied as of the applicable Closing Date, then Buyer shall have the right to (a) waive such Buyer Condition as a condition precedent to the Closing, which waiver must be by written notice to Seller and Escrow Holder prior to the Closing Date, or (b) terminate this Agreement and the Escrow by written notice of termination delivered to Seller and Escrow Holder. In the event of the termination of this Agreement by reason of the failure of any Buyer Condition, the Deposit shall be returned to Buyer, each party shall pay one- half of any escrow and title cancellation charges, and neither party shall have any further rights, duties or obligations under this Agreement.
- 5.2. **Conditions for the Benefit of Seller**. Seller's obligation to sell the Property and the Closing of each parcel, shall be conditional and contingent upon the satisfaction, or waiver by Seller, as and when required below, of each of the following conditions (collectively, the "Seller Conditions"):
  - 5.2.1. Leadbetter House and Pomaria House. During the Feasibility Period, Buyer shall confirm to Seller that Buyer intends to use the Leadbetter Properties and the Pomaria Properties for public purposes that meet with the intentions of the Mills Family in selling the properties to a public entity like the Buyer, with the exception of short term residential tenancy at Buyer's discretion. Buyer shall also confirm to Seller that the Leadbetter House will retain the name Leadbetter House and that some type of memorial commemorating the history of the Mills Family and their ancestors and their role in creating and maintaining the property on the Lake will be dedicated on the Property. Use of the property by the City of Camas for retreats, rentals, and outdoor recreation are all uses acceptable to the Mills Family.
  - 5.2.2. **Modification of DA / Comp Plan and Zone Amendment.** At any point prior to or following closing, Seller may pursue modification of the existing Development Agreement by execution of all parties thereto for review and approval by the City,



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subject to the applicable procedural rules and regulations on the condition that in the event the Development Agreement with acceptable signatures is submitted to the City on or before March 1, 2019, the City will use best efforts to include consideration of comp plan zoning consistent with Exhibit B during the 2019 City of Camas annual comp plan review cycle. Should no final amended Development Agreement be recorded by July 15, 2019, the City shall have no further obligations associated with comp plan review for 2019. After closing of the sale herein, the City of Camas would consent to a modified Development Agreement being submitted for consideration and approval by City Council through the requisite public hearing process.

In the alternative, Seller and City agree to proceed in good faith and with best efforts to pursue related Comprehensive Plan amendments and Zoning Map changes during the City of Camas annual review cycle beginning January 2020, with the intent of best efforts to amend the comp plan and zoning consistent with Exhibit B within the same year and upon expiration of the existing Development Agreement.

5.2.3. Failure of Seller Conditions. If any of the Seller Conditions with respect to the parcel(s) being purchased at a Closing has not been satisfied as of the applicable Closing Date, then Seller shall have the right to (a) waive such Seller Condition as a condition precedent to the Closing, which waiver must be by written notice to Buyer and Escrow Holder prior to the Closing Date, or (b) terminate this Agreement and the Escrow by written notice of termination delivered to Buyer and Escrow Holder. In the event of the termination of this Agreement by reason of the failure of any Seller Condition, the Deposit shall be returned to Buyer, each party shall pay one- half of any escrow and title cancellation charges, and neither party shall have any further rights, duties or obligations under this Agreement.

# 6. CLOSE OF ESCROW:

- 6.1. **Date of Closing**. Buyer and Seller agree to close this transaction on or before 10 days from the date of Buyer's approval of its Feasibility Review in accordance with Section 4.2 above, but in no event shall any Closing occur after January 31, 2019 (the "Outside Closing Date"), unless the Outside Closing Date has been extended in a writing signed by both Buyer and Seller. In the event Buyer desires to proceed to Closing prior to the Outside Closing Date, Buyer shall provide written notice of such election to Seller and Escrow Holder identifying the Closing Date of such purchase, which Closing Date shall be no earlier than ten (10) days following delivery of such written notice.
- 6.2. **Deliveries by Seller to Escrow Holder**. With respect to each Closing, Seller hereby covenants and agrees to deliver to Escrow Holder, at least one (1) business day prior to the Closing Date applicable to such Closing, the following instruments and documents, the delivery of each of which shall be a condition to the applicable Close of Escrow for the benefit of Buyer:
  - 6.2.1. **Grant Deed**. Seller's Statutory Warranty Deed for the parcel being purchased at such Closing (the "Deed") in the form as agreed to by the parties.



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- 6.2.2. **Non-Foreign Certificate**. An affidavit satisfying the requirements of Section 1445 of the Internal Revenue Code of 1986, as amended, and the regulations thereunder, duly executed by Seller (the "Certificate of Non-Foreign Status").
- 6.2.3. **Closing Costs**. Seller's portion of the escrow fees, prorations, and other charges relating to the Closing, except that Seller may instruct Escrow Holder to deduct such closing costs and prorations from the amount due Seller at the Close of Escrow.
- 6.2.4. **Other Documents**. All other documents required hereunder or otherwise reasonably required by Escrow Holder to be deposited by Seller to close the Escrow, including, but not limited to, an Owner's Affidavit regarding the status of the Property and title thereto.
- 6.3. **Deliveries by Buyer to Escrow Holder**. With respect to each Closing, Buyer hereby covenants and agrees to deliver to Escrow Holder, at least one (1) business day prior to the Closing Date applicable to such Closing, the following items, the delivery of each of which shall be a condition to the Close of Escrow for the benefit of Seller:
  - 6.3.1. **Remaining Cash Payment**. The Remaining Cash Payment applicable to the parcel being purchased at such Closing, in immediately available funds.
  - 6.3.2. **Closing Costs.** All funds necessary to pay Buyer's share of the closing costs and prorations for the parcel being purchased at such Closing in accordance with the terms of this Agreement.
  - 6.3.3. **Other Documents**. All other documents required hereunder or otherwise reasonably required by Escrow Holder to be deposited by Buyer to close the Escrow.

6.4. **Disbursements and Other Actions by Escrow Holder**. At each Closing, when all required funds and documents applicable to such Closing have been deposited into Escrow by the appropriate parties, Escrow Holder shall promptly undertake each of the following actions in the following order:

- 6.4.1. **Record the Deed**. Cause the Deed to be recorded in the Official Records of the County;
- 6.4.2. **Disburse Closing Funds**. Disburse all funds deposited with Escrow Holder by Buyer in payment of the Purchase Price (including, with respect to the Final Closing, the applicable portion of the Deposit), and in payment of Buyer's share of any Escrow closing costs and prorations, as follows:
- 6.4.3. **Disburse Seller Proceeds.** Disburse to Seller the Purchase Price due Seller less the amount of all items chargeable to the account of Seller, including, without limitation, the amount of any deeds of trust, mechanic's liens or other monetary encumbrances to be paid by Seller, and Seller's share of any Escrow closing costs and prorations;
- 6.4.4. **Disburse Buyer's Expenses or Proceeds.** Deduct from the Remaining Cash Payment all items chargeable to the account of Buyer, including, without limitation, Buyer's share of Escrow closing costs and all other such items chargeable to the account of Buyer, returning the excess of such funds, if any, to Buyer;



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- 6.4.5. **Deliver Copies of Buyer's Documents**. Deliver a conformed copy of the Deed, a copy of the Certificate of Nonforeign Status, and copies of all other closing documents to Buyer;
- 6.4.6. **Deliver Copies of Seller's Documents**. Deliver copies of all closing document to Seller; and
- 6.4.7. Deliver Title Policy. Cause the Title Policy to be issued and delivered to Buyer.
- 6.5. **Escrow Cancellation.** If Escrow is not in condition to close each escrow by the agreed upon Closing Date, Escrow Holder shall continue to comply with the instructions contained herein until a written demand has been made by a party hereto for the cancellation of the Escrow, as described below. Escrow Holder shall notify the other party of any such demand.
- 6.6. Costs and Prorations.
  - 6.6.1. Escrow and Other Costs. Buyer shall share equally the Escrow Holder's escrow fees for the Escrow. Buyer shall bear the cost of all documentary transfer taxes. Seller shall pay cost of the of the ALTA Standard Title Policy. Buyer shall pay the additional cost of any extended coverage (including without limitation any additional survey cost), ALTA lender's or other title policy in excess of the cost of the ALTA Standard Title Policy, including the cost of any title endorsements desired by Buyer. Buyer and Seller shall each bear their own respective legal and accounting costs, if any, outside of Escrow. All recording costs or fees and all other costs or expenses not otherwise provided for in this Agreement shall be paid pursuant to normal charges as determined by the Escrow Officer. As provided by law, this transaction will be exempt from any real estate excise tax.
  - 6.6.2. **Property Taxes and Assessments**. If applicable and otherwise not exempt by law, Purchaser shall assume and pay when due all deferred open space, timber or other deferred taxes or assessments for the Property including, but not limited to, so-called "Rollback" or "Recapture" taxes which may become due upon transfer of the Property. At Closing, excepting the deferred taxes and assessments being assumed by Purchaser, all general and special taxes, assessments, fees and charges of any type (including without limitation, any for water, sewer, irrigation and special districts) including Real Property taxes and assessments shall be prorated between Purchaser and Seller as of the date of Closing.
- 6.7. **Reporting Responsibilities**. Any returns, statements or reports required to be filed under Section 6045(e) of the Internal Revenue Code of 1986 (or any similar reports required by state or local law) relating to the Property shall be filed by Escrow Holder. In no event shall this Agreement be construed so as to require that such returns, reports or statements be filed by Buyer or Buyer's counsel, or by Seller or Seller's counsel. Escrow Holder shall provide evidence to Buyer and Seller of its compliance with the provisions of this Section 6.7.
- 7. **REPRESENTATIONS and WARRANTIES OF SELLER.** Seller hereby represents and warrants to Buyer as of the date of this Agreement, as follows:



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- 7.1. **Due Formation: Requisite Action**. Seller has legal title to the Property and has the legal power, right and actual authority to bind Seller to the terms hereof.
- 7.2. **Enforceability**. This Agreement constitutes the legal, valid and binding obligation of Seller, enforceable against Seller in accordance with its terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting or limiting rights of contracting parties generally.
- 7.3. **No Conflict**. Neither this Agreement nor the consummation of the transactions contemplated by this Agreement will violate, be in conflict, or otherwise result in a default under any agreement or instrument to which Seller is a party or by which Seller is bound, or any judgment, decree, order, statute, rule or regulation applicable to Seller.
- 7.4. **Income Tax Information**. Seller is not a non-resident alien, a foreign corporation, a foreign partnership, a foreign trust, or a foreign estate (as those term s are defined in the United States Internal Revenue Code and Income Tax Regulations) for purposes of United States income taxation.
- 7.5. **Hazardous Materials**. Seller has not introduced, or knowingly permitted any other party to introduce, any hazardous materials, hazardous substances or hazardous waste on or under the Property, and Seller has no actual knowledge of the past or present existence of any hazardous materials, hazardous substances or hazardous waste on or under the Property.
- 7.6. Litigation. There is no pending or, to Seller's actual knowledge, threatened lawsuits, legal actions, administrative proceedings, or claims affecting or relating to the Property or any portion thereof.
- 7.7. **Condemnation**. There are no condemnation proceedings, eminent domain proceedings or similar actions or proceedings now pending against the Property, and, to Seller's actual knowledge, Seller is not aware that any such proceedings or actions have been threatened against the Property.
- 7.8. **No Rights**. Seller has not granted any option, right of first refusal, or other similar rights to acquire the Property or any portion thereof to any other person or entity, and has not entered into any lease for all or any portion of the Property with any other person or entity, and Seller has no actual knowledge of any lease of or claim of right to possession of the Property or any portion thereof. There exists no contract, option, right of first refusal, or other agreement or instrument of any kind which grants to any person or entity other than Buyer the present or future right to purchase or otherwise acquire any interest in the Property or any part thereof.
- 7.9. **No Survival**. The representations and warranties of Seller contained in this Article 7 and any other representations and warranties of Seller contained elsewhere in this Agreement shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of t
- 8. **REPRESENTATIONS AND WARRANTIES OF BUYER**. Buyer hereby represents and warrants to Seller as of the date of this Agreement, as follows:



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- 8.1. **Due Formation; Requisite Action**. Buyer is a legal entity in the State of Washington. Buyer has taken all necessary action to authorize the execution, delivery and performance of this Agreement. The individuals executing this Agreement on behalf of Buyer have the legal power, right and actual authority to bind Buyer to the terms hereof.
- 8.2. **Enforceability**. This Agreement constitutes the legal, valid and binding obligation of Buyer, enforceable against Buyer in accordance with its terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting or limiting rights of contracting parties generally.
- 8.3. **No Conflict**. Neither this Agreement nor the consummation of the transaction contemplated by this Agreement will violate, be in conflict, or otherwise result in a default under any agreement or instrument to which Buyer is a pa1iy or by which Buyer is bound, or any judgment, decree, order, statute, rule or regulation applicable to Buyer.
- 8.4. **No Survival**. The representations and warranties of Buyer contained in this Article 8 and any other representations and warranties of Buyer contained elsewhere in this Agreement shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of the

# 9. CERTAIN OBLIGATIONS REGARDING PROPERTY.

- 9.1. **General Assignment and Bill of Sale**. Seller agrees on closing to assign to Buyer all of Seller's right, title and interest, if any, in and to all warranties, guaranties, indemnities, licenses, permits, plans, maps, deposits, credits, reimbursements, approvals, and rights pertaining to the parcel(s) being purchased at such Closing.
- 9.2. **Processing of Entitlements**. From and after the date hereof, both Buyer and Seller shall have the right to process entitlements with the City and other appropriate governmental agencies necessary for the development of the Property they will end up owning as contemplated by each. Seller and Buyer agrees to cooperate with each other in connection with all aspects of the processing of the entitlements necessary for their respective Properties and agrees to assist each other as needed in connection with each party's efforts to obtain necessary governmental approvals for such entitlements, including executing any and all applications to the City and other governmental agencies and signing such other documents as may be reasonably requested by either party to process the approval of such entitlements.
- 9.3. **Property Entitlements**. In the event the consent of the City or any other governmental entity is required to transfer any agreements or entitlements relating to the development of the Property from Seller to Buyer, Seller and Buyer agree to cooperate to obtain any such consent from the City or other governmental agency as necessary for the transfer of such rights and benefits to Buyer to be effective at the Close of Escrow. Seller agrees not to amend, modify or terminate any agreements or entitlements applicable to the Property without the prior written consent of Buyer, which consent shall not be unreasonably withheld or delayed.
- 9.4. Access to Remainder Property. After the closing of the sale herein to Buyer, Seller will still own the unsold remaining portions of Tax Lots 0000177884 and 0000177885 (the "Remainder Property"). Buyer agrees to grant Seller or future potential Purchasers of said Remaining



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Property access through the Buyer's Property purchased for the purpose of making surveys, soil studies, archeological studies, or other normal feasibility studies related to the development of the Remainder Property upon reasonable conditions to be established by Buyer for a period not to exceed one year. Seller or any future prospective Purchaser of the Remainder Property shall agree to hold Buyer harmless from any liability coming from such investigations and to return the Buyer Property to its original condition or better on conclusion of such investigations.

# 10. DEFAULT.

10.1. Buyer's Default. In the event the Final Closing for either the Purchase of Parcel 1 or Parcel 2 does not occur by the Closing Date agreed upon herein by reason of the Default of Buyer, which default is not cured within ten (10) business days after written notice is given by Seller to Buyer, Seller shall be entitled to the following remedies; (i) to enforce Specific Perfo1mance of this Agreement or (ii) to other relief to which Seller may otherwise be entitled by virtue of this Agreement or by operation of law arising by reason of Buyer's Default or, (iii) to terminate this Agreement and the Escrow by giving written notice to Buyer and Escrow Holder and to receive the Deposit(s) in Escrow as Liquidated Damages. In the event Seller chooses to terminate the Agreement on Buyer's Default and to accept the Earnest Money Deposit(s) as Liquidated Damages, then Seller and Buyer agree to recognize and acknowledge that the Property has been and will be removed from the market for a substantial period of time by reason of this Agreement, that Seller is relying on Buyer's Agreement to purchase both Parcel 1 and Parcel 2 of the Property, and that Seller would otherwise suffer substantial detriment in the event Buyer fails to perform Buyer's obligations under this Agreement. Buyer specifically agrees that Seller shall be entitled to compensation for the detriment that would be caused to Seller by reason of Buyer's Default hereunder thereby allowing the remedies provided to Seller herein. -DS -DS

MM ML Seller's Initials

Buyer's Initials

10.2. **Seller's Default**. If Seller defaults in performing Seller's obligations hereunder which default is not cured within ten (10) business days after written notice is given by Buyer to Seller, Buyer shall be entitled, as Buyer's sole and exclusive remedy, to (i) waive the contractual obligations of Seller in writing and proceed to Closing; (ii) extend the time for performance by such period of time as may be mutually agreed upon in writing by the Parties hereto; (iii) terminate this Agreement and receive a return of the Deposit made prior to such termination (including any amounts released to Seller prior to such termination), in which event the parties shall be released therefrom and have no further rights, obligations, or responsibilities under this Agreement , except for those obligations that by their express terms survive termination of this Agreement; or (iv) enforce specific performance of this Agreement. Seller shall not be liable for, and Buyer hereby waives and covenants not to assert any right to seek or obtain, any consequential, incidental, exemplary, or punitive damages as a result of Seller's breach of this Agreement. Any lawsuit for specific performance must be filed (if Buyer elects to pursue such remedy) within ninety (90) days following Seller's breach of this Agreement, and Buyer's failure to file such lawsuit within that time period shall constitute an irrevocable election by



# Mills to City of Camas

Page 12 of 17

Buyer not to pursue its remedy of specific performance, in which event this Agreement shall automatically terminate, the Deposit shall be returned to Buyer (including any amounts released to Seller), and neither party shall have any further rights or obligations under this Agreement, except those that by their express terms survive the tern1ination of this Agreement. Notwithstanding anything to the contrary herein, this limitation on remedies does not apply to any indemnity provision in favor of Buyer or breach of any representation or warranty of Seller provided for in this Agreement, and Buyer is entitled to recover its actual, direct damages from such breach, but in no event shall Buyer be entitled to recover any consequential, incidental or punitive damages for any breach by Seller of any obligations under this Agreement. This Section 9.2 shall survive the Closing(s) or earlier termination of this Agreement.

- 11. BROKER'S COMMISSION. In connection with this Agreement, on Closing, Seller shall pay a real estate brokerage commission to Kimbal Logan (the "Broker") pursuant to the terms of a separate agreement between Seller and Kimbal Logan Real Estate & Investment. Said commission shall be paid in cash on closing through Escrow. Seller and Buyer each represents to the other that, except for Seller's Broker (whose real estate commission shall be the sole obligation of Seller, as provided above), no brokerage commission, finder's fee or other compensation of any kind is due or owing to any person or entity in connection with the transactions covered by this Agreement. Each party agrees to and does hereby indemnify, defend and hold the other free and harmless from and against any and all costs, liabilities, losses, damages, claims, causes of action or proceedings (including reasonable attorneys' fees) which may result from any other broker, agent or finder, licensed or otherwise, claiming through, under or by reason of the conduct of the indemnifying party in connection with this transaction.
- 12. **POSSESSION**. Possession of each parcel comprising the Property shall be delivered to Buyer at the Closing of such parcel, in the condition required pursuant to the provisions of this Agreement, subject only to the Permitted Title Exceptions.

# 13. MISCELLANEOUS.

- 13.1. Attorneys' Fees. If any legal action is instituted between Seller and Buyer in connection with this Agreement, the prevailing party shall be entitled to recover from the losing party all the prevailing party's costs and expenses incurred, including court costs and reasonable attorneys' and expert witness' fees.
- 13.2. Further Documents and Acts. Each of the parties hereto agrees to cooperate in good faith with each other, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.
- 13.3. Entire Agreement. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.



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13.4. **Notices**. All notices, requests, demands, and other communications required or permitted under this Agreement shall be in writing (including faxed or emailed communications) and shall be (as elected by the person giving such notice) hand delivered by messenger or sent by overnight courier service, or sent by facsimile or email transmission, addressed as follows:

Mills to City of Camas

lf to Buyer:	Peter Capell City Administrator The City of Camas Washington 616 NE 4th Avenue, Camas, Washington 98607 Telephone: (360) 834-6864 Email: administration@cityofcamas.net						
	relephone.	(500) 054 0004	Linum	uumma	station@ercyoreamas.net		
With a copy							
to:	Shawn MacPherson						
	City Attorney						
	Knapp, O'Dell & MacPherson						
	430 NE Everett Street, Camas, Washington 98607						
	Telephone:	(360) 834-4611	Email:	macphe	ersonlaw@comcast.net		
If to Seller:	John Mills						
	Address: 2738 NE 31st Ave						
	Address:Portland, OR 97212-3604						
	Telephone: <u>5</u>	03-577-8084	Email a	ddress:	pakjam@gmail.com		
With a copy							
to:	Michael Mills						
	Address:1930 SW River Drive, #506						
		Portland, Oregon					
	Telephone: <u>5</u>	03-522-1269	Email a	ddress:	mpmills18@gmail.com		
If to Escrow							
Holder:	First American Title Insurance Company						
	7710 NE Greenwood Drive, Suite 160, Vancouver, WA 98662						
	Attention:	Shelby Caufman					
	Telephone:	(360) 553-3013	Email a	ddress: s	scaufman@firstam.com		

13.5. **Further Documents and Acts**. Each of the parties hereto agrees to cooperate in good faith with each other, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

13.6. Entire Agreement. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.



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- 13.7. **Governing Law**. This Agreement has been negotiated and executed in the States of Oregon and Washington and shall be governed by and construed in accordance with the laws of the State of Washington.
- 13.8. Invalidity of Provision. If any provision of this Agreement as applied to either party or to any circumstance shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way affect (to the maximum extent permissible by law) any other provision of this Agreement, the application of any such provision under circumstances different from those adjudicated by the court, or the validity or enforceability of the Agreement as a whole; provided that the invalidity or unenforceability of such provision does not materially adversely affect the benefits accruing to, or the obligations imposed upon, any party hereunder.
- 13.9. **Amendments**. No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing by both Buyer and Seller.
- 13.10. **Counterparts**. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.
- 13.11. **Construction of Agreement**. The agreements contained herein shall not be construed in favor of or against either party but shall be construed as if both parties prepared this Agreement.
- 13.12. **Binding Effect.** This Agreement shall be binding only upon its execution and delivery by both Seller and Buyer.

**IN WITNESS WHEREOF**, Seller and Buyer have executed this Agreement as of the day and year first above written.

SELLER:		MILLS FAMILY LLC			
By:	DocuSigned by: John Mills				
	John Mills				
	Its Member				
-	DocuSigned by: Michael Mill	s			

A667FDD6A37E427 Michael Mills Its Member

Bv:

Mills to City of Camas

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**BUYER:** 

THE CITY OF CAMAS WASHINGTON

By:

Pete Capell City Administrator

DS ML

−ds MM

Mills to City of Camas

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# **ESCROW CONSENT:**

First American Title Insurance Company, the Escrow Holder under this Agreement, hereby agrees to (i) accept the foregoing Agreement, (ii) be Escrow Holder under the Agreement, and (iii) be bound by the Agreement in the performance of its duties as Escrow Holder. Pursuant to Article 2 of the Agreement, November _____, 2018 is the date of the Opening of Escrow and the Escrow Number for this transaction is ______

"Escrow Holder"

FIRST AMERICAN TITLE INSURANCE COMPANY

Dated: _____

By: _____

Shelby Caufman Its Escrow Officer



# EXHIBIT "A" to AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY AND ESCROW INSTRUCTIONS Legal Descriptions:

Correct legal descriptions for each property being purchased sale to be supplied in escrow from the survey to be completed.

See Exhibit B for a map and further description.



DS

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# Mills Family LLC to City of Camas Exhibit B (map of new parcels)





Exhibit 6 CPA20-02 Page115

Item 4.



ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION

# **Technical Memo**

- To: Mark Martel 2001 SE Columbia River Drive Suite 100 Vancouver, WA 98661
- Re: Preliminary Critical Areas Assessment Parcel Numbers 177884-000, 177885-000 & 177904-000

Location:	Near 811 SE Leadbetter Road, Camas, WA 98607
Legal Location:	NE ¼ of Section 34, T2N, R3E
Assessment by:	Ryan Thiele & Alex Sherman
Site Visit(s):	March 20, 2019
Report Date:	April 9, 2019

# **INTRODUCTION**

Olson Environmental, LLC (OE) was requested to determine the presence of priority habitats/species and wetlands within the areas identified as tax parcel numbers 177885-000 (approx. 21 ac.), 177884-000 (approx. 35.7 ac.) and 177904-000 (approx. 26.5 ac.). The study area that overlaps with the three parcels totals to approximately 55 acres. The properties are located near 811 SE Leadbetter Road in Clark County (Fig. 1). The following memo generally describes field observations from March 20, 2019. Priority Habitat Areas are regulated by the City of Camas Municipal Code (CMC) 16.61 – Fish and Wildlife Habitat Conservation Areas, while wetlands are regulated under CMC 16.53 – Wetlands.

# **METHODS**

Prior to the field investigations, a review of existing information related to designation of habitat and wetland areas was conducted. This review included Clark County GIS Environmental Atlas, WDFW Priority Habitat & Species maps, and aerial photographs.

Following the background information review, an on-site investigation was conducted in which the entire study area was traversed on foot to determine the presence of any wetlands, habitat types or species that have been mapped, known to occur in the area, and those previously

> 222 E Evergreen Blvd Vancouver, WA 98660 ~ Phone 360.695.1385 ~ Fax 360.695.8117 www.olsonenvironmental.com

Item 4.

unidentified. Sampling was conducted by generally characterizing any habitat features of particular importance to wildlife (i.e. snags, large downed woody debris, etc.) and identifying any priority plant species and wetland conditions occurring within the study site. The approximate location and relative size of each feature of interest was marked on an aerial photograph and/or pinpointed with a GPS unit. Approximate locations of the wetland boundaries were delineated through observations of hydrology and vegetation.

It should be noted that this report describes a preliminary assessment of the features on-site and the attached graphics do not show exact locations or measured sizes of observed habitats, species and wetlands. Further, this on-site investigation was less-intensive than a detailed habitat and wetland assessment; some habitat areas or individual species may not be shown in attached graphics.

# **FINDINGS & OBSERVATIONS**

The study area is forested land containing no residential structures or development, north of 811 SE Leadbetter Road in Camas, WA. A foot trail can be found circulating the property, and a dirt road with a turnaround area exists on the eastern edge. The southern half of the study area is a sloped forest, while the northern half can be described as a craggy landscape with varying topography; rock outcroppings protrude through the surface, shaping a landscape composed of small plateaus, valleys, and cliffs. Elevation varies from approximately 280 ft. above sea level to 324 ft (Figure 2). Wetter conditions occur at the lower elevations as the lower-lying basin receives drainage from surrounding areas; standing water can be found at both the northern side is a dairy farm. Lacamas Lake is located just south of the study area on the opposite side of Leadbetter Road.

The study area can be characterized as a predominantly conifer secondary-growth forest. Dominant vegetation in the area includes an overstory of Douglas fir (*Pseudotsuga menziesii*) with the understory mainly composed of sword fern (*Polystichum munitum*). Certain areas exhibit extensive cover of non-native and invasive species such as Himalayan blackberry (*Rubus armeniacus*) and English ivy (*Hedera helix*). Large expanses of ivy can be found masking the ground and conifer trees in the southern and more shaded part of the project area. Western hemlock (*Tsuga heterophylla*) was observed occupying the mid-story habitat sporadically throughout the forest. A grove of red alder (*Alnus rubra*) with an understory of salmonberry (*Rubus spectabilis*) was observed in the southeast quarter of the study area. Multiple Oregon white oaks of various sizes were observed, having associations with the herbaceous balds habitat. Many conifer trees inhabiting higher elevations with more exposure suffered burns and loss of foliage on the tip of their crowns.

During the field investigation, the following features were observed: Oregon white oak (*Quercus garryana*), multiple herbaceous balds, the mapped wetland, and an unmapped wetland occurring on the northeastern corner of the study area. These features are considered Priority Habitat by WDFW and are discussed below.

Oak woodlands provide habitat and serve as a significant food source for various species of wildlife, including mammals, birds, reptiles, and amphibians. Woodland areas with oak/conifer

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associations provide contiguous aerial pathways, as well as important roosting, nesting, and feeding habitat for birds and mammals. Dead oaks and dead portions of live oaks harbor insect populations and provide nesting cavities. Acorns, oak leaves, fungi, and insects provide food for associated species (Larsen et al. 1998). The accelerated decline of Oregon white oak woodlands has been associated with human activities, particularly oak removal resulting from urban development. WDFW defines priority oaks as the following:

Stands of oak or oak/conifer associations where canopy coverage of the oak component of the stand is 25%; or where total canopy coverage of the stand is 0.4 ha (1.0 ac) in size. East of the Cascades, priority oak habitat consists of stands > 2 ha (5 ac) in size. In urban or urbanizing areas, single oaks or stands < 0.4 ha (1 ac) may also be considered a priority when found to be particularly valuable to fish and wildlife (WDFW 2008).

Occurrences of Oregon white oak observed within the study site are shown in Figure 5. The approximate location of the oaks in relation to the herbaceous balds suggests that this species has high habitat fidelity with herbaceous balds in this area. Other species closely associated with the balds included tall Oregon grape (*Mahonia aquifolium*) and salal (*Gaultheria shallon*).

Multiple unmapped herbaceous balds were also observed with the study area. This habitat type is considered ecologically valuable in that it hosts species that may not occur in the surrounding habitat, enhancing species biodiversity and habitat heterogeneity. WDFW defines herbaceous balds as the following:

Herbaceous balds occur as variable-sized patches of grass and forb vegetation located on shallow soils over bedrock that commonly is fringed by forest or woodland. Typically consists of low-growing vegetation adapted for survival on shallow soils amid seasonally dry conditions, and is often on steep slopes. Dominant flora includes herbaceous vegetation, dwarf shrubs, mosses, and lichens. Rock outcrops, boulders, and scattered trees are often present, especially Douglas-fir, Pacific madrone, and Oregon white oak. Balds occur within mid-montane to lowland forest zones. On slopes near saltwater shorelines in the northern Puget Trough, herbaceous balds and herbaceous bluffs can sometimes be difficult to differentiate. Balds typically are smaller than 5 ha (12 ac), although some can be up to about 100 ha ( $\cong$  250 ac) (WDFW 2008).

A review of the National and Local Wetland Inventory maps from Clark County GIS Environmental Atlas indicates the presence of a single depressional wetland occurring within the northwestern portion of the site (Figure 3). Priority Habitat and Species maps provided by WDFW also indicate the presence of wetlands, as well as caves adjacent to the wetlands (Figure 4). According to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (USACE, 2010.), wetlands are defined as:

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Two ponds were observed in the study area during the site visit. One pond is located in the northeast corner (unmapped) and a second along the northwestern border of the study area. (Figure 3). Both aquatic habitats have potential to provide breeding grounds for amphibious species, and are a source of freshwater for both mammalian and avian species. Vegetation observed surrounding the ponds suggests the area exhibits wetland characteristics. Ponding appears to remain for extended periods in the growing season and likely creates hydric conditions that support hydric vegetation. Both wetlands are geomorphic depressions receiving runoff from the surrounding landscape and precipitation.

# **DISCUSSION**

A review of background information and a preliminary on-site field investigation suggests that areas of oak woodland habitat, herbaceous balds, and wetlands occur within the study area. Over a dozen of Oregon white oaks were observed, having various sizes and growth forms. Multiple trees observed were of significant size (canopy & dbh) and capable of providing food sources and nesting opportunities for associated wildlife. Five areas were characterized as herbaceous balds, all varying in size and found in parts of higher elevation. These balds are found to be particularly valuable to the local ecosystem by hosting species that would not otherwise be found in their absence, especially the Oregon white oak.

Wetlands found on the site provide valuable functions and services such as flood mitigation, water quality treatment, and provision of habitat for various species. The wetlands will need to be rated to determine the appropriate buffer sizes that are based on the category that the wetland belongs to and the land use intensity proposed in the project.

Fish & wildlife habitat conservation areas ordinances (CMC 16.61) and wetlands ordinances (CMC 16.53) provide protection guidelines for certain activities within and adjacent to designated habitat and wetland areas, respectively. Ordinances specify that certain permits must be obtained for projects containing the aforementioned habitats and wetlands with the associated buffers. Impacts within these areas should be avoided if possible; however, unavoidable impacts should be minimized and are subject to review by the City of Camas and/or WDFW. Additionally, it is suggested that management recommendations outlined by WDFW (Larsen et al. 1998) be considered when proposing any alterations to the priority habitat areas.

Item 4.

# LITERATURE CITED

Clark County, c2007-2018. <u>Environmental Atlas</u>. Clark County Department of Assessment and GIS. 34pp. [accessed 2019 March 19].

Larsen, E. M., and J. T. Morgan. 1998. Management recommendations for Washington's priority habitats: Oregon white oak woodlands. Wash. Dept. Fish and Wildlife, Olympia. 37pp.

Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 288pp.

Washington Department of Fish and Wildlife, c2018. <u>PHS on the Web.</u> Olympia (WA): Conservation Program. [accessed 2019 March 19].



APPLICANT: Mr. Mark Martel Martel Wealth Advisors 2001 SE Columbia River Drive Ste. 10 Vancouver, WA 98661

Preliminary Critical Areas Assessment

PURPOSE:

Project Location Map (Clark County GIS) Mills Property Camas, Washington



PROPOSED ACTIVITIES IN: Lacamas Creek Watershed LEGAL: NW/NE ¼, S34, T2N, R3E, W.M. NEAR: Camas, Washington COUNTY: Clark County DATE: April 9, 2019

Figure 1



APPLICANT: Mr. Mark Martel Martel Wealth Advisors 2001 SE Columbia River Drive Ste. 10 Vancouver, WA 98661

Topographic Map (Clark County GIS) Mills Property Camas, Washington



Exhibit 6 CPA20-02

**PURPOSE:** Preliminary Critical Areas Assessment

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Figure 2



PURPOSE: Preliminary Critical Areas Assessment

Vancouver, WA 98661

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Figure 3



APPLICANT:

Mr. Mark Martel Martel Wealth Advisors 2001 SE Columbia River Drive Ste. 10 Vancouver, WA 98661 Priority Habitats Map (WDFW) Mills Property Camas, Washington PROPOSED ACTIVITIES IN: Lacamas Creek Watershed LEGAL: NW/NE ¼, S34, T2N, R3E, W.M. NEAR: Camas, Washington COUNTY: Clark County DATE: April 9, 2019

**PURPOSE:** Preliminary Critical Areas Assessment

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Figure 4



APPLICANT: Mr. Mark Martel Martel Wealth Advisors 2001 SE Columbia River Drive Ste. 10 Vancouver, WA 98661

**PURPOSE:** Preliminary Critical Areas Assessment Approximate Critical Area Locations Mills Property Camas, Washington



PROPOSED ACTIVITIES IN: Lacamas Creek Watershed LEGAL: NW/NE ¼, S34, T2N, R3E, W.M. NEAR: Camas, Washington COUNTY: Clark County DATE: April 9, 2019



APPLICANT: Mr. Mark Martel Martel Wealth Advisors 2001 SE Columbia River Drive Ste. 10 Vancouver, WA 98661

Site Photographs Mills Property Camas, Washington



**PURPOSE:** Preliminary Critical Areas Assessment

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Photo-Sheet 1



 Exhibit
 7

 Southwest Region
 2020
 P/em 4.

 11018 Northeast 51st Circle
 Vancouver, WA 98668-1709
 360-905-2000 / Fax 360-905-2222

 TTY:
 1-800-833-6388
 www.wsdot.wa.gov

August 12, 2020

Robert Maul Planning Manager City of Camas 616 NE 4th Ave Camas, WA 98607

Re: SEPA20-01 Mills Family Comprehensive Plan Amendment Parcels 177884000, 177885000

Dear Mr. Maul:

Washington State Department of Transportation (WSDOT) staff have reviewed the SEPA documentation for the comprehensive plan amendment at parcels 177884000 and 177885000. The applicant requests to amend the comprehensive plan designation of 57 acres from a combination of Industrial and Multifamily to Multifamily only. WSDOT would like to offer the following comments.

WSDOT understands that this is a non-project action and that an additional SEPA determination will be made separately when a development application is submitted for this site. As part of this development application, WSDOT requests that the applicant submit a Traffic Impact Analysis (TIA) that addresses the impacts of this proposal on State Route 500. Depending on the information contained in this TIA, WSDOT may request mitigation for the traffic impacts of the proposal.

The response to question B14a in the submitted SEPA checklist states that the main public roadway serving the site is Leadbetter Road, via NE Fargo Street, which is not yet constructed. However, the response to question D5 states that the long-term plan for the site is to construct public roads accessing the site from the north and/or east. The specific access configuration to the site will influence if mitigation is needed for traffic impacts to State Route 500.

These comments are based on a preliminary review of the proposal. As this project progresses, there may be need for additional information by this department for further review. There may be other issues and requirements by this department that are not stated here. *This review does not constitute final approval by WSDOT.* 

Thank you for the opportunity to comment on this project. If you have any questions regarding these comments or need additional information, please contact Logan Cullums, Land Use Planner, at (360) 949-6871 or <u>CullumL@wsdot.wa.gov</u>

Sincerely,

DD

Laurie Lebowsky Planning Director WSDOT Southwest Region