



**City Council Regular Meeting Agenda
Monday, November 06, 2023, 7:00 PM
Council Chambers, 616 NE 4th AVE**

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

To observe the meeting (no public comment ability)

- go to www.cityofcamas.us/meetings and click "Watch Livestream" (left on page)

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/86142615087> (public comments may be submitted to publiccomments@cityofcamas.us)

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

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

CONSENT AGENDA

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

1. [October 16, 2023 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [\\$116,870.65 Nakia Creek Fire Restoration Area Reforestation Bid Award \(Submitted by Rob Charles, Utilities Manager\)](#)
4. [Skate Park Improvements Final Acceptance \(Submitted by James Carothers, Engineering Manager\)](#)

NON-AGENDA ITEMS

5. Staff
6. Council

MAYOR

7. Mayor Announcements

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8. [Veterans Day Proclamation](#)
9. [Native American Heritage Month Proclamation](#)

MEETING ITEMS

10. [Professional Services Agreement for Library Building Updates](#)
[Presenter: Connie Urquhart, Library Director](#)
[Time Estimate: 15 minutes](#)
11. [Resolution No. 23-008 Civility and Belonging Agreement](#)
[Presenter: Council Members Boerke, Carter, and Lewallen](#)
[Time Estimate: 15 minutes](#)
12. [Public Hearing - Resolution No. 23-009, Suspension of Annual Site-Specific Comprehensive Plan Amendment Requests](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 15 minutes](#)
13. [Ordinance No. 23-011, Thrive at Green Mountain Subdivision Street Name Changes](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 5 minutes](#)
14. [Public Hearing for Ordinance No. 23-012 Amending the 2023 Budget](#)
[Presenter: Debra Brooks, Financial Analyst and Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 5 minutes](#)
15. [Public Hearing - Mackay Annual Review Comprehensive Plan Amendment Request](#)
[Presenter: Robert Maul, Planning Manager](#)
[Time Estimate: 30 minutes](#)

PUBLIC COMMENTS

EXECUTIVE SESSION

16. Executive Session - Topic: Potential Litigation (RCW 42.30.110)
Time Estimate: 15 Minutes

CLOSE OF MEETING



City Council Workshop Minutes - DRAFT
Monday, October 16, 2023, 4:30 PM
Council Chambers, 616 NE 4th AVE

NOTE: Please see the published agenda packet for item file attachments

CALL TO ORDER

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

ROLL CALL

Present: Council Members Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein, Leslie Lewallen, John Nohr, and Jennifer Senescu

Staff: Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Trang Lam, Alan Peters, Doug Quinn, Bryan Rachal, Connie Urquhart, and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record

PUBLIC COMMENTS

Audio issues were present for the first 30 minutes.

Chad Stewart, Camas, commented on the Comprehensive Plan Amendment.

Wayne Patterson, Camas, thanked the City for its work.

Dee Voltagio, Camas, commented on Everett Street Corridor.

John Ley, Camas property owner, commented on the 2024 Mayor's Recommended Budget.

WORKSHOP TOPICS

1. 2024 Mayor's Recommended Operating Budget Presentation
 Presenter: Cathy Huber Nickerson, Finance Director & Debra Brooks, Financial Analyst

This item was for Council's information only. Additional information will be presented to Council at the November 6, 2023 Regular Meeting.

2. 2023 Fall Omnibus Budget Presentation
 Presenter: Debra Brooks, Financial Analyst & Cathy Huber Nickerson, Finance Director

This item was for Council's information only. A public hearing will be on November 6, 2023.

3. Crown Park Improvements – Project Update
Presenter: Trang Lam, Parks & Recreation Director

This item was for Council's information only.

4. Camas Farmers Market Presentation
Presenter: Leah Nichelson, Market Manager

This item was for Council's information only.

5. Solid Waste Management Plan Interlocal Agreement
Presenter: Steve Wall, Public Works Director

Due to time constraints, this item was moved to the October 16th Regular Meeting Agenda.

6. Utility Rate Analysis (2024-2028) Summary and Recommendations
Presenter: Steve Wall, Public Works Director and Sergey Tarasov, FCS Group

Due to time constraints, this item was moved to the October 16th Regular Meeting Agenda.

7. Suspension of Annual Comprehensive Plan Amendment Requests
Presenter: Alan Peters, Community Development Director

Due to time constraints, this item was moved to the October 16th Regular Meeting Agenda.

8. Thrive at Green Mountain Street Name Changes
Presenter: Alan Peters, Community Development Director

Due to time constraints, this item was moved to the October 16th Regular Meeting Agenda.

9. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator

Due to time constraints, this item was moved to the October 16th Regular Meeting Agenda.

COUNCIL COMMENTS AND REPORTS

Due to time constraints, Council Comments were moved to the October 16th Regular Meeting Agenda.

PUBLIC COMMENTS

Dee Voltagio, Camas, commented on the farmers market and park funding.

CLOSE OF MEETING

The meeting closed at 6:30 p.m.



City Council Regular Meeting Minutes - DRAFT
Monday, October 16, 2023, 7:00 PM
Council Chambers, 616 NE 4th AVE

NOTE: Please see the published agenda packet for item file attachments

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein, Leslie Lewallen, John Nohr, and Jennifer Senescu

Staff: Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Trang Lam, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, and Steve Wall

Press: No one from the press was present

Due to time constraints, agenda items 5-9 from the Workshop Meeting Agenda were moved to the Regular Meeting Agenda. As a result, Regular Meeting Agenda items were re-ordered.

MAYOR

1. (Regular Meeting Agenda Item 9) Appointment to the Library Board of Trustees

It was moved by Carter and seconded, to confirm Mayor Hogan's Citizen Appointment of Emilia Brasier to the Library Board of Trustees. The motion carried unanimously.

2. (Regular Meeting Agenda Item 10) Camas High School Band Day Proclamation

Mayor Hogan proclaimed October 30, 2023, as Camas High School Band Day in the City of Camas.

PUBLIC COMMENTS

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

No one from the public wished to comment.

Due to time constraints, agenda items 5-9 from the Workshop Meeting Agenda were moved to the Regular Meeting Agenda. As a result, Regular Meeting Agenda items were re-ordered.

3. (Workshop Agenda Item 5) Solid Waste Management Plan Interlocal Agreement
Presenter: Steve Wall, Public Works Director

This item will be placed on the November 6, 2023, Regular Meeting Consent Agenda for Council's consideration.

4. (Workshop Agenda Item 6) Utility Rate Analysis (2024-2028) Summary and Recommendations
Presenter: Steve Wall, Public Works Director and Sergey Tarasov, FCS Group

This presentation was for Council's information only and will appear on a future Regular Meeting agenda for Council's consideration.

5. (Workshop Agenda Item 7) Suspension of Annual Comprehensive Plan Amendment Requests
Presenter: Alan Peters, Community Development Director

This information was for Council's information only.

6. (Workshop Agenda Item 8) Thrive at Green Mountain Street Name Changes
Presenter: Alan Peters, Community Development Director

This item will be placed on the November 6, 2023, Regular Meeting Consent Agenda for Council's consideration.

CONSENT AGENDA

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

7. (Regular Meeting item 1) October 2, 2023 Camas City Council Regular and Workshop Meeting Minutes
8. (Regular Meeting item 2) September 27, 2023 Camas City Council Special Meeting Minutes - Lake Management Plan
9. (Regular Meeting item 3) Automated Clearing House and Claim Checks Approved by Finance Committee
10. (Regular Meeting item 4) Final Plat Approval for Green Mountain Estates Phase 5B Subdivision
(Submitted by Madeline Sutherland, Planner)
11. (Regular Meeting item 5) Camas Citywide Sport Fields Plan - MacKay Sposito Professional Service Agreement
(Submitted by Trang Lam, Parks & Recreation Director)

Senescu requested to remove item number five (5), the Camas Citywide Sport Fields Plan MacKay Sposito Professional Services Agreement, from the consent agenda.

It was moved by Boerke and seconded, to approve the Consent Agenda while removing item number five (5), the Camas Citywide Sport Fields Plan Professional Services Agreement. The motion carried unanimously.

NON-AGENDA ITEMS

12. (Regular Meeting item 6) Staff Comments

Wall commented on attending the Governmental Affairs Legislative Round Table and the Clark County Transportation Alliance Event, polyfluoroalkyl substances (PFAS) and Well 13, and the Everett Street Corridor Project.

Quinn commented on the Camas-Washougal-Fire (IAFF) contract negotiations and reminded the public to attend the Lacamas Lake Symposium on October 25, 2023, at 8:00 a.m. at Lacamas Lake Lodge.

13. (Regular Meeting item 7) Council Comments

Carter commented on the Finance Committee meeting.

Hein commented on the fireworks sub-committee and a comment by Dee Voltagio on fundraising.

Lewallen commented on the Regional Transportation Council (RTC) meeting, the Coffee with a Cop Event; she reminded the public about the Planning Commission Meeting on October 17, 2023, citizen questions, budget concerns, and the tree-lighting ceremony.

Boerke commented on the revised tree-lighting plan and her comment about the pool in a previous Council meeting and requested all Council Members give highlight updates with more details going forward.

Nohr commented on the latest Joint Policy Advisory Committee (JPAC) Meeting.

Senescu commented on her first Georgia Pacific Advisory Committee Meeting, Coffee with a Cop, 9-Bark apartment event, and the tree-lighting ceremony.

Chaney commented on the tree-lighting ceremony, fundraising, and the latest JPAC Meeting.

MEETING ITEMS

(Renumbered from number five on the Consent Agenda to number 11) Camas Citywide Sport Fields Plan MacKay Sposito Professional Service Agreement.

Lam provided an overview of the Professional Services Agreement. Discussion ensued.

Roll Call Vote:

Boerke – Aye
Carter – Aye
Hein – No
Senescu – No
Lewallen – No
Chaney – No
Nohr – Aye

The motion to approve the Camas Citywide Sport Fields Plan MacKay Sposito Professional Services Agreement failed.

PUBLIC COMMENTS

Randall Friedman, Camas, commented on polyfluoroalkyl substances (PFAS) and City drinking water.

EXECUTIVE SESSION

14. Executive Session – Topic: Potential Litigation (RCW 42.30.110)
Time Estimate: 15 Minutes
15. Executive Session – Topic: Potential Litigation (RCW 42.30.110)
Time Estimate: 15 Minutes

The Council met in Executive Session to discuss two potential litigation topics. No decisions were made.

Mayor Hogan reconvened the meeting at 9:25 p.m.

CLOSE OF MEETING

The meeting closed at 9:25 p.m.



Staff Report – Consent Agenda

November 6, 2023 Council Regular Meeting

\$116,870.65 Nakia Creek Fire Restoration Area Reforestation Bid Award (Submitted by Rob Charles, Utilities Manager)

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: The Nakia Creek Fire Restoration area consists of four (4) timber sales: Boulder East Salvage, Boulder West Salvage, Boulder 2022 and Jones Salvage which comprise approximately 564 acres of land. As part of the City’s Jones and Boulder Watershed Forest Management Plan, after harvesting each unit, new trees are replanted to maintain a healthy and sustainable forest. Based on the area within the Nakia Creek Fire Restoration area, 197,300 seedlings of Douglas-Fir will be purchased by the City and planted by a contractor over two different planting seasons (2024 and 2025).

SUMMARY: The City received 3 bids for replanting of the Nakia Creek Fire Restoration area. The engineer’s estimate on the project was \$130,510.86. The 3 bids included:

- Ash Creek Forest Management, LLC - \$299,715.64
- Ramos Reforestation, Inc. - \$125,399.42
- **Mt. St. Helens Reforestation, Inc. - \$116,870.65**

As shown in bold text, Mt. St. Helens Reforestation, Inc. was the apparent low bidder.

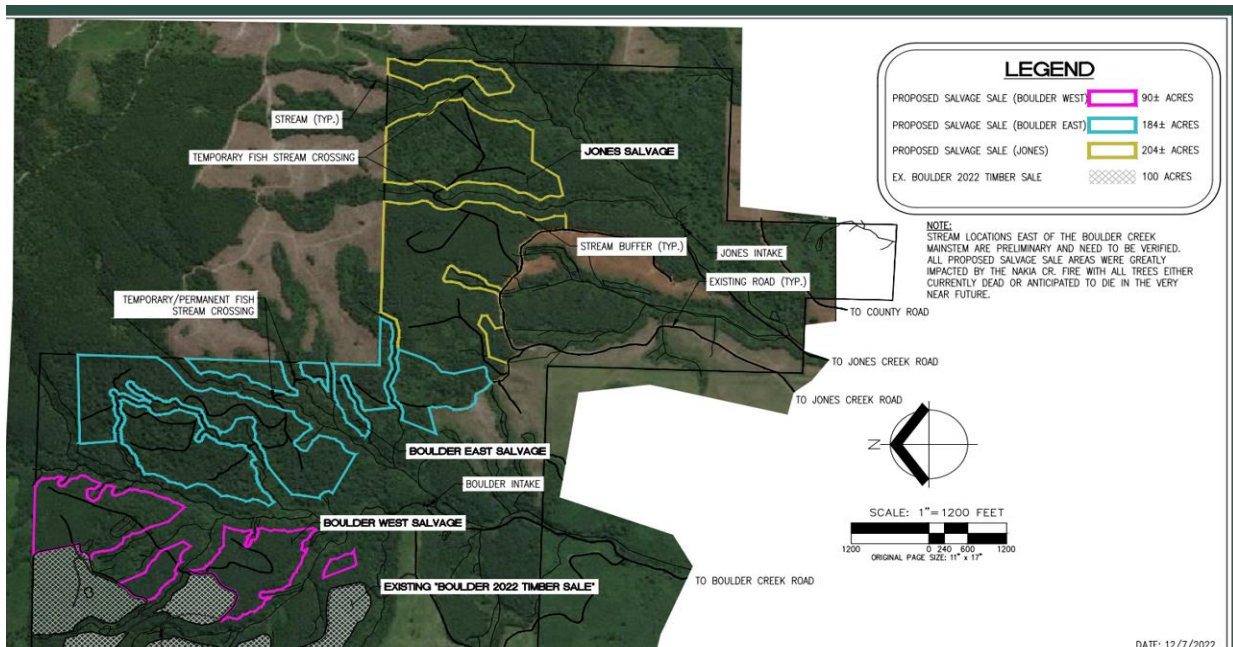


Figure1: Reforestation Areas

BENEFITS TO THE COMMUNITY: Continue to be good stewards of the watershed by logging mature timber and replanting with new trees which keeps a forest healthy and sustainable.

BUDGET IMPACT: There are sufficient funds with revenue from the logging revenues from timber harvesters in the watershed to pay for the reforestation costs.

RECOMMENDATION: Staff recommends approval of this item on the November 6th Regular Meeting Consent Agenda.

November 21, 2023

Victor H. Peregrino
Mt. St. Helens Reforestation, Inc.
PO Box 971
Chehalis, WA 98532

Subject: *Notice of Award – 2024-2025 Nakia Creek Fire Reforestation*

Dear Victor Peregrino:

The purpose of this letter is to advise you that your company was awarded the contract for the above referenced project at the City Council Meeting of November 20, 2023, for your total bid price of \$116,870.65, including sales tax.

Please submit the following items at your earliest convenience:

- ACORD Certificate of Insurance identifying the project title and naming the following as additional insured
 - The City of Camas and its officers, elected officials, employees, agents, and volunteers
- Letter identifying your E.E.O. Officer
- Letter identifying your superintendent and two after-hours emergency telephone numbers
- Construction schedule

The Contract Manual will be transmitted to you via DocuSign once we receive the contract bond and other items listed above. A copy of the fully-executed agreement will be provided once the contract is executed.

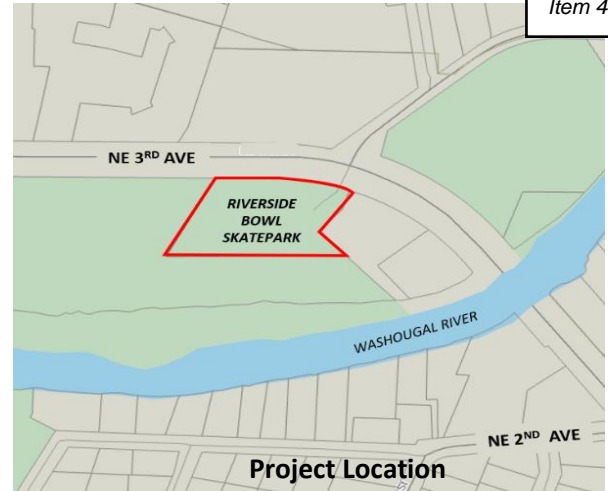
Please contact Rob Charles, Utilities Manager, at rcharles@cityofcamas.us to schedule the preconstruction conference and with any questions.

Sincerely,

Steven R. Wall, P.E.
Public Works Director

cc: Rob Charles, Ronda Syverson, Tara Carlin, File
Bryce Hanson, AKS Engineering and Forestry

Skate Park Improvements Project Summary



Project Type: Park Improvement
Total Project Cost: \$383,227
Project Timeline: June 2021 - July 2023

Project Description

The skate park improvements consisted of construction of new concrete features within the existing park footprint. New features included a quarter pipe section, fun box, entry pyramid, quarter pipe with deck, and a full bowl with tunnel wall entrance. The project was a great success and collaboration between involved citizens, fund-raising efforts and City contributions!

Project Details and Benefits

- Project was community driven with local citizens volunteering and engaged throughout the process.
- With 20 years of use, the condition and features of the park were outdated and not fit for all skill levels.
- New features can be enjoyed by all skill levels, age groups, and different wheeled recreational devices.
- Park improvements have been a start to area revitalization.

Project Funding

Project Phase	Year	Grants/Fundraising	Total
Design	2022-2023	\$0	\$10,000
Construction	2023	\$38,840	\$363,951
Testing	2023	\$0	\$9,276
Total		\$38,840	\$383,227
Original Budget Estimate	2022		\$75,000
2023 Omnibus	2023		\$315,000
Total			\$390,000



Before



After

Item 4.

CITY OF CAMAS PROJECT NO. P1016 Camas Skatepark Improvements - Rebid	PAY ESTIMATE: SIX - FINAL PAY PERIOD: 7/27/2023 Through 9/09/2023 ORIGINAL CONTRACT AMOUNT: \$ 350,403.00	Lee Contractors LLC 20907 NE 72nd Ave Battleground WA 98604 estimating@leecontractorswa.com 360-723-5295
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
Schedule A - Phase I											
1	Mobilization	LS	1	\$25,000.00	\$25,000.00	1.00	\$25,000.00	0.00	\$0.00	1.00	\$25,000.00
2	Skatepark Improvements - Phase I	LS	1	\$198,275.00	\$198,275.00	1.00	\$198,275.00	0.00	\$0.00	1.00	\$198,275.00
3	Construction Documentation (minimum bid \$5,000)	LS	1	\$5,000.00	\$5,000.00	0.00	\$0.00	1.00	\$5,000.00	1.00	\$5,000.00
4	Minor Changes (minimum bid \$5,000)	LS	1	\$5,000.00	\$5,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
SUBTOTAL:					\$233,275.00		\$223,275.00		\$5,000.00		\$228,275.00
Sales Tax (8.5%):					\$19,828.38		\$18,978.38		\$425.00		\$19,403.38
Total:					\$253,103.38		\$242,253.38		\$5,425.00		\$247,678.38


Schedule B - Phase II - Alternate Add											
5	Mobilization	LS	1	\$5,000.00	\$5,000.00	1.00	\$5,000.00	0.00	\$0.00	1.00	\$5,000.00
6	Skatepark Improvements - Phase II	LS	1	\$84,975.00	\$84,975.00	1.00	\$84,975.00	0.00	\$0.00	1.00	\$84,975.00
SUBTOTAL:					\$89,975.00		\$89,975.00		\$0.00		\$89,975.00
Sales Tax (8.5%):					\$7,647.88		\$7,647.88		\$0.00		\$7,647.88
Total:					\$97,622.88		\$97,622.88		\$0.00		\$97,622.88

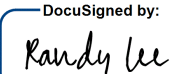
Change Order #1											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1A	Area drain Revisions	LS	1.00	\$1,640.12	\$1,640.12	1.00	\$1,640.12	0.00	\$0.00	1.00	\$1,640.12
1B	Reinforcement Revisions	LS	1.00	\$2,264.55	\$2,264.55	1.00	\$2,264.55	0.00	\$0.00	1.00	\$2,264.55
1C	Grind Rail Revisions	LS	1.00	\$1,555.22	\$1,555.22	1.00	\$1,555.22	0.00	\$0.00	1.00	\$1,555.22
1D	Fun Box Revisions	LS	1.00	\$1,984.99	\$1,984.99	1.00	\$1,984.99	0.00	\$0.00	1.00	\$1,984.99
SUBTOTAL:					\$7,444.88		\$7,444.88		\$0.00		\$7,444.88
Sales Tax (8.5%):					\$625.37		\$625.37		\$0.00		\$625.37
Total:					\$8,070.25		\$8,070.25		\$0.00		\$8,070.25

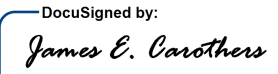
Change Order #2											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
2A	Pyramid Rail Changes	LS	1.00	\$422.78	\$422.78	1.00	\$422.78	0.00	\$0.00	1.00	\$422.78
2B	Additional Sidewalk	LS	1.00	\$4,974.10	\$4,974.10	1.00	\$4,974.10	0.00	\$0.00	1.00	\$4,974.10
2C	Fence Removal	LS	1.00	\$121.07	\$121.07	1.00	\$121.07	0.00	\$0.00	1.00	\$121.07
2D	River Rock Landscaping	LS	1.00	\$4,241.66	\$4,241.66	1.00	\$4,241.66	0.00	\$0.00	1.00	\$4,241.66
SUBTOTAL:					\$9,759.61		\$9,759.61		\$0.00		\$9,759.61
Sales Tax (8.5%):					\$829.57		\$819.81		\$0.00		\$819.81
Total:					\$10,589.18		\$10,579.42		\$0.00		\$10,579.42

	TOTAL	PREVIOUS	THIS EST.	TO DATE
ORIGINAL CONTRACT SUBTOTAL	\$323,250.00	\$313,250.00	\$5,000.00	\$318,250.00
ADDITIONS / DELETIONS	\$17,204.49	\$17,204.49	\$0.00	\$17,204.49
SUBTOTAL	\$340,454.49	\$330,454.49	\$5,000.00	\$335,454.49
SALES TAX (8.5%)	\$28,931.19	\$28,071.43	\$425.00	\$28,496.43
TOTAL CONTRACT	\$369,385.68	\$358,525.92	\$5,425.00	\$363,950.92
LESS 5% RETAINAGE		\$16,522.72	\$250.00	\$16,772.72
TOTAL		\$342,003.19	\$5,175.00	\$347,178.19

Parks Account Number: 300-00-594-762-63 THIS PAY EST: **\$5,175.00**

F.I. DocuSigned by:

 Chris Lopez
 05E1A4B425144E0
 Project Engineer
 10/9/2023
 Date

DocuSigned by:

 Randy Lee
 57BD77557EA7451
 Contractor
 10/16/2023
 Date

DocuSigned by:

 James E. Carothers
 222ADA0D2B034F1...
 Project Manager
 10/9/2023
 Date

~ PROCLAMATION ~

WHEREAS, originally known as Armistice Day in recognition of the end of World War I on November 11, 1918, the day was officially changed to Veterans Day in 1954 by President Dwight D. Eisenhower; and

WHEREAS, the greatest acknowledgment of our freedom is to honor our armed forces veterans who have sacrificed and, in many instances, paid the ultimate price for our freedom; and

WHEREAS, Camas recognizes and respects the more than 520,000 Washington veterans for their many contributions; and

WHEREAS, veterans from Washington and across the United States have repeatedly answered the call of duty throughout our nation's history, defending our cherished freedoms and protecting democracy here at home and abroad; and

WHEREAS, all Camasonians must strive to ensure that ours remains a City worthy of the great love our veterans have shown for it;

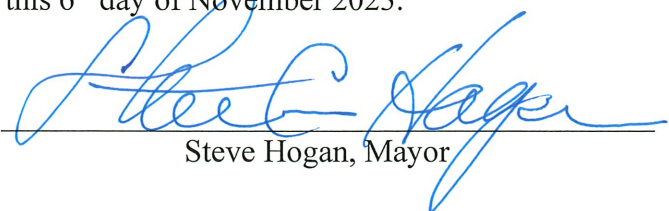
NOW THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim November 11, 2023, as:

“Veterans Day”

in the City of Camas, and encourage all citizens this month, and throughout the year to observe, celebrate, and honor the contributions of our veterans to the principles of democracy, individual freedom, and human rights.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 6th day of November 2023.




Steve Hogan, Mayor

~ PROCLAMATION ~

WHEREAS, Native Americans have inhabited the area now known as Washington State since time immemorial, and today, 29 federally recognized Indian Tribes, out-of-state Tribes with treaty reserved rights, and other tribal communities reside in Washington; and

WHEREAS, members and descendants of tribes around the United States and First Nations of Canada also reside in the state of Washington; and

WHEREAS, Native American contributions and values have shaped the social, political, environmental, and economic fabric of the state and this region while also enhancing freedom, prosperity, and cultural diversity; and

WHEREAS, despite a painful history marked by unjust Federal policies of assimilation and termination, Native Americans and Indigenous Peoples have not only persevered but have enhanced the freedom, prosperity, and greatness of America today; and

WHEREAS their customs and traditions are respected and celebrated as part of a rich legacy throughout Washington, and in Camas, where the City is named after the Camas Lilly, a vital plant prized by local tribes, and

WHEREAS, Camas joins other cities across the nation in celebrating Native American Heritage Month, honoring the unique heritage of this continent's First People and reaffirming the commitment to respect each Tribe's sovereign and cultural identity;

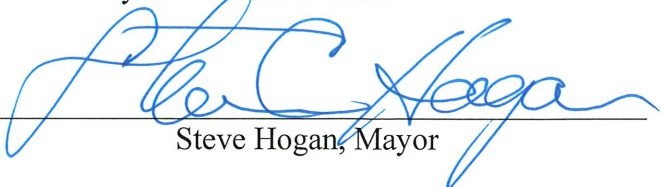
NOW, THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim November 2023 as:

“Native American Heritage Month”

in the City of Camas and call upon all our residents to recognize and commend its observance.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 6th day of November 2023.


Steve Hogan, Mayor



Staff Report

November 6, 2023 Council Regular Meeting

Professional Services Agreement for Library Building Updates

Presenter: Connie Urquhart, Library Director

Time Estimate: 15 minutes

Phone	Email
360.817.7201	curquhart@cityofcamas.us

BACKGROUND: The Camas Public Library opened an expanded and renovated building twenty years ago, in what many think of as the showpiece of our city. In the last two decades, budget has precluded staff from administering anything more than emergency repairs. Without preventative maintenance or the ability to update public areas consistent with changing community needs, the jewel of downtown has begun to lose its shine. The updates needed are not simply cosmetic in nature, but items such as lighting, flooring, and accessibility issues combine to create safety concerns.

In addition, residents polled in last year’s strategic planning engagement cited the Children’s Library as a top area of focus for improvement. According to the survey results of 802 respondents, making improvements to the Children’s Library ranked number three overall and number one in the category of facilities. There are distinct spaces within the Children’s Library; however, none of these are clearly defined for use or general age group. The Children’s Library serves ages 0-12, which can be a challenge to provide the right developmental learning tools and spaces to all segments within that range.

While parts of the Library are just twenty years old, other parts were built in 1940. This mix of old and new is part of why people love the Camas Library; it is both nostalgic and modernly convenient. It is also why there are many areas that need attention, and why several capital projects are approved in the 2023-2024 biennial budget. The Library has also secured alternative funding sources for additional projects.

SUMMARY: Due to the volume and level of work to be done, the Library seeks the services of Johnston Architects (JA) to design and manage the series of projects.

The Library issued a Request for Qualifications, to which there were eight respondents. Johnston Architects was selected among this group for their extensive background with public libraries, especially with spaces for children. They are partners in early literacy whenever they embark on a project such as the Children’s Learning Hive, as the Children’s Library will henceforth be named.

In their proposal, Johnston Architects has included a detailed timeline that takes the project from concept to design and through construction. The scope includes work on the exterior and interior, which will be divided into two phases.

Phase I: The exterior work will focus on accessibility and safety. Areas of work will include: improved entrances at 4th Avenue, 5th Avenue, and the Courtyard; mitigation of potential water damage; replacement of monument signs; repair of window and door casings. The work in Phase I is funded by a grant from the Washington State Department of Commerce.

Phase II: The interior work will highlight the Children’s Learning Hive. It will also provide new furniture, flooring, and lighting in various other areas of the Library.

The cost for this contract is in a not-to-exceed amount of \$479,042. Funding for the Library Building Updates project comes from a variety of sources listed below. Professional services have been assumed as part of each item.

Sub-Project	Amount	Funding Source
Exterior Work	\$730,000	State Grant
Children’s Learning Hive	\$610,000	Library Budget (ARPA)
Children’s Learning Hive	\$10,000	Norman C. Danielson Grant
Children’s Learning Hive	\$10,000	100 Women Who Care Donations
Flooring	\$165,000	Library Budget
Lighting	\$175,000	Library Budget
Furniture	\$150,000	Library Budget
<i>Total Project</i>	<i>1,850,000</i>	

BENEFITS TO THE COMMUNITY: While 60% percent of the items checked out from the Library each year are from the Children’s collection, just 16% of the Library’s square footage is dedicated to kids. This means that the space has to be designed by experts with every inch utilized for optimization. Unfortunately, this is not the current state in the Children’s Library. Consider the following.

- The community has outgrown the room meant for storytimes, despite the Library hosting 2-3 programs a day in order to accommodate everyone. The Library now uses the meeting rooms upstairs for storytimes, which means the storytime room itself sits empty until it can be redefined. Johnston Architects will transform this space into an early learning center for

children ages 0-5 and their caregivers. Community members specifically expressed their interest in having a place to meet other parents of young children and giving their children a place to play. Allowing children at this age to engage in creative play and develop their vocabulary in a healthy environment helps them develop stronger reading and writing skills down the line.

- The hallway connecting the old storytime room and another room is dark, serves little purpose, and contains untapped potential. Johnston Architects will turn this dark cavern into a light hallway of discovery, where children can learn interactively. This area will be aimed at early elementary school students.
- At the end of the hallway is a rarely used room with beautiful but uncomfortable furniture. It's the original children's room furniture from 1940! This space will be transformed into a STEM lab and homework center for older elementary students, with furniture functional for the activity, audience, and allocated space.
- The area at the end of the current children's shelving which opens to windows and a view of the street tries to be everything to everyone, all ages, and functions. With other spaces more well defined, this can be a calm and comfortable reading area for children and their caregivers. With different types of children experiencing the space in various ways, it's important and inclusive to provide a spot where kids can just sit quietly or curl up with a book.

When the City of Camas received American Rescue Plan Act (ARPA) funding, staff asked the community to weigh in on how the funds should be spent. Renovating the Children's Library was among the top responses.

The Library is celebrating its 100th anniversary this year, with a storied history of beloved memories in the hearts and minds of our citizens. The next generation of Camas residents deserve to have a Library with the same shine, and one that adapts to the needs of its community. Johnston Architects feel they can get us there with this project.

BUDGET IMPACT: The Library General Building Updates professional services agreement is funded in the FY 2023-2024 Library Budget, with support from additional grant funding from the Washington State Department of Commerce.

RECOMMENDATION: Staff recommends that Council approve the Johnston Architects professional services agreement.



Connie Urquhart
Director, Camas Public Library
Camas Public Library
625 NE 4th Avenue
Camas, WA 98607

Date: September 10th, 2023

Subject: Camas Public Library Renovation: Proposal for Architectural Services

Dear Connie,

Johnston Architects (JA) is looking forward to working with you to refresh and reimagine the library. We are particularly looking forward to collaborating on the new design for the Children's Area. We share your passion for early literacy and will work with you to create a project that results in a safe and inspiring environment for people of all abilities.

Before we begin work, we would like to execute a written agreement describing our mutual understanding of the services to be provided. It has been our experience that both Owner and the Architect are best served by having a written understanding from the outset that defines for both of us the services we will perform during our relationship.

Scope of Work:

- Improved lighting on the main floor.
- New flooring throughout.
- Transformation of the current Children's Library into the Children's "Learning Hive", which will include:
 - An early learning center in the former story time room,
 - A hallway that allows children to play while learning.
 - A STEM lab for elementary school-age children.
 - A quiet reading area.
 - Small interventions in the rest of the Children's Library, like reviewing stack heights.
- The outdoor courtyard will also be studied to make it a more accessible space for learning and discovery.
- New furniture throughout the building.
- Support for community outreach and engagement including three meetings and associated presentation material that may also be used online and for fundraising purposes.
- Assist with community outreach and engagement.
- Exterior Work:
 - Accessible ramp to the courtyard.
 - Review and design for accessible access to the other main entrances.
 - Review and design for the repair of exterior door and window openings.
 - Design a permanent solution to prevent water intrusion into the exterior stairwell to the basement level.
 - Design solution for water and debris intrusion at the basement light wells
 - Design for reader boards and primary signs.
 - Replacement of street trees.



- Permitting and Bid Support
 - Create documents for permitting.
 - File for the building permit.
 - Respond to building permit corrections.
 - Create documents for bid including drawings and specifications. It is assumed that the City of Camas will provide division 00 and will advertise for bid.
 - JA will provide support during Bid and permitting as necessary.

Work by Phases

Concept - 8 weeks

- Coordinate workplan and preliminary schedule
- Coordinate and conduct kick-off meeting, and (3) additional meetings, workshops
- Meeting notes shall be distributed no later than five (5) working days after a meeting.
- Review as-built documents, and field verify conditions to ensure all necessary facility information is well documented and available prior to design commencement.
- Review and verify the program and previous studies and make adjustments based on current needs.
- Review Camas Public Library survey/engagement findings, outcomes, and recommendations and adjust the program.
- Develop decision-making/priorities criteria with client input.
- Analyze conceptual options; document and provide detailed conceptual planning alternatives and recommendations for (3) preferred planning options with any alternate layout approaches.
- Initiate consultant team communication and coordination.
- Provide scoping for permitting timelines and durations.
- Present 3 design options distinguished primarily by scope and value and include three-dimensional perspective color vignettes to illustrate concept planning approach(es)
- Options areas and utilization comparison
- Price 3 options and present to Camas Public Library
- Determine the final design direction based on the best value for Camas Public Library. This may be a combination or hybrid of one or more of the 3 options.

Design – 12 weeks

- Coordinate workplan and updated schedule
- Coordinate and conduct kick-off meeting, and minimum (6) additional meetings and workshops as required.
- Assist with two (2) community outreach events.
- Meeting notes shall be distributed no later than five (5) working days after a meeting. The kick-off meeting will discuss the approved design direction and any outstanding issues associated with cost or design.
- Conduct internal weekly project team meetings including consultants as necessary.
- Develop program-based floor plans.
- Begin FF&E selection and accommodate potential reuse of furniture.



- Provide initial concept furniture options.
- Begin outreach to vendors for FF&E procurement.
- JA will assist the City in joining a Group Purchasing Organization
- Identify any code-required upgrades to the existing lighting systems.
- 90% Documents will be issued for review by Camas Public Library.
- Create a cost estimate from approved 90% documents, Program, and design narrative. The cost estimate shall be provided within two and a half weeks of the approved 90% Design Documents
- Provide quality assurance, cost control, and internal value engineering.
- Coordinate with all applicable municipal agencies.
- Develop a schematic-level approach to code, directional, and wayfinding signage and graphics.

Design Deliverables

- Area reconciliation and utilization update, including any associated changes in stack count.
- Preferred option planning options including three-dimensional perspective color vignettes to illustrate concept planning approach(es) including options areas and utilization.
- Design Drawings
- Design System and Material Narrative Report including:
 - Detailed Project Schedule
 - Written executive summary and schematic design planning and recommendations summary.
 - Mechanical, Electrical, Plumbing, Data/Telecom, basis of design systems descriptions.
 - Major building materials and components.
 - Codes and Permitting Analysis including Energy Code
 - Three-dimensional perspective color vignettes to illustrate concept planning approach(es)
 - Report shall take the form of color electronic copy in Adobe PDF file format.
 - Design Cost Estimate including soft costs workbook, and escalation to mid-point of construction and adjusting for phased construction.
 - Schematic-level approach to code, directional, and wayfinding signage and lobby graphics

Documentation – 14 weeks

- Make adjustments to design and planning based on Client input.
- Coordinate updated workplan and updated schedule.
- Conduct kick-off and a minimum of seven (7) additional meetings and workshops.
- Meeting notes shall be distributed no later than five (5) working days after a meeting.
- 50% Documents will be issued for review by Camas Public Library
- Coordinate the CD cost estimate from approved 50% CD plans and specifications with narrative.
- CD cost estimate shall be provided within two and a half weeks of the approved 50% CD Package



- Assist with one (1) community outreach event.
- Complete ongoing coordination with sub-consultants and document quality assurance, accessibility review, and building code compliance.
- Submit for building permit.
- Finalize furniture options and provide required documentation.
- Assist with Group Purchasing Organization research.
- Furniture procurement and design coordination with the selected furniture vendor's furniture, finishes, and materials.
- Develop and document final directional and wayfinding signage, code-required signage, and specific library signage.
- Coordinate plans with Camas Public Library staff regarding data and telecommunications, building security and entrance controls, maintenance and operations, and public information.
- JA shall indicate areas that require new or relocated phone or data cabling so the Contractor may provide mud-rings and pull-rings.
- JA understands that City will provide cabling and terminate connections for phones and data outlets.
- JA will coordinate the layout and design with City IT department.

Documentation Deliverables

- Area reconciliation and utilization update, including any associated changes in stack count.
- Construction document development with three-dimensional perspective color vignettes and color elevations to illustrate design development and finish selections.
- Alternate option approaches for add-alternates.
- Project Specifications
- Final Materials Board
- Supplemental Information including
 - Updated detailed Project Schedule
 - Cost Estimates based on 50% & 90% Construction document drawings and specifications including soft cost workbook, escalation to mid-point of construction, and adjusting for phased construction.

Bid Phase – 6 Weeks

- Adjust as needed based on Client input and provide a Bid Package for distribution by Camas Public Library.
- Attend mandatory bid meetings and pre-bid site walkthroughs (2)
- Preparation and issuing of addendum to facilitate bid.
- Perform review of substitution requests and answer bidder questions
- Provide written bid evaluations.



Bid Deliverables

- Final bid documents

Construction Administration – 20 weeks

- Complete reviews of submittals, shop drawings, samples, certificates, and other required review items.
- Provide ongoing coordination of sub-consultants.
- Complete site visits for review of contractor progress and compliance to construction documents.
- Attend weekly construction meetings (minutes by General Contractor).
- Respond to RFIs, and provide clarifications or modifications.
- Review CCD/COPs
- Monitor schedules.
- Complete review of construction at substantial completion and provide punch list.

Closeout – 2 weeks

- Monitor completion of punch list items, O&M Manual, and complete back punch process.
- Complete final Record Documentation; provide both CAD and digital files to Camas Public Library.

Consultants:

JA will engage with the following sub-consultants needed to execute the project.

- Electrical, low voltage, and lighting: Interface
- Structural: Catena
- Landscape: Lango Hansen
- Cost: DCW
- Exterior Envelope: RDH
- Specifications: Conspectus

Exclusions:

- Consultants not listed above.
- Design, coordination, and permits for work within the public right-of-way.
- Site survey (if required) – provided by Owner
- Geotechnical report and other specialty site analysis (if required) –provided by Owner
- Environmental Consulting- provided by Owner
- Permitting fees and in-person permit submittal (assumes digital submission)
- Permits covered by respective trades (mechanical, electrical, low voltage, fire)
 - JA will include the direction above in the specification.
- Changes to elements of the design after initial Owner approval, including changes



- made as part of a value engineering process.
- Graphics and branding.
- Hardware consulting and specification.
- Design, documentation, and registration fees for LEED certification or other green building certification programs, outside of those required to satisfy the obligations of the grant funding for the exterior work on the project.
- Work beyond the scheduled durations indicated above.
- In-person meetings with the Authority Having Jurisdiction

Extra Services:

These services are defined by the Washington State Architecture and Engineering Guidelines as outside of the scope of basic services:

- Furniture selection and procurement

Please see attached Fee Analysis and Consultant proposals. Note this is a Not-To-Exceed Proposal. Hourly rates have also been provided. Those rates are subject to change at the beginning of each calendar year.

Billing Rates:

2023 JA employee billing rates are listed in attachment B. Note: Note: Rates are subject to change on February 1, annually

Please let me know if you have any questions or concerns.

Sincerely,

Jack Chaffin, AIA
Partner



ATTACHMENT B: 2023 HOURLY BILLING RATES

September 2023

EMPLOYEE	BILLING RATE
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PARTNERS

Ray Johnston	\$295
Mary Johnston	\$295
Jack Chaffin	\$240
Megan McKay	\$240
Alison Walker Brems	\$240
Mona Zellers	\$240

PRINCIPALS

Genevieve Theriault	\$190
David Fuchs	\$190
Amber French	\$190

ASSOCIATES

Lina Baker	\$175
John B. Simons	\$160
Maggie Ciaccio	\$160
Shane Leaman	\$150
Sarah Burk	\$145
Siyao Zhang	\$145

STAFF

Jay Johnston	\$170
Jesse Baiata-Nicolai	\$150
Elly Krutz	\$140
Sierra Borsari	\$140
Jesse Davis	\$140
Addison Peabody	\$120
Jen Kriegel	\$120

Camas Library Fee Analysis		September 12, 2023	
ITEM		PROPOSED	COMMENTS
ARCHITECTURAL BASIC SERVICES			
	Concept and Discovery	\$ 63,000	
	Design	\$ 86,000	
	Documentation	\$ 77,000	
	Bidding	\$ 12,000	
	Construction Administration and Closeout	\$ 50,000	Assumes 4 month construction period
	TOTAL ARCHITECTURE	\$ 288,000	
EXTRA SERVICES			
	Furniture selection and procurement	\$ 10,000	
	REIMBURSABLES	\$ 1,000	
ENGINEERING AND SUB-CONSULTANTS			
		PROPOSED	COMMENTS
	Engineering included under the architectural contract except where noted:		
	STRUCTURAL ENGINEERING	\$ 10,000	Will be billed hourly as a reimbursable
	ELECTRICAL	\$ 51,000	
	LANDSCAPE	\$ 40,800	Scope includes full courtyard design
	COST ESTIMATE	\$ 21,420	
	ENVELOPE	\$ 12,000	Will be billed hourly as a reimbursable
	SPECIFICATION	\$ 28,000	
	TOTAL ENGINEERING AND SUB-CONSULTANTS	\$ 163,220	
	REIMBURSABLES	\$ 500	
	CONSULTANT FEE MARKUP 10%	\$ 16,322	
	GRAND TOTAL:	\$ 479,042	

RESOLUTION NO. 23-008

A RESOLUTION of the City Council of the City of Camas, Washington, adopting a Civility and Belonging Agreement.

WHEREAS, the City Council of the City of Camas has heretofore established an Equity Committee tasked with preparing a statement for council consideration and adoption related to civility issues; and

WHEREAS, the Equity Committee held meetings between March and July 2023, as supported by City staff, and fully explored ongoing and anticipated issues associated with civility and the appropriate standards for the practice of behaviors and interactions by and between the City council, staff, members of city committees and commissions, and the public; and

WHEREAS, over the last several years the City has adopted civility policies within the City employee handbook, and for participation withing certain library and parks programs; and

WHEREAS, civility is the basic standard that extends and is practiced by all parties and should be expected of council, staff and citizens; and

WHEREAS, there is a clear expectation that individuals treat each other with respect, kindness, consideration, to reduce conflicts, harassment and disrespectful behavior which would thereby create a more productive and engaging environment for the conduct of City business; and

WHEREAS, all individuals, regardless of their station, background or opinions, are valued and should feel safe through their participation in City programs; and

WHEREAS, encouraging civility in such participation furthers constructive dialogue, improves decision making, and demonstrates a commitment to ethical behavior and professional conduct all of which support a positive reputation for the City of Camas; and

WHEREAS, in a broader sense, emphasizing civility in our interactions provides a means to address inappropriate conduct and, in particular for virtual spaces, serves as a foundation for establishing community guidelines, rules for participation, content, and engagement all of which assist in maintaining a positive online atmosphere; and

WHEREAS, adoption of a Civility and Belonging Agreement in the City of Camas demonstrates compliance with legal requirements related to discrimination, harassment, and other forms of misconduct while contributing to the cultivation of a positive organizational and community culture.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF CAMAS, AS FOLLOWS:

I.

The Civility and Belonging Agreement attached hereto as Exhibit "A" is hereby adopted by the City Council of the City of Camas as a general statement of intent as relates to interactions by and between the City Council, staff, and members of the public in their participation within all City programs. The City Clerk is directed to maintain a copy of the Civility and Belonging Agreement in the records of the City but the terms herein are not intended to provide substantive enforcement authority unless and until formally adopted as part of any Council guidance, rules or procedures.

ADOPTED at a regular meeting of the Council of the City of Camas, this 6th day of November, 2023.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

CIVILITY & BELONGING AGREEMENT

City of Camas

The City of Camas prioritizes mutual respect and civility among its employees, councilors and citizens, contributing to a sense of belonging for all.

Respect, civility, integrity, and honesty are not just words but intentions that must be present in our interactions. Civility requires cooperation, tolerance, forgiveness, acceptance, inclusiveness, kindness, compassion, courtesy, perception, self-awareness, and patience.

We honor the right of expression and value individual freedom tempered with respect for the rights of others, even in controversial or out-of-favor viewpoints.

Individuals should not feel intimidated or face reprisals for voicing their concerns or participating in government or policy-making.

We acknowledge and are open to feedback on our behavior, understanding that perceptions of what is civil conduct can be influenced by culture and life experiences.

We each have a responsibility to counteract incivility and speak out when necessary.



Staff Report – Public Hearing

November 6, 2023 Council Regular Meeting

Public Hearing - Resolution No. 23-009, Suspension of Annual Site-Specific Comprehensive Plan Amendment Requests
Presenter: Alan Peters, Community Development Director
Time Estimate: 15 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: CMC Chapter 18.51 provides a process for applicants to request individual site-specific amendments to the Comprehensive Plan as part of an annual review cycle. Staff is proposing that Council suspend acceptance of annual review requests for 2024 and 2025 while the City completes its required Comprehensive Plan periodic review. Council discussed the proposed suspension on October 16, 2023.

SUMMARY: Pursuant to RCW 36.70A.130, the City is conducting a periodic review and update of the Comprehensive Plan due by June 30, 2025. The Growth Management Act requires cities and counties to complete periodic reviews every ten years. The City also considers other site-specific updates to the Comprehensive Plan requested by applicants on an annual basis. This annual review process allows the City to amend its comprehensive plan quickly to be responsive to property owner desires, respond to changes in circumstances, and stay relevant to local needs.

The proposed resolution would suspend acceptance of annual review requests for 2024 and 2025 while the City of Camas is undergoing the periodic review of the Comprehensive Plan. There are two reasons to consider this suspension. First, the comprehensive plan update and downtown subarea plans are significant projects that will require significant amounts of staff time. Second, the periodic update will provide an opportunity for the City to look comprehensively at the City’s land use policies. Land use map changes or rezoning may occur as part of the update process, and property owners are encouraged to participate in the public process and may request amendments that can be considered as part of the plan update.

The resolution would make an exception for any proposals for which pre-applications have been filed prior to the date of the proposed resolution. If Council approves the resolution as proposed, this means that any applicants who have submitted pre-applications before November 6, 2023, will be able to apply next January for consideration of a site-specific Comprehensive Plan amendment.

BENEFITS TO THE COMMUNITY: Suspending annual comprehensive plan amendment requests will allow the community to focus on the comprehensive plan periodic update while still providing opportunities for property owners to make amendment requests as part of the overall public process during the comprehensive plan review.

POTENTIAL CHALLENGES: The comprehensive plan update will not be completed until June 2025, so any amendments to the comprehensive plan could not be enacted until then.

RECOMMENDATION: Staff recommends that Council hold a public hearing, then adopt Resolution No. 23-009 suspending the acceptance of annual site-specific applications for amendments to the Comprehensive Plan until completion of the 2025 Comprehensive Plan periodic update.

RESOLUTION NO. 23-009

A RESOLUTION suspending the acceptance of annual site-specific applications for amendments to the Comprehensive Plan until completion of the 2025 Comprehensive Plan Periodic Update.

WHEREAS, pursuant to RCW Chapter 36.70A (“Growth Management Act”), the City’s Comprehensive Plan and development regulations are subject to continuing review and evaluation by the City; and

WHEREAS, the Growth Management Act requires the City to periodically review and, if needed, revise its Comprehensive Plan and development regulations to ensure that they comply with the Growth Management Act; and

WHEREAS, CMC Chapter 18.51 provides procedures and a schedule whereby applicants may request individual amendments to the Comprehensive Plan as part of an annual review cycle; and

WHEREAS, the annual review cycle allows the City to amend its comprehensive plan between the periodic reviews required by the Growth Management Act to be responsive to property owner desires, respond to changes in circumstances, and stay relevant to local needs; and

WHEREAS, the City of Camas is undertaking a periodic review and update of its Comprehensive Plan to be completed by June 30, 2025; and

WHEREAS, the Comprehensive Plan update will reflect a 20-year vision for the City through 2045 and will be required to accommodate the future population, employment, and infrastructure needs of the community; and

WHEREAS, the City is devoting significant resources to the work plan associated with the

Comprehensive Plan update, the downtown subarea plan, and climate planning, including a significant commitment of staff time and substantial public engagement efforts; and

WHEREAS, the intent of the Comprehensive Plan periodic update is to look comprehensively at the City's land use policies and maps; and

WHEREAS, property owners interested in amendments to the Comprehensive Plan are encouraged to participate in the periodic update public process; and

WHEREAS, the City Council discussed suspending the acceptance and processing of annual site-specific Comprehensive Plan amendment applications during a workshop on October 16, 2023; and

WHEREAS, the City Council considered this Resolution at a public hearing on November 6, 2023, and received public testimony from interested parties, and considered all oral arguments and testimony; and

WHEREAS, the City Council finds that suspending the acceptance and processing of annual Comprehensive Plan amendment requests until the completion of the City's Comprehensive Plan periodic update by June 30, 2025, will further the public health, safety and welfare and is necessary for the support of the Comprehensive Plan periodic update.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

The above recitals are hereby adopted as findings in support of this Resolution.

Section II

The schedule set forth in the Camas Municipal Code for consideration and approval of annual Comprehensive Plan amendments and accompanying rezone requests is hereby suspended through June 30, 2025 or upon the earlier completion of the 2025 Comprehensive Plan Periodic Update; provided, however, that the Community Development Department shall accept and process any annual review requests in 2024 for which pre-applications are filed prior to the date of this Resolution.

ADOPTED by the Council and APPROVED by the Mayor this _____ day of _____, 2023.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Staff Report

November 6, 2023 Council Regular Meeting

Ordinance No. 23-011, Thrive at Green Mountain Subdivision Street Name Changes

Presenter: Alan Peters, Community Development Director

Time Estimate: 5 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: Staff has identified several streets in the Thrive at Green Mountain Subdivision that need to be renamed to align with the City’s adopted street naming standards. Council reviewed the proposed street name changes at its October 16, 2023 meeting.

SUMMARY: The Community Development Department is responsible for addressing and the naming of streets in the City of Camas and ensuring that new developments comply with the City’s Street Naming Manual. Adherence to the Street Naming Manual ensures that addresses in the City can be easily located by emergency responders and the public.

The final plat for Thrive at Green Mountain was recorded on August 23, 2023, but construction of site improvements is ongoing. Following recording, Staff identified four streets that need to be renamed to comply with the Street Naming Manual and to allow for consistent unit addressing.

Table of Proposed Street Name Changes.

Current Name	Proposed Name
N Cottonwood Ln	N Cottonwood St
N Cottonwood Way	N 89th Ave
S Private Ave	N 89th Ave
N 89th Ave	N 88th Ave

Because the subdivision plat has already been recorded, any street name changes must be approved by ordinance. Staff has notified the developer who has agreed to the name changes and will make any necessary sign replacements at their cost.

BENEFITS TO THE COMMUNITY: Adherence to the Street Naming Manual will ensure that addresses can be more easily located by emergency responders and the public.

RECOMMENDATION: Staff recommends Council adopt Ordinance No. 23-011.

ORDINANCE NO. 23-011

AN ORDINANCE changing street names in the Thrive at Green Mountain Subdivision.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The names of the streets in the Thrive at Green Mountain Subdivision are changed from the existing street names shown on Exhibit "A" to the new street names shown on Exhibit "A".

Section II

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

Section III

This ordinance shall not be codified.

PASSED by the Council and APPROVED by the Mayor this ____ day of _____, 2023.

SIGNED: _____
Mayor

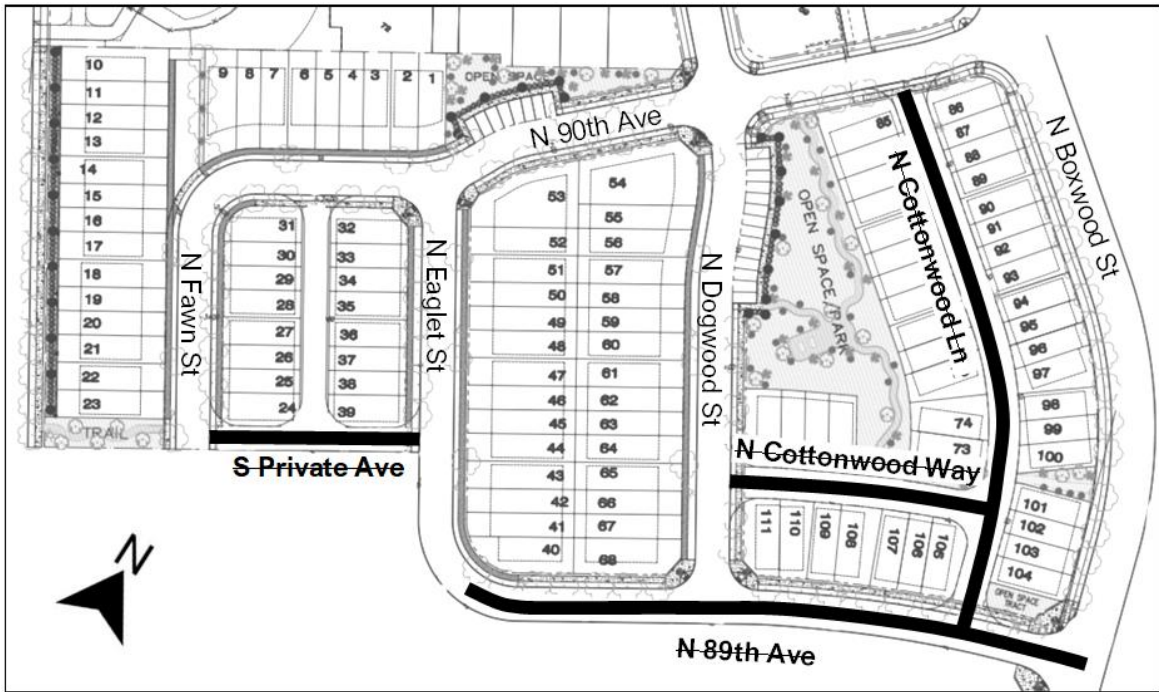
ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

Exhibit "A"

THRIVE AT GREEN MOUNTAIN - EXISTING STREET NAMES



THRIVE AT GREEN MOUNTAIN - NEW STREET NAMES



ORDINANCE NO. 23-012

AN ORDINANCE amending the City of Camas' 2023 Budget Ordinance No. 22-028.

WHEREAS, the City Council of the City of Camas approved Ordinance No. 22-028 and adopted a biennium budget for fiscal years 2023-2024; and

WHEREAS, the City Council of the City of Camas desires to effectively utilize and manage the City's financial resources; and,

WHEREAS, the City will receive additional revenues that were not anticipated at the time of adopting the budget for 2023; and

WHEREAS, funds received in excess of estimated revenues during the current fiscal year when authorized by an ordinance amending the original budget may be included in the expenditure limitation; and

WHEREAS, the City desires to undertake activities which were not foreseen at the time of adopting the 2023 budget; and

WHEREAS, the financial activities in the following funds could not have been reasonably foreseen at the time of adopting the 2023 budget.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

Budget Amendment: The City of Camas' 2023 Budget as adopted in Ordinance No. 22-028 is amended as follows:

1. Modify the 2023 Budget for 2022 ERP Professional Services Agreement.
2. Modify the 2023 Budget for the Louis Bloch Park surfacing and bleacher improvements.
3. Modify the 2023 Budget for Citywide Traffic Controller Updates.
4. Modify the 2023 Budget for Brady Road/Grand Ridge Drive intersection improvements.
5. Modify the 2023 Budget for Everett Street Corridor Analysis.
6. Modify the 2023 Budget for a Fire Engine.
7. Modify the 2023 Budget for Library Roof Replacement.
8. Modify the 2023 Budget for the Library HVAC Replacement.
9. Modify the 2023 Budget of a Vactor Truck.

ORDINANCE NO. 23-012

10. Modify the 2023 Budget for a Garbage Truck.
11. Modify the 2023 Budget for Well 6/14 Transmission Main.
12. Modify the 2023 Budget for 11th to Brady Road Water Extension.
13. Modify the 2023 Budget for Washougal Wellfield Improvements.
14. Modify the 2023 Budget for Lower Prune Hill Reservoir and Booster Station.
15. Adjust the 2023 Budget for ARPA Transfers.
16. Adjust the 2023 Budget for grant funding for the City's Comprehensive Plan
17. Adjust the 2023 Budget for grant funding for the Citywide Horizontal Curve Study.
18. Adjust the 2023 Budget for moving paving project from Streets to Cemetery.
19. Adjust the 2023 Budget for grant funding for CWFD CARES provider.
20. Adjust the 2023 Budget for CWFD mobile radios funded with wildland fire mobilization funds.
21. Adjust the 2023 Budget for 2023 LTGO Bond
22. Adjust the 2023 Budget for the Nakia Creek Timber Harvest.
23. Adjust the 2023 Budget for Development Credits and Donated Assets.
24. Supplement the 2023 Budget for labor contract settlements wage adjustments.
25. Supplement the 2023 Budget for ERP equipment to support the ERP project.
26. Supplement the 2023 Budget for the Riverview building lease.
27. Supplement the 2023 Budget for De-Icer brine tank for snow/ice control.
28. Supplement the 2023 Budget for replacing the damaged 38th Avenue traffic controller.
29. Supplement the 2023 Budget for Local Road Safety Plan in progress.
30. Supplement the 2023 Budget for Station 41 replacement consultant for siting and acquisition.
31. Supplement the 2023 Budget for fire vehicles and equipment.
32. Reduce the 2023 Budget for four new FTE hires for the biennium.
33. Supplement the 2023 Budget for maintenance on Legacy land properties.
34. Supplement the 2023 Budget for replacing aging storm culverts.
35. Reduce the 2023 Budget for Columbia Summit Retrofit stormwater pond.

ORDINANCE NO. 23-012

- 36. Supplement the 2023 Budget for increase in disposal costs in Solid Waste
- 37. Supplement the 2023 Budget for increasing fuel costs in Solid Waste.
- 38. Reduce the 2023 Budget for Water/Sewer projects for rate stabilization.
- 39. Supplement the 2023 Budget for Boulder Creek Intake line improvements and maintenance.
- 40. Supplement the 2023 Budget for Northshore Transmission Main.
- 41. Supplement the 2023 Budget for the NE 43rd and Franklin waterline replacement.
- 42. Supplement the 2023 Budget for the SE 6th Avenue 16” waterline replacement.
- 43. Supplement the 2023 Budget for the Prune Hill Park Pump Station improvements.

Section II

Budget Amendment – Effect on Fund Revenues and Expenses: The foregoing increases affect the City funds as shown on Attachment A.

Section III

Effective Date. This ordinance shall take force and be in effect five days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this ____ day of _____, 2023

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney

2023 Budget Amendment - Fund Summary

	Budget		Budget		Estimated		Budget Amendment		Amended		Note: Budget Packages
	Beg Fund Balance	Revenues (1)	Expenses (1)	Expenses (1)	End Fund Balance	Revenues	Expenses	Fund Balance	Fund Balance		
Operating Funds											
General	\$ 15,154,177	\$ 32,525,253	\$ (37,328,723)	\$ 10,350,707	\$ 290,105	\$ (1,313,930)	\$ 9,326,882	CF-1,CF-2,A-1,A-2,S-1,S-2,S-3			
Streets	\$ 1,129,624	\$ 4,238,650	\$ (4,144,728)	\$ 1,223,546	\$ 112,892	\$ (980,197)	\$ 356,241	CF-1,CF-3,CF-4,CF-5,A-1,A-3,A-4,S-2,S-4,S-5,S-6			
American Rescue Plan Act	\$ 6,693,541	\$ 36,765	\$ (3,119,288)	\$ 3,611,018	\$ -	\$ (549,441)	\$ 3,061,577	A-1			
Tree Fund	\$ 15,626	\$ 100	\$ -	\$ 15,726	\$ -	\$ -	\$ 15,726				
Camas/Washougal Fire & EMS	\$ 1,131,144	\$ 16,297,749	\$ (17,405,115)	\$ 23,778	\$ 1,590,148	\$ (1,122,310)	\$ 491,616	CF-1,CF-6,A-1,A-5,A-6,S-1,S-2,S-7,S-8,S-9			
Cemetery	\$ 231,667	\$ 284,343	\$ (289,256)	\$ 226,754	\$ -	\$ (100,000)	\$ 126,754	A-4			
Capital/Enterprise Funds											
Limited GO Debt Service	\$ -	\$ 3,372,843	\$ (3,372,843)	\$ -	\$ 541,808	\$ (541,808)	\$ -	A-7			
REET	\$ 13,650,215	\$ 6,348,221	\$ (7,952,755)	\$ 12,045,681	\$ 2,280,962	\$ (355,182)	\$ 13,971,461	A-7			
Park Impact Fee	\$ 4,483,941	\$ 1,432,598	\$ (1,371,952)	\$ 4,544,587	\$ -	\$ (70,435)	\$ 4,474,152	A-7			
Transportation Impact Fee	\$ 3,384,055	\$ 804,503	\$ (1,105,068)	\$ 3,083,490	\$ -	\$ (146,288)	\$ 2,937,202	A-7			
Fire Impact Fee	\$ 1,373,616	\$ 170,037	\$ (360,000)	\$ 1,183,653	\$ -	\$ (905,994)	\$ 277,659	CF-6			
NW 38th Ave Phase 3	\$ 784,612	\$ 6,100,400	\$ (6,100,400)	\$ 784,612	\$ (183,038)	\$ (30,096)	\$ 571,478	A-7			
Facilities Capital Fund	\$ 1,433,907	\$ 8,033,883	\$ (4,533,883)	\$ 4,933,907	\$ 668,184	\$ (2,788,000)	\$ 2,814,091	CF-7,CF-8,A-1,A-7			
Legacy Lands	\$ 5,934,122	\$ 10,443	\$ (150,000)	\$ 5,794,565	\$ -	\$ (500,000)	\$ 5,294,565	S-10			
Storm Water	\$ 2,739,456	\$ 2,274,240	\$ (2,958,919)	\$ 2,054,777	\$ 235,222	\$ (447,242)	\$ 1,842,757	CF-1,CF-9,A-1,S-2,S-11,S-12			
Solid Waste	\$ 3,391,084	\$ 3,355,575	\$ (2,960,737)	\$ 3,785,922	\$ 42,160	\$ (1,154,026)	\$ 2,674,056	CF-1,CF-10,A-1,S-13,S-14			
Water/Sewer	\$ 13,786,472	\$ 15,732,246	\$ (18,764,201)	\$ 10,754,517	\$ 4,190,101	\$ (1,299,769)	\$ 13,644,849	CF-1,A-1,A-8,A-9,S-2,S-16,S-18,S-19,S-20			
W/S Capital Projects	\$ 432,667	\$ 1,210,000	\$ (1,210,000)	\$ 432,667	\$ 3,303,432	\$ (2,328,000)	\$ 1,408,099	CF-11,CF-12,CF-13,A-8,S-15,S-16,S-17,S-18,S-19			
Water Capital Projects	\$ 6,231,756	\$ -	\$ -	\$ 6,231,756	\$ -	\$ (2,320,000)	\$ 3,911,756	CF-14			
WS Capital Reserve	\$ 16,456,337	\$ 2,739,545	\$ (1,150,000)	\$ 18,045,882	\$ -	\$ (2,435,432)	\$ 15,610,450	CF-11,CF-13,A-9,S-17			
WS Bond Reserve	\$ 1,234,213	\$ 5,294	\$ -	\$ 1,239,507	\$ -	\$ -	\$ 1,239,507				
Reserve Funds											
Lodging Tax	\$ 72,657	\$ 23,657	\$ (35,000)	\$ 61,314	\$ -	\$ -	\$ 61,314				
Equipment Rental and Replacement	\$ 2,606,394	\$ 2,400,014	\$ (3,504,123)	\$ 1,502,285	\$ -	\$ -	\$ 1,502,285				
Firefighters' Pension	\$ 1,137,115	\$ 8,709	\$ (92,265)	\$ 1,053,559	\$ -	\$ -	\$ 1,053,559				
Retiree Medical	\$ 10,023	\$ 156,212	\$ (156,709)	\$ 9,526	\$ 50,000	\$ -	\$ 59,526	S-1			
LEOFF 1 Disability Board	\$ 499,446	\$ 175,014	\$ (217,593)	\$ 456,867	\$ -	\$ -	\$ 456,867				
TOTAL	\$ 103,997,866	\$ 107,736,294	\$ (118,283,558)	\$ 93,450,602	\$ 13,121,976	\$ (19,388,150)	\$ 87,184,428				

(1) Budgeted revenues and expenses reflect the 2023 Adopted Budget

Ord Budget	\$ 218,908,699	\$ 250,397,286	\$ 250,397,286	Administrative	\$ 9,045,482	\$ (3,871,375)
2023 Budget	\$ 107,738,009	\$ 118,736,227	\$ 118,736,227	Supplemental	\$ 1,210,000	\$ (3,630,600)
Fall 2023 Adj	\$ 13,121,976	\$ 19,388,150	\$ 19,388,150			
Adjusted 2023	\$ 120,859,985	\$ 138,124,377	\$ 138,124,377			
Carry Forward	\$ 2,866,494	\$ (11,886,175)				

2023 Fall Omnibus Budget - Fund Balance Impact:

	General Fund	Street Fund	ARBPA	C/W Fire & EMS	Cemetery	LTGD	REET Projects	Park Imp Fee	Transp Imp Fee	NW 38th Ave Ph	Facilities Fund	Legacy Lanes	Storm Water	Solid Waste	Water/Sewer	Capital Projects	Construction Projects	W/S Capital Reserve	Retiree Medical	Total
Beginning Balance	\$ 15,154,177	\$ 1,129,624	\$ 6,693,541	\$ 1,131,144	\$ 231,667	\$ -	\$ 13,650,215	\$ 4,483,941	\$ 3,384,055	\$ 1,373,616	\$ 784,612	\$ 1,433,907	\$ 5,994,122	\$ 2,739,456	\$ 3,391,084	\$ 432,667	\$ 6,231,756	\$ 16,456,337	\$ -	\$ 10,023
Revenues	\$ 32,325,253	\$ 4,238,650	\$ 36,765	\$ 16,297,749	\$ 284,343	\$ 3,372,843	\$ 6,348,221	\$ 1,432,598	\$ 804,503	\$ 1,703,377	\$ 6,100,400	\$ 8,033,883	\$ 10,443	\$ 2,274,240	\$ 15,732,246	\$ 1,210,000	\$ -	\$ 2,739,545	\$ -	\$ 156,212
Expenditures	\$ (97,228,723)	\$ (4,144,728)	\$ (3,119,288)	\$ (17,405,115)	\$ (129,256)	\$ (3,372,843)	\$ (7,952,755)	\$ (1,371,952)	\$ (1,105,048)	\$ (3,600,000)	\$ (6,100,400)	\$ (4,533,883)	\$ (150,000)	\$ (10,958,919)	\$ (18,784,201)	\$ (1,210,000)	\$ -	\$ (1,150,000)	\$ -	\$ (156,709)
Projected Ending Fund Balance	\$ 10,350,707	\$ 27,776	\$ 1,223,846	\$ 3,011,018	\$ 23,778	\$ -	\$ 12,095,681	\$ 4,544,587	\$ 3,083,490	\$ 1,183,633	\$ 784,612	\$ 4,933,907	\$ 5,794,565	\$ 2,054,777	\$ 10,754,517	\$ 432,667	\$ 6,231,756	\$ 18,046,882	\$ -	\$ 9,526
Carry Forward Packages																				
CF-01 ERP Professional Services	\$ (29,430)																			
CF-02 Louis Bloch Park	\$ (310,000)																			
CF-03 Traffic Controller Upgrades																				
CF-04 Brady/Grand Bridge																				
CF-05 Everett Corridor Analysis																				
CF-06 Fire Engine																				
CF-07 Library Roof																				
CF-08 Library HVAC																				
CF-09 Vector Truck																				
CF-10 Garbage Truck																				
CF-11 Well 6/14																				
CF-12 11th to Brady Water Main																				
CF-13 Washbough Wellfield																				
CF-14 Lower Prune Hill Booster/Bes																				
Total Carry Forward	\$ (329,430)	\$ (827,697)	\$ -	\$ (23,123)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (905,994)	\$ (12,246,000)	\$ -	\$ (375,242)	\$ (454,026)	\$ (13,169)	\$ (275,000)	\$ (2,320,000)	\$ (1,250,000)	\$ -	\$ (2,310,000)
Subtotal Fund Balance	\$ 10,021,277	\$ 26,876	\$ 395,649	\$ 3,011,018	\$ 653	\$ -	\$ 12,095,681	\$ 4,544,587	\$ 3,083,490	\$ 1,183,633	\$ 784,612	\$ 4,933,907	\$ 5,794,565	\$ 2,054,777	\$ 10,754,517	\$ 432,667	\$ 6,231,756	\$ 16,795,882	\$ -	\$ 9,526
Administrative Packages																				
A-01 ARPA Transfers	\$ 227,605	\$ 12,892	\$ (949,441)	\$ 37,961																
A-02 Comprehensive Plan	\$ (62,500)																			
A-03 Horizontal Curves Study																				
A-04 Cemetery Paving Budget Transfer																				
A-05 CARES Provider - 1 FTE																				
A-06 Mobile Radios																				
A-07 Debt Service																				
A-08 Nabs Creek Timber Harvest																				
A-09 Donated Capital																				
Total Administrative	\$ 227,605	\$ 112,892	\$ (949,441)	\$ 37,961	\$ (100,000)	\$ -	\$ 1,925,780	\$ (70,435)	\$ (146,288)	\$ -	\$ (213,134)	\$ 126,184	\$ 13,722	\$ 42,160	\$ 90,101	\$ (423,000)	\$ 423,000	\$ -	\$ -	\$ (970,432)
Subtotal Fund Balance	\$ 10,248,882	\$ 27,578	\$ 3,061,577	\$ 38,616	\$ 126,754	\$ -	\$ 13,971,461	\$ 4,474,152	\$ 2,937,202	\$ 277,659	\$ 571,478	\$ 2,814,091	\$ 5,794,565	\$ 1,699,287	\$ 14,508,449	\$ 157,667	\$ 3,911,756	\$ 16,795,882	\$ -	\$ 9,526
Supplemental Packages																				
S-01 Labor Contracts	\$ (280,000)																			
S-01 Funding Transfer	\$ (500,000)																			
S-02 ERP Equipment	\$ (32,000)																			
S-03 Riverbank Lease	\$ (60,000)																			
S-04 De-ice Brine Tank	\$ (25,000)																			
S-05 Replace Damaged Controller	\$ (35,000)																			
S-06 Local Road Safety Plan	\$ (100,000)																			
S-07 St-01 Replacement Consultant	\$ (150,000)																			
S-08 Fire Vehicles & Equipment	\$ (102,000)																			
S-09 Reduce 4 CMFD FTE	\$ 222,000																			
S-10 Rose/Leadbetter Houses																				
S-11 Endicott CIPP Sijilinge Culverts																				
S-12 Increase Storm Projects for Rates																				
S-13 Solid Waste Fuel																				
S-14 Solid Waste Fuel																				
S-15 Remove Water Projects for Rates																				
S-16 Boulder Creek Intake																				
S-17 Northshore Transmission Main																				
S-18 5th & Franklin Waterline																				
S-19 SE 6th Avenue Crossing Waterline																				
S-20 Prune Hill Park Pump Station																				
Total Supplemental	\$ (922,000)	\$ (152,500)	\$ -	\$ 453,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Budget Adjustment	\$ (1,023,825)	\$ (867,305)	\$ (949,441)	\$ 467,838	\$ (100,000)	\$ -	\$ 1,925,780	\$ (70,435)	\$ (146,288)	\$ (905,994)	\$ (213,134)	\$ 126,184	\$ 13,722	\$ 42,160	\$ 90,101	\$ (423,000)	\$ 423,000	\$ -	\$ -	\$ (970,432)
Total Adjusted Fund Balance	\$ 9,326,882	\$ 27,776	\$ 3,061,577	\$ 491,616	\$ 126,754	\$ -	\$ 13,971,461	\$ 4,474,152	\$ 2,937,202	\$ 277,659	\$ 571,478	\$ 2,814,091	\$ 5,794,565	\$ 1,842,757	\$ 13,644,849	\$ 432,667	\$ 3,911,756	\$ 16,580,882	\$ -	\$ 9,526
Net Budgeted Fund Balance	\$ 10,248,882	\$ 27,578	\$ 3,061,577	\$ 38,616	\$ 126,754	\$ -	\$ 13,971,461	\$ 4,474,152	\$ 2,937,202	\$ 277,659	\$ 571,478	\$ 2,814,091	\$ 5,794,565	\$ 1,699,287	\$ 13,644,849	\$ 432,667	\$ 3,911,756	\$ 16,580,882	\$ -	\$ 9,526

City of Camas 2023 Fall Omnibus Budget Packages

Item 14.
11/6/2023

Pkg # Carry Forward List

	Department	Description	Amount	Reason
CF-01	General Govt	ERP Professional Services	\$ 101,731	some work planned for 2022 delayed into 2023
CF-02	Parks	Louis Bloch Park Surfacing & Bleacher Improvmt	\$ 300,000	work was delayed to 2023
CF-03	Streets	Citywide Traffic Signal Controller Updates	\$ 220,000	work was delayed to 2023
CF-04	Streets	Brady Rd/Grand Ridge Dr Intersection Improvmt	\$ 250,000	work was delayed to 2023
CF-05	Streets	Everett St (SR-500) Corridor Analysis	\$ 350,000	work was delayed to 2023
CF-06	CWFD	Fire Engine	\$ 905,994	delivery of large vehicle is delayed
CF-07	Capital Facilities	Library Roof Replacement	\$ 1,400,000	work was delayed to 2023
CF-08	Capital Facilities	Library HVAC Replacement	\$ 846,000	work was delayed to 2023
CF-09	Storm Water	Vactor Truck	\$ 368,600	delivery of large vehicle is delayed
CF-10	Solid Waste	Garbage Truck	\$ 432,356	delivery of large vehicle is delayed
CF-11	Water	Well 6/14 Transmission Main	\$ 1,200,000	work was delayed to 2023
CF-12	Water	11th to Brady Water Extension	\$ 275,000	work was delayed to 2023
CF-13	Water	Washougal Wellfield Improvements	\$ 50,000	work was delayed to 2023
CF-14	Water	Lower Prune Hill Reservoir & Booster Station	\$ 2,320,000	work was delayed to 2023
Total			\$ 9,019,681	

Administrative List

	Department	Description	Amount	Reason
A-01	General Govt	ARPA Transfers	\$ -	funding transfers held over from 2022
A-02	Community Dev	Comprehensive Plan	\$ -	grant funded
A-03	Streets	Citywide Horizontal Curve Safety	\$ -	grant funded
A-04	Streets	Cemetery Paving	\$ -	moving paving project to match capital asset
A-05	CWFD	CARES Provider - 1 FTE	\$ -	grant funded
A-06	CWFD	Mobile Radios	\$ -	funded with wildland fire mobilization funds
A-07	Debt Service	2023 LTGO Bond	\$ (1,497,107)	2023 LTGO bond proceeds & costs, debt service
A-08	Water	Nakia Creek Timber Harvest	\$ (3,677,000)	timber harvest from Nakia Creek wildfire area
A-09	Water	Development Credits - Donated Capital	\$ -	internal transfers for donated capital
Total			\$ (5,174,107)	

Supplemental List

	Department	Description	Amount	Reason
S-01	General Govt	Labor Contract Settlements	\$ 280,000	wage adjustments
S-02	General Govt	ERP Equipment	\$ 60,600	tech and software to support ERP
S-03	General Govt	Riverview Lease	\$ 60,000	lease for building space
S-04	Streets	De-Icer Brine Tank	\$ 25,000	equipment to support snow/ice control
S-05	Streets	Replace Damaged 38th Avenue Traffic Controller	\$ 25,000	unanticipated repairs necessary
S-06	Streets	Local Road Safety Plan	\$ 100,000	completion of in-progress planning
S-07	CWFD	Station 41 Replacement Consultant	\$ 150,000	consultant assist w/ siting & acquisition
S-08	CWFD	Fire Vehicles & Equipment	\$ 102,000	vehicle for CARES staff & eqpmt for fire engine
S-09	CWFD	Reduce New FTE Hires for biennium	\$ (222,000)	removal of 4 new FTE planned for Fall hire
S-10	Legacy Lands	Rose/Leadbetter Houses	\$ 500,000	maintenance on legacy land properties
S-11	Storm Water	Endicott CIPP Slipline Culverts	\$ 150,000	replacing some aging storm culverts
S-12	Storm Water	Remove Storm Projects for Rate Stabilization	\$ (300,000)	Columbia Summit Retrofit, Fargo St Pipeline
S-13	Solid Waste	Increased Disposal Costs	\$ 600,000	increase of disposal costs due to inflation
S-14	Solid Waste	Solid Waste Fuel	\$ 100,000	added fuel for solid waste
S-15	Water	Remove W/S Projects for Rate Stabilization	\$ (280,000)	Hathaway WL, Crown Rd Booster
S-16	Water	Boulder Creek Intake	\$ 100,000	improvements and annual maintenance
S-17	Water	Northshore Transmission Main	\$ 215,000	additional funds for budgeted project
S-18	Water	NE 43rd & Franklin Waterline Replacement	\$ 270,000	additional funds for budgeted project
S-19	Water	SE 6th Avenue 16" Waterline Replacement	\$ 75,000	additional funds for budgeted project
S-20	Sewer	Prune Hill Park Pump Station Improvements	\$ 410,000	upgrades to pump station
Total			\$ 2,420,600	

Total Omnibus Budget Packages \$ 6,266,174

City of Camas 2023 Fall Omnibus Budget - Description of Packages

Package Title	Description	Fund Impacted	Overall Appropriation
CF-01	ERP Professional Services	Carry forward unspent 2022 ERP budget, as project kicked off in 2022, timelines used to budget firmed up and pushed some work out to 2023	Multiple \$ 101,731
CF-02	Louis Bloch Park	Carry forward unspent 2022 budget for surfacing and bleacher improvements	General \$ 300,000
CF-03	Traffic Controller Upgrades	Carry forward unspent 2022 budget for countywide upgrades, as the large scale of the work has pushed into 2023	Streets \$ 220,000
CF-04	Brady/Grand Ridge	Carry forward and supplement 2022 budget for intersection improvements, the scope of which changed once the project began and a clearer picture of the necessary work emerged	Streets \$ 250,000
CF-05	Everett Corridor Analysis	Carry forward unspent 2022 budget to complete an alternatives analysis for Everett, including public outreach, with a final plan for future improvement project(s)	Streets \$ 350,000
CF-06	Fire Engine	New fire engine to replace aging front line engine as listed in Capital Facilities Plan (CFP); budgeted for but not expended in 2022.	CWFD \$ 905,994
CF-07	Library Roof	Carry forward unspent 2022 budget for work to replace Library roof, which was delayed by supply chain issues	Cap Facility \$ 1,400,000
CF-08	Library HVAC	Carry forward unspent 2022 budget for replacement of a failing HVAC in the library, with partial matching grant funding from the Dept of Commerce	Cap Facility \$ 846,000
CF-09	Vactor Truck	Carry forward unspent 2022 budget for the vactor truck that was expected in 2022 but not received until 2023	Storm Water \$ 368,600
CF-10	Garbage Truck	Carry forward unspent 2022 budget for a replacement solid waste truck still on order	Solid Waste \$ 432,356
CF-11	Well 6/14	Carry forward unspent 2022 budget for connecting the two wells with a larger diameter pipeline to provide additional water pumping capacity	Water/Sewer \$ 1,200,000
CF-12	11th to Brady Water Main	Carry forward unspent 2022 budget for adding a waterline between 11th Circle and Brady Road to improve fire flows and system redundancy	Water/Sewer \$ 275,000
CF-13	Washougal Wellfield Improvements	Carry forward unspent 2022 budget for making improvements to the City's Washougal River wellfield, which provides the majority of the City's water	Water/Sewer \$ 50,000
CF-14	Lower Prune Hill Booster Station	Carry forward unspent 2022 budget to replace existing infrastructure that is undersized and has reached its useful life	Water/Sewer \$ 2,320,000
A-01	ARPA Transfers	Final funding transfers from ARPA funds to various City funds for pre-identified expenses	Multiple \$ -
A-02	Comprehensive Plan	Existing professional services budget is inadequate for the needs of our Comprehensive Plan Periodic Update which will require the City to address recent housing legislation, including HB 1110. Requesting to supplement professional services budget by \$62,500 for 2023. These amounts will be offset by a grant award in the same amount from the Washington State Department of Commerce.	General \$ -
A-03	Horizontal Curves Study	Fully grant-funded project to identify and make safer any horizontal curves on the City roads	Streets \$ -
A-04	Cemetery Paving	Moving the final portion of the cemetery paving project from the Street Fund to the Cemetery Fund in order to keep the City assets together	Streets/Cemetery \$ -
A-05	CARES Provider - 1 FTE	Council approved the creation of a CARES Team provider for the fire department which shall be funded 100% by a grant from SWAACH (Southwest Washington Accountable Community of Health).	CWFD \$ -
A-06	Mobile Radios	One portable replaces a failed radio, one is for the training captain. The dash mount radio is intended for the brush rig that mobilizes on wildland fires, as the current radio doesn't have enough range to receive communications in remote locations that are topographically challenging. The second mobile radio is intended for the training vehicle, as it is a response vehicle.	CWFD \$ -
A-07	Debt Service & Bond Issuance	Proceeds and issuance costs for the 2023 LTGO bond	LTGO/Multiple \$ (1,497,107)
A-08	Nakia Creek Timber Harvest	Harvest of the timber from the 2022 Nakia Creek wildfire area in order to preserve the value of the resultant lumber	Water/Sewer \$ (3,677,000)
A-09	Developer Credits - Donated Capital	Entering developer credits for donated capital	Water/Sewer \$ -
S-01	Labor Contracts	Additional budget to cover the wage adjustments and annual accrual bank payouts	General Govt \$ 280,000
S-02	ERP Equipment	Technical equipment and software licenses necessary to support the more robust ERP software for permitting and licensing	General Govt \$ 60,600
S-03	Riverview Lease	Lease payments that were not part of the Riverview Building project budget	General Govt \$ 60,000
S-04	De-Icer Brine Tank	Cost of replacement of a 10,500 gallon brine tank with valves and piping for snow and ice control.	Streets \$ 25,000

City of Camas 2023 Fall Omnibus Budget - Description of Packages

Package Title	Description	Fund Impacted	Overall Appropriation
S-05	Replace Damaged Traffic Controller	Traffic controller on 38th Avenue was damaged by a vehicle. Insurance recoveries are not anticipated.	Streets \$ 25,000
S-06	Local Road Safety Plan	Completion of the City's traffic safety plan	Streets \$ 100,000
S-07	Station 41 Replacement Consultant	Consultant to study siting of the Fire Station 41 replacement, then assist with acquisition	CWFD \$ 150,000
S-08	Fire Vehicles & Equipment	1. An engine was ordered to be delivered in 2023. The engine will arrive empty and will have to be equipped with tools and equipment. Durable tools will be parasited from existing engines, however aging hose, power tools and electronics that are at or near their end of life will have to be replaced. 2. Council approved the hiring of a nurse/paramedic position for the Community Assistance Referral and Education Services (CARES) program. This position's salary and benefits are entirely covered by a grant, however the capital cost of a field vehicle for this position is not.	CWFD \$ 102,000
S-09	Reduce New FTE Hires for biennium	Due to economic factors, removal of 4 new hires planned for the Fall of 2023. This includes reduction of salary, benefits, training, and equipment/uniforms.	CWFD \$ (222,000)
S-10	Rose/Leadbetter Houses	Addressing maintenance needs on the City's legacy land properties	Legacy Lands \$ 500,000
S-11	Endicott CIPP Slipline Culverts	There are two sections of a failed 42" CMP culvert. Slip like these two sections which are approximately 20' and 95' in length. Current culvert has compromised channel. The slipline will provide structural protection and prolong this culvert by 30 years without digging up the street and adjoining yard with mature landscape.	Storm Water \$ 150,000
S-12	Remove Storm Projects for Rate Stabilization	Removal of two large storm water projects in order to stabilize the utility rates necessary to support the fund: Fargo Street Pipeline and the Columbia Summit retrofit	Storm Water \$ (300,000)
S-13	Increase for Disposal Costs	Additional budget for increases of external taxes, disposal fees, and recycling contractor costs as a result of economic factors	Solid Waste \$ 600,000
S-14	Solid Waste Fuel	Added fuel consumption for the Solid Waste department	Solid Waste \$ 100,000
S-15	Remove W/S Projects for Rate Stabilization	Removal of two large water projects in order to stabilize the utility rates necessary to support the fund: Hathaway Waterline and Crown Road Booster Station	Water \$ (280,000)
S-16	Boulder Creek Intake	Work on improvements for the Boulder Creek water intake, including the annual removal of debris affecting intake	Water \$ 100,000
S-17	Northshore Transmission Main	Additional funds for a budgeted project to complete the water lines on the North side of Lacamas Lake	Water \$ 215,000
S-18	43rd & Franklin Waterline	Additional funds for the budgeted project to replace a leaking and undersized portion of waterline at 43rd/Franklin	Water \$ 270,000
S-19	SE 6th Avenue Crossing Waterline	Additional funds for budgeted project to repair/replace the 6th Avenue waterline in 2024, preliminary work occurred in 2023.	Water \$ 75,000
S-20	Prune Hill Park Pump Station	Upgrades to the Prune Hill Park Pump Station	Sewer \$ 410,000
Total			\$ 6,266,174

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget	GL Code	Rev Increase Exp Decrease	Rev Decrease Exp Increase	Impact to Budget
CF-01	Finance Professional Services	ERP Professional Services	0001	\$ 346,330	\$ 370,229	0001.10.0000.040.5142000.540000.		\$ (23,899)	\$ (23,899)
CF-01	Community Dev Professional Svcs	ERP Professional Services	0001	\$ 188,451	\$ 193,982	0001.58.0000.140.5593000.540000.		\$ (5,531)	\$ (5,531)
CF-01	Streets Admin Professional Svcs	ERP Professional Services	1120	\$ 422,163	\$ 429,860	1120.40.0000.400.5429000.540000.		\$ (7,697)	\$ (7,697)
CF-01	Fire/EMS Professional Services	ERP Professional Services	1150	\$ 797,883	\$ 821,006	1150.20.0000.500.5221000.540000.		\$ (23,123)	\$ (23,123)
CF-01	Storm O&M Professional Services	ERP Professional Services	4190	\$ 704,384	\$ 711,026	4190.31.0000.610.5310000.540000.		\$ (6,642)	\$ (6,642)
CF-01	Solid Waste Professional Services	ERP Professional Services	4220	\$ 244,023	\$ 265,693	4220.37.0000.660.5370000.540000.		\$ (21,670)	\$ (21,670)
CF-01	Water/Sewer Admin Prof Services	ERP Professional Services	4400	\$1,598,348	\$ 1,611,517	4400.34.0000.720.5340000.540000.		\$ (13,169)	\$ (13,169)
CF-02	Parks Machinery & Equip	Louis Bloch Park ADA Upgrades	0001	\$ 126,000	\$ 426,000	0001.00.0000.180.5947600.564000.		\$ (300,000)	\$ (300,000)
CF-03	Streets Capital Projects	Traffic Controller Upgrades	1120	\$ 100,000	\$ 320,000	1120.00.0000.400.5953000.565000.		\$ (220,000)	\$ (220,000)
CF-04	Neigh Traffic Capital Projects	Brady/Grand Ridge Intersctn Impv	1120	\$ -	\$ 250,000	1120.00.0000.420.5953000.565000.		\$ (250,000)	\$ (250,000)
CF-05	Streets Professional Services	Everett Corridor Analysis	1120	\$ 422,163	\$ 772,163	1120.40.0000.400.5429000.540000.		\$ (350,000)	\$ (350,000)
CF-06	EMS Mach/Equip	Fire Engine	1150	\$ 343,000	\$ 1,248,994	1150.00.0000.500.5942200.564000.		\$ (905,994)	\$ (905,994)
CF-06	Transfer In - 3130	Fire Engine	1150	\$ 360,000	\$ 1,265,994	1150.97.0000.000.3973030.300097.	\$ 905,994		\$ 905,994
CF-06	Transfer Out - 1150	Fire Engine	3030	\$ -	\$ 905,994	3030.97.0000.000.5971150.500097.		\$ (905,994)	\$ (905,994)
CF-07	Capital Buildings/Structures	Library Roofing Project	3180	\$ 583,883	\$ 1,983,883	3180.00.0000.000.5947200.562000.		\$ (1,400,000)	\$ (1,400,000)
CF-08	Capital Buildings/Structures	Library HVAC Repair/Replace	3180	\$ 583,883	\$ 1,918,883	3180.00.0000.000.5947200.562000.		\$ (1,335,000)	\$ (1,335,000)
CF-08	State Grant Dept of Commerce	Library HVAC Repair/Replace	3180	\$ -	\$ 489,000	3180.70.0000.000.3340420.300000.	\$ 489,000		\$ 489,000
CF-09	Storm Capital Mach/Equip	Vactor Truck	4190	\$ 209,000	\$ 799,100	4190.31.0000.650.5943100.564000.		\$ (590,100)	\$ (590,100)
CF-09	State Grant Dept of Ecology	Vactor Truck	4190	\$ -	\$ 221,500	4190.31.0000.000.3340310.300000.	\$ 221,500		\$ 221,500
CF-10	Trash Capital Mach/Equip	Garbage Truck	4220	\$ 60,000	\$ 492,356	4220.37.0000.690.5943700.564000.		\$ (432,356)	\$ (432,356)
CF-11	Capital Water Utilities	Well 6/14 Transmission Main	4420	\$1,210,000	\$ 2,410,000	4420.34.0000.760.5943400.565000.		\$ (1,200,000)	\$ (1,200,000)
CF-11	Transfer In - 4600	Well 6/14 Transmission Main	4420	\$1,150,000	\$ 2,350,000	4420.97.0000.000.3974600.300097.	\$ 1,200,000		\$ 1,200,000
CF-11	Transfer Out - 4420	Well 6/14 Transmission Main	4600	\$1,150,000	\$ 2,350,000	4600.34.0000.000.5974420.500097.		\$ (1,200,000)	\$ (1,200,000)
CF-12	Capital Water Utilities	11th to Brady Water Main	4420	\$1,210,000	\$ 1,485,000	4420.34.0000.760.5943400.565000.		\$ (275,000)	\$ (275,000)
CF-13	Capital Water Utilities	Washougal Wellfield Impvmnts	4420	\$1,210,000	\$ 1,260,000	4420.34.0000.760.5943400.565000.		\$ (50,000)	\$ (50,000)
CF-13	Transfer In - 4600	Washougal Wellfield Impvmnts	4420	\$1,150,000	\$ 1,200,000	4420.97.0000.000.3974600.300097.	\$ 50,000		\$ 50,000
CF-13	Transfer Out - 4420	Washougal Wellfield Impvmnts	4600	\$1,150,000	\$ 1,200,000	4600.34.0000.000.5974420.500097.		\$ (50,000)	\$ (50,000)
CF-14	Capital Water Utilities	Lower Prune Hill Reservoir/Boost	4460	\$ -	\$ (2,320,000)	4460.34.0000.000.5943400.565000.		\$ (2,320,000)	\$ (2,320,000)
A-01	Transfers Out - 0001	ARPA Funding Transfers	1130	\$2,589,379	\$ 2,816,984	1130.97.0000.000.5970001.500097.		\$ (227,605)	\$ (227,605)
A-01	Transfers Out - 1120	ARPA Funding Transfers	1130	\$ 18,183	\$ 31,075	1130.97.0000.000.5971120.500097.		\$ (12,892)	\$ (12,892)
A-01	Transfers Out - 1150	ARPA Funding Transfers	1130	\$ 300,727	\$ 338,688	1130.97.0000.000.5971150.500097.		\$ (37,961)	\$ (37,961)
A-01	Transfers Out - 3180	ARPA Funding Transfers	1130	\$ -	\$ 125,000	1130.97.0000.000.5973180.500097.		\$ (125,000)	\$ (125,000)
A-01	Transfers Out - 4190	ARPA Funding Transfers	1130	\$ 20,376	\$ 34,098	1130.97.0000.000.5974190.500097.		\$ (13,722)	\$ (13,722)
A-01	Transfers Out - 4220	ARPA Funding Transfers	1130	\$ 63,962	\$ 106,122	1130.97.0000.000.5974220.500097.		\$ (42,160)	\$ (42,160)
A-01	Transfers Out - 4400	ARPA Funding Transfers	1130	\$ 126,661	\$ 216,762	1130.97.0000.000.5974400.500097.		\$ (90,101)	\$ (90,101)
A-01	Transfers In - 1130	ARPA Funding Transfers	0001	\$2,589,379	\$ 2,816,984	0001.97.0000.000.3971130.300097.	\$ 227,605		\$ 227,605
A-01	Transfers In - 1130	ARPA Funding Transfers	1120	\$ 18,183	\$ 31,075	1120.97.0000.000.3971130.300097.	\$ 12,892		\$ 12,892
A-01	Transfers In - 1130	ARPA Funding Transfers	1150	\$ 300,727	\$ 338,688	1150.97.0000.000.3971130.300097.	\$ 37,961		\$ 37,961
A-01	Transfers In - 1130	ARPA Funding Transfers	3180	\$ -	\$ 125,000	3180.97.0000.000.3971130.300097.	\$ 125,000		\$ 125,000
A-01	Transfers In - 1130	ARPA Funding Transfers	4190	\$ 20,376	\$ 34,098	4190.97.0000.000.3971130.300097.	\$ 13,722		\$ 13,722
A-01	Transfers In - 1130	ARPA Funding Transfers	4220	\$ 63,962	\$ 106,122	4220.97.0000.000.3971130.300097.	\$ 42,160		\$ 42,160
A-01	Transfers In - 1130	ARPA Funding Transfers	4400	\$ 126,661	\$ 216,762	4400.97.0000.000.3971130.300097.	\$ 90,101		\$ 90,101
A-02	Planning Professional Services	Comp Plan Updates	0001	\$ 315,000	\$ 377,500	0001.58.0000.150.5586000.540000.		\$ (62,500)	\$ (62,500)
A-02	State Grant Dept of Commerce	Comp Plan Updates	0001	\$ -	\$ 62,500	0001.58.0000.000.3340420.300000.	\$ 62,500		\$ 62,500
A-03	Streets Capital Projects	Horizontal Curve Improvements	1120	\$ 100,000	\$ 200,000	1120.00.0000.400.5953000.565000.		\$ (100,000)	\$ (100,000)
A-03	Federal HSIP Grant	Horizontal Curve Improvements	1120	\$ -	\$ 100,000	.0000.000.333 .300000.	\$ 100,000		\$ 100,000
A-04	Street Pres Capital Projects	Move Cemetery Pave to Cemetery	1120	\$1,057,302	\$ 957,302	1120.00.0000.410.5953000.565000.		\$ (100,000)	\$ (100,000)
A-04	Capital Projects	Move Cemetery Pave from Streets	1250	\$ -	\$ 100,000	1250.00.0000.490.5943600.561000.	\$ 100,000		\$ 100,000
A-05	EMS Salaries	CARES provider (FTE)	1150	\$3,215,163	\$ 3,311,163	1150.20.0000.500.5227000.511000.		\$ (96,000)	\$ (96,000)
A-05	EMS Benefits	CARES provider (FTE)	1150	\$ 903,340	\$ 932,340	1150.20.0000.500.5227000.521000.		\$ (29,000)	\$ (29,000)
A-05	State Grant SW WA ACH	CARES provider (FTE)	1150	\$ -	\$ 125,000	1150.20.0000.000.3670000.300000.	\$ 125,000		\$ 125,000
A-06	Fire Supplies	Mobile Radios	1150	\$ 27,212	\$ 48,405	1150.20.0000.540.5222000.531000.		\$ (21,193)	\$ (21,193)
A-06	Wildland Fire Mobilization	Mobilization Reimbursement	1150	\$ -	\$ 21,193	1150.20.0000.000.3422300.300000.	\$ 21,193		\$ 21,193
A-07	GO Bond	2023 LTGO Bond	2400	\$1,261,157	\$ 1,471,157	2400.00.0000.000.5912100.571000.		\$ (210,000)	\$ (210,000)
A-07	GO Bond Interest	2023 LTGO Bond	2400	\$ -	\$ 35,825	2400.80.0000.000.5922200.581000.		\$ (35,825)	\$ (35,825)
A-07	GO Bond Interest	2023 LTGO Bond	2400	\$1,382,445	\$ 1,678,428	2400.00.0000.000.5927500.581000.		\$ (295,983)	\$ (295,983)
A-07	Transfers In - 3000	2023 LTGO Bond	2400	\$1,286,862	\$ 1,611,947	2400.00.0000.000.3973000.300097.	\$ 325,085		\$ 325,085
A-07	Transfers In - 3010	2023 LTGO Bond	2400	\$ 871,952	\$ 942,387	2400.00.0000.000.3973010.300097.	\$ 70,435		\$ 70,435
A-07	Transfers In - 3020	2023 LTGO Bond	2400	\$1,005,068	\$ 1,151,356	2400.00.0000.000.3973020.300097.	\$ 146,288		\$ 146,288
A-07	Transfers Out - 2400	2023 LTGO Bond	3000	\$1,286,862	\$ 1,611,947	3000.97.0000.000.5972400.500097.		\$ (325,085)	\$ (325,085)

Adjustment #	Description	Note	Fund	Current	Proposed	GL Code	Rev Increase	Rev Decrease	Budget
				Budget	Budget		Exp Decrease	Exp Increase	
A-07	Transfers Out - 2400	2023 LTGO Bond	3010	\$ 871,952	\$ 942,387	3010.97.0000.000.5972400.500097.		\$ (70,435)	\$ (70,435)
A-07	Transfers Out - 2400	2023 LTGO Bond	3020	\$1,005,068	\$ 1,151,356	3020.97.0000.000.5972400.500097.		\$ (146,288)	\$ (146,288)
A-07	Gen Oblig Bond	2023 LTGO Bond	3000	\$1,750,000	\$ 3,661,333	3000.00.0000.000.3911000.300000.	\$ 1,911,333		\$ 1,911,333
A-07	Gen Oblig Bond	2023 LTGO Bond	3130	\$4,214,000	\$ 3,661,333	3130.00.0000.000.3911000.300000.		\$ (552,667)	\$ (552,667)
A-07	Gen Oblig Bond	2023 LTGO Bond	3180	\$7,000,000	\$ 6,407,334	3180.00.0000.000.3911000.300000.		\$ (592,666)	\$ (592,666)
A-07	Premium on Bond Issue	2023 LTGO Bond	3000	\$ -	\$ 369,629	3000.00.0000.000.3920000.300000.	\$ 369,629		\$ 369,629
A-07	Premium on Bond Issue	2023 LTGO Bond	3130	\$ -	\$ 369,629	3130.00.0000.000.3920000.300000.	\$ 369,629		\$ 369,629
A-07	Premium on Bond Issue	2023 LTGO Bond	3180	\$ -	\$ 646,850	3180.00.0000.000.3920000.300000.	\$ 646,850		\$ 646,850
A-07	Bond Issuance Costs	2023 LTGO Bond	3000	\$ 257,010	\$ 287,107	3000.80.0000.000.5929500.584000.		\$ (30,097)	\$ (30,097)
A-07	Bond Issuance Costs	2023 LTGO Bond	3130	\$ -	\$ 30,096	3130.80.0000.000.5929500.584000.		\$ (30,096)	\$ (30,096)
A-07	Bond Issuance Costs	2023 LTGO Bond	3180	\$ -	\$ 53,000	3180.80.0000.000.5929500.584000.		\$ (53,000)	\$ (53,000)
A-08	Capital Sewer Utilities	Nakia Creek Timber Harvest	4420	\$ -	\$ 423,000	4420.34.0000.840.5943500.565000.		\$ (423,000)	\$ (423,000)
A-08	Transfer In - 4400	Funding Transfer In	4420	\$ 60,000	\$ 483,000	4420.97.0000.000.3974400.300097.	\$ 423,000		\$ 423,000
A-08	Miscellaneous Other Operating	Timber Sale	4400	\$ 5,000	\$ 4,105,000	4400.34.0000.000.3699100.300000.	\$ 4,100,000		\$ 4,100,000
A-08	Transfer Out - 4420	Funding Transfer Out	4400	\$ 60,000	\$ 483,000	4400.97.0000.000.5974420.500097.		\$ (423,000)	\$ (423,000)
A-09	Transfers In - 4600	Recording donated capital	4400	\$ -	\$ 970,432	4400.97.0000.000.3974600.300097.	\$ 970,432		\$ 970,432
A-09	Transfers Out - 4400	Recording donated capital	4600	\$ -	\$ 970,432	4600.34.0000.000.5974400.500097.		\$ (970,432)	\$ (970,432)
S-01	Engineering Salaries	CPEA Retro Pay	0001	\$1,353,630	\$ 1,483,630	0001.10.0000.130.5189000.511000.		\$ (130,000)	\$ (130,000)
S-01	Police Salaries	CPEA Retro Pay	0001	\$4,048,950	\$ 4,133,950	0001.20.0000.090.5212000.511000.		\$ (85,000)	\$ (85,000)
S-01	Building Salaries	CPEA Retro Pay	0001	\$ 619,778	\$ 684,778	0001.58.0000.160.5585000.511000.		\$ (65,000)	\$ (65,000)
S-01	Transfer Out - 1150	Funding Transfer Out	0001	\$5,500,000	\$ 6,000,000	0001.97.0000.000.5971150.500097.		\$ (500,000)	\$ (500,000)
S-01	Transfer In - 0001	Funding Transfer In	1150	\$5,500,000	\$ 6,000,000	1150.97.0000.000.3970001.300097.	\$ 500,000		\$ 500,000
S-01	Transfer Out - 6020	Funding Transfer Out	0001	\$ 102,762	\$ 152,762	0001.97.0000.000.5976020.500097.		\$ (50,000)	\$ (50,000)
S-01	Transfer In - 0001	Funding Transfer In	6020	\$ 102,762	\$ 152,762	6020.97.0000.000.3970001.300097.	\$ 50,000		\$ 50,000
S-02	IT Tools & Equipment	ERP Support Software & Eqpmt	0001	\$ 146,710	\$ 148,770	0001.10.0000.080.5188000.535000.		\$ (2,060)	\$ (2,060)
S-02	Engineering Tools & Equipment	ERP Support Software & Eqpmt	0001	\$ 2,277	\$ 19,446	0001.10.0000.130.5189000.535000.		\$ (17,169)	\$ (17,169)
S-02	Engineering Prof Svcs	ERP Support Software & Eqpmt	0001	\$ 50,000	\$ 51,210	0001.10.0000.130.5189000.540000.		\$ (1,210)	\$ (1,210)
S-02	CDev Supplies	ERP Support Software & Eqpmt	0001	\$ 1,241	\$ 2,787	0001.58.0000.140.5593000.531000.		\$ (1,546)	\$ (1,546)
S-02	CDev Prof Svcs	ERP Support Software & Eqpmt	0001	\$ 188,451	\$ 188,671	0001.58.0000.140.5593000.540000.		\$ (220)	\$ (220)
S-02	Planning Supplies	ERP Support Software & Eqpmt	0001	\$ 4,438	\$ 5,579	0001.58.0000.150.5586000.531000.		\$ (1,141)	\$ (1,141)
S-02	Planning Prof Svcs	ERP Support Software & Eqpmt	0001	\$ 315,000	\$ 315,660	0001.58.0000.150.5586000.540000.		\$ (660)	\$ (660)
S-02	Building Tools & Equipment	ERP Support Software & Eqpmt	0001	\$ 5,000	\$ 13,118	0001.58.0000.160.5585000.535000.		\$ (8,118)	\$ (8,118)
S-02	Building Prof Svcs	ERP Support Software & Eqpmt	0001	\$ 270,122	\$ 270,892	0001.58.0000.160.5585000.540000.		\$ (770)	\$ (770)
S-02	Parks Maint. Prof Svcs	ERP Support Software & Eqpmt	0001	\$ 120,000	\$ 120,110	0001.70.1800.180.5768000.540000.		\$ (110)	\$ (110)
S-02	Streets Tools & Equipment	ERP Support Software & Eqpmt	1120	\$ 12,380	\$ 18,025	1120.40.0000.400.5423000.535000.		\$ (5,645)	\$ (5,645)
S-02	Streets Prof Svcs	ERP Support Software & Eqpmt	1120	\$ 110,000	\$ 110,110	1120.40.0000.400.5423000.540000.		\$ (110)	\$ (110)
S-02	Streets Admin Prof Svcs	ERP Support Software & Eqpmt	1120	\$ 422,163	\$ 422,273	1120.40.0000.400.5429000.540000.		\$ (110)	\$ (110)
S-02	EMS Tools & Equipment	ERP Support Software & Eqpmt	1150	\$ 52,719	\$ 56,764	1150.20.0000.500.5227000.535000.		\$ (4,045)	\$ (4,045)
S-02	Fire Prof Svcs	ERP Support Software & Eqpmt	1150	\$ 26,032	\$ 26,142	1150.20.0000.500.5227000.540000.		\$ (110)	\$ (110)
S-02	Fire Tools & Equipment	ERP Support Software & Eqpmt	1150	\$ 4,443	\$ 16,466	1150.20.0000.540.5223000.535000.		\$ (12,023)	\$ (12,023)
S-02	Fire Prof Svcs	ERP Support Software & Eqpmt	1150	\$ 155	\$ 485	1150.20.0000.540.5223000.540000.		\$ (330)	\$ (330)
S-02	Storm O&M Prof Svcs	ERP Support Software & Eqpmt	4190	\$ 704,384	\$ 704,494	4190.31.0000.610.5310000.540000.		\$ (110)	\$ (110)
S-02	Storm NPDES Prof Svcs	ERP Support Software & Eqpmt	4190	\$ 51,441	\$ 51,661	4190.31.0000.640.5310000.540000.		\$ (220)	\$ (220)
S-02	Water Admin Prof Svcs	ERP Support Software & Eqpmt	4400	\$1,598,348	\$ 1,598,568	4400.34.0000.720.5340000.540000.		\$ (220)	\$ (220)
S-02	Water Dist Tools & Equipment	ERP Support Software & Eqpmt	4400	\$ 175,493	\$ 179,726	4400.34.0000.730.5340000.535000.		\$ (4,233)	\$ (4,233)
S-02	Water Dist Prof Svcs	ERP Support Software & Eqpmt	4400	\$ 87,305	\$ 87,525	4400.34.0000.730.5340000.540000.		\$ (220)	\$ (220)
S-02	Sewer Treatmt Prof Svcs	ERP Support Software & Eqpmt	4400	\$ 250,000	\$ 250,220	4400.34.0000.820.5350000.540000.		\$ (220)	\$ (220)
S-03	IT Rents & Leases	Riverview Lease	0001	\$ -	\$ (60,000)	0001.10.0000.080.5188000.545000.		\$ (60,000)	\$ (60,000)
S-04	Streets Supplies	De-Icer Brine Tank	1120	\$ 30,000	\$ 55,000	1120.40.0000.400.5426600.531000.		\$ (25,000)	\$ (25,000)
S-05	Streets Capital	Damaged Traffic Controller - 38th	1120	\$ 100,000	\$ 125,000	1120.00.0000.400.5953000.565000.		\$ (25,000)	\$ (25,000)
S-06	Streets Professional Services	Local Road Safety Plan	1120	\$ 422,163	\$ 522,163	1120.40.0000.400.5429000.540000.		\$ (100,000)	\$ (100,000)
S-07	Fire Professional Services	Station 41 Siting Consultant	1150	\$ 65,119	\$ 215,119	1150.20.0000.540.5222000.540000.		\$ (150,000)	\$ (150,000)
S-08	EMS Mach/Equip	CARES Provider Vehicle	1150	\$ 343,000	\$ 385,000	1150.00.0000.500.5942200.564000.		\$ (42,000)	\$ (42,000)
S-08	Fire Tools & Equipment	Fire Engine Equipment	1150	\$ 71,703	\$ 131,703	1150.20.0000.540.5222000.535000.		\$ (60,000)	\$ (60,000)
S-09	Fire Salaries	Reduce New Hire FTEs	1150	\$5,636,515	\$ 5,491,515	1150.20.0000.540.5222000.511000.	\$ 145,000		\$ 145,000
S-09	Fire Benefits	Reduce New Hire FTEs	1150	\$1,655,740	\$ 1,611,740	1150.20.0000.540.5222000.521000.	\$ 44,000		\$ 44,000
S-09	Fire VEBA Benefit	Reduce New Hire FTEs	1150	\$ 163,452	\$ 150,452	1150.20.0000.540.5222000.522400.	\$ 13,000		\$ 13,000
S-09	Fire Protective Clothing	Reduce New Hire FTEs	1150	\$ 103,856	\$ 97,856	1150.20.0000.540.5222000.522500.	\$ 6,000		\$ 6,000
S-09	Fire Miscellaneous (Training)	Reduce New Hire FTEs	1150	\$ 72,005	\$ 58,005	1150.20.0000.540.5224500.549900.	\$ 14,000		\$ 14,000
S-10	Legacy Lands Capital	Rose/Leadbetter House Impvmt	3200	\$ -	\$ 500,000	3200.00.0000.000.5947600.561000.		\$ (500,000)	\$ (500,000)
S-11	Storm Water Capital	Endicott CIPP Slipline Culverts	4190	\$ 100,000	\$ 250,000	4190.31.0000.610.5310000.548000.		\$ (150,000)	\$ (150,000)
S-12	Storm Water Capital	Remove Columbia Summit Retroft	4190	\$ 200,000	\$ -	4190.31.0000.650.5310000.565000.	\$ 200,000		\$ 200,000
S-12	Storm Water Capital	Remove Fargo Street Pipeline	4190	\$ 350,000	\$ 250,000	4190.31.0000.650.5310000.563000.	\$ 100,000		\$ 100,000
S-13	Trash Admin Taxes & Assessmt	Disposal Costs Increases	4220	\$ 131,119	\$ 231,119	4220.37.0000.660.5370000.543000.		\$ (100,000)	\$ (100,000)
S-13	Trash Disposal Public Utility	Disposal Costs Increases	4220	\$ 705,915	\$ 1,005,915	4220.37.0000.670.5370000.547000.		\$ (300,000)	\$ (300,000)

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget	GL Code	Rev Increase Exp Decrease	Rev Decrease Exp Increase	Budget
S-13	Recycling Professional Svcs	Disposal Costs Increases	4220	\$ 721,700	\$ 921,700	4220.37.0000.700.5370000.540000.		\$ (200,000)	\$ (200,000)
S-14	Trash Collection Fuel Consumed	Solid Waste Fuel	4220	\$ -	\$ 100,000	4220.37.0000.680.5370000.532000.		\$ (100,000)	\$ (100,000)
S-15	Capital Water Utilities	Remove Hathaway WL Replacemt	4420	\$1,210,000	\$ 960,000	4420.34.0000.760.5943400.565000.	\$ 250,000		\$ 250,000
S-15	Capital Water Utilities	Remove Crown Road Booster Stn	4420	\$1,210,000	\$ 1,180,000	4420.34.0000.760.5943400.565000.	\$ 30,000		\$ 30,000
S-16	Capital Water Utilities	Boulder Creek Intake	4420	\$1,210,000	\$ 1,310,000	4420.34.0000.760.5943400.565000.		\$ (100,000)	\$ (100,000)
S-16	Transfer In - 4400	Funding Transfer In	4420	\$ 60,000	\$ 160,000	4420.97.0000.000.3974400.300097.	\$ 100,000		\$ 100,000
S-16	Transfer Out - 4420	Funding Transfer Out	4400	\$ 60,000	\$ 160,000	4400.97.0000.000.5974420.500097.		\$ (100,000)	\$ (100,000)
S-17	Capital Water Utilities	Northshore Transmission Main	4420	\$1,210,000	\$ 1,425,000	4420.34.0000.760.5943400.565000.		\$ (215,000)	\$ (215,000)
S-17	Transfer In - 4400	Funding Transfer In	4420	\$ 60,000	\$ 275,000	4420.97.0000.000.3974400.300097.	\$ 215,000		\$ 215,000
S-17	Transfer Out - 4420	Funding Transfer Out	4400	\$ 60,000	\$ 275,000	4400.97.0000.000.5974420.500097.		\$ (215,000)	\$ (215,000)
S-18	Capital Water Utilities	43rd & Frankline Waterline	4420	\$1,210,000	\$ 1,480,000	4420.34.0000.760.5943400.565000.		\$ (270,000)	\$ (270,000)
S-18	Transfer In - 4400	Funding Transfer In	4420	\$ 60,000	\$ 330,000	4420.97.0000.000.3974400.300097.	\$ 270,000		\$ 270,000
S-18	Transfer Out - 4420	Funding Transfer Out	4400	\$ 60,000	\$ 330,000	4400.97.0000.000.5974420.500097.		\$ (270,000)	\$ (270,000)
S-19	Capital Water Utilities	SE 6th Ave Crossing Waterline	4420	\$1,210,000	\$ 1,285,000	4420.34.0000.760.5943400.565000.		\$ (75,000)	\$ (75,000)
S-19	Transfer In - 4400	Funding Transfer In	4420	\$ 60,000	\$ 135,000	4420.97.0000.000.3974400.300097.	\$ 75,000		\$ 75,000
S-19	Transfer Out - 4420	Funding Transfer Out	4400	\$ 60,000	\$ 135,000	4400.97.0000.000.5974420.500097.		\$ (75,000)	\$ (75,000)
S-20	Sewer Capital Projects	Prune Hill Park Pump Station	4400	\$2,650,000	\$ 3,060,000	4400.34.0000.840.5943500.565000.		\$ (410,000)	\$ (410,000)

Net Total	\$ 15,169,309	\$ (21,435,483)	\$ (6,266,174)
	\$ 13,121,976	\$ (19,388,150)	\$ (6,266,174)
		\$ (6,266,174)	\$ -

Carry Forward	\$ 2,866,494	\$ (11,886,175)	
Administrative	\$ 9,045,482	\$ (3,871,375)	
Supplemental	\$ 1,210,000	\$ (3,630,600)	
Net Balance	\$ (9,019,681)	\$ (9,019,681)	
Net Balance	\$ 5,174,107	\$ 5,174,107	
Net Balance	\$ (2,420,600)	\$ (2,420,600)	
			\$ (6,266,174)

Budget Summary		
Total	\$ 13,121,976	\$ (19,388,150)
		\$ (6,266,174)
		\$ (6,266,174)
		\$ -



Staff Report

November 6, 2023 City Council Public Hearing

Mackay Annual Review Comprehensive Plan Amendment Request (CPA23-01)

Presenter: Robert Maul, Planning Manager

Time Estimate: 30 minutes

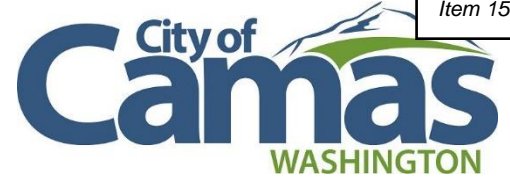
Phone	Email
360.817.4255	rmaul@cityofcamas.us

BACKGROUND: The Camas Municipal Code (CMC) allows for annual review requests to modify a comprehensive plan designation for properties outside of the periodic comprehensive plan review process required by state law. Specifically, CMC 18.51.020 states, "The comprehensive plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW35A.63.070-073."

SUMMARY: The applicant is seeking to change comprehensive plan and zoning designations for five properties located off of Brady Road and NW 18th Avenue. The parcel numbers are 125185000, 986055381, 125193000, 127367000, and 127372000. The desire is to convert from Industrial and Commercial comprehensive plan designation as well as Business Park and Regional Commercial zoning designations to Multi-Family 18 (MF-18). Two workshops have been held with the Planning Commission, one on April 18, 2023, and the other on June 21, 2023. A public hearing was held with the Planning Commission on Tuesday August 15th, 2023 where the Planning Commission voted to recommend approval to the Camas City Council. Please see detailed staff report and analysis, and all submittal items contained in the agenda for this meeting item.

BUDGET IMPACT: N/A

RECOMMENDATION: The Planning Commission issued a formal recommendation of approval to the City Council for the proposed Comprehensive Plan Amendment and Zone Change as requested by the applicant. Staff recommends that Council conduct a public hearing, take testimony, and render a decision. If approved, Council should direct the City Attorney to prepare an adoptive ordinance for the November 20, 2023 Council Meeting.



STAFF REPORT
Annual Comprehensive Plan Amendments
City File Number: CPA23-01

TO: Camas City Council **DATE:** November 6th, 2023

FROM: Robert Maul, Planning Manager, Camas; Ethan Spoo, AICP, and Alec Egurrola, WSP USA Inc., Consulting Planners

LOCATION: 4511 NW 18th Avenue and 4245 NW 16th Street (Property Tax IDs # 125185000; 986055381; 125193000; 127367000; and 127372000)

APPLICABLE LAW: Camas Municipal Code (CMC) Chapter 18.51

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The purpose of this staff report is to provide findings for the proposed comprehensive plan and zoning map amendments for the subject parcels in compliance with Camas Municipal Code (CMC) 18.51. This Staff Report will:

- Discuss the comprehensive plan amendment process;
- Provide a background of the current comprehensive plan, *Camas 2035*;
- Discuss and analyze the City of Camas’ (the City) buildable land;
- Analyze the City’s comprehensive plan policies and goals;
- Provide an overview of the proposed amendment; and
- Address the provisions set forth in CMC 18.51 regarding comprehensive plan and zoning map amendments.

I COMPREHENSIVE PLAN AMENDMENT PROCESS

Pursuant to CMC 18.51.020, the City accepts applications for comprehensive plan amendments during the month of January each year. The City received one application (File: CPA23-01) on

January 31, 2023, for a proposed comprehensive plan designation and zoning map amendment for the subject properties in accordance with CMC 18.51.020, comprehensive plan amendments are a Type IV process, and the City is obligated to complete initial review of the proposal within 60 days; however, environmental determination requirements may extend this period. Zoning map amendments are a Type III decision per CMC 18.51.025(B); however, the City will review this application concurrently with the Comprehensive Plan amendment. Therefore, the zoning map amendment will be subject to the review procedures of the highest level, per CMC 18.55.355. CMC 18.51.050 requires this application to be reviewed with a recommendation at a Planning Commission (Commission) public hearing and to be forwarded to City Council (Council). The Council will hold a public hearing to review and another to announce the final decision on the application.

II. BACKGROUND

In 2016, the City adopted a complete update to its comprehensive plan and map, *Camas 2035* (Ord. 16-010). The City's comprehensive plan guides land use and the City's financial plans relative to capital facilities and the provision of city services and programs, consistent with the state's Growth Management Act 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 for the following: Land Use; Housing; Natural Environment; Transportation and Street Plans; Public Facilities, Utilities, and Services; and Economic Development.

The growth plan anticipates that the city will have a total population of 34,098 in 2035 and will add 11,182 new jobs. According to Washington State's Office of Financial Management, the city's population, as of April 1, 2022, is **27,250**, which is a 4.55% increase from the 2020 Census of **26,065**. This increase is 1.06% more than the Clark County increase of 3.49%, which is in keeping with a trend of more growth than the county experiences as a whole.

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 practical challenges. The following report will discuss the City's compliance with the population and employment allocations to date and provide an analysis of the proposed amendments.

III. LAND INVENTORY

EMPLOYMENT LANDS

The City's vision for economic development (*Camas 2035*, Section 6.1) in part reads, "In 2035, the economy has grown to attract a variety of businesses that offer stable employment opportunities and family wage jobs in the medical and high-tech fields." This element also has a goal to "maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses" (Citywide Economic Development Goal ED-1).

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 and some school district properties that 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 downtown and near Camas Meadows.

The County's June 2022 *Buildable Lands Report* (BLR) provides a high-level estimate of the capacity of the city's employment and residential lands to accommodate jobs and residential units. Many factors can influence the actual yield of employment land, including detailed site plans showing that a given property can be developed to provide more or less land than initially assumed or the provision of more jobs per net acre than baseline assumptions. The County's next BLR is due in June 2023. The land capacity analysis in this staff report relies on adopted information and assumptions in the County's BLR and the City's comprehensive plan.

The City designated approximately 3,398 acres for employment (combined commercial and industrial lands) or 33% of the overall acreage. Based on the June 2022 BLR there are 963 net acres of vacant and underutilized employment land in Camas. The model estimates that the city's capacity of 296 net acres of commercial land and 667 net acres of industrial land will yield 11,921 additional jobs by 2035. This estimate is based on the employment density assumptions of adding nine jobs per acre for industrial and 20 jobs per acre for commercial, which was reaffirmed by Clark County for the June 2022 BLR.

Between the 2016 adoption of the comprehensive plan and the issuance of the 2022 June BLR, 8 acres of industrial and 29 acres of commercial were developed, resulting in a 182-acre net **surplus** of industrial lands and a 12-acre net **deficit** of commercial lands (see Land Analysis in Section III) representing a remaining capacity of 1,638 industrial jobs and a lack of capacity of 240 commercial jobs.

The City recently approved the North Shore Subarea Plan, which amended the comprehensive plan designations and rezoned properties within its boundaries. Staff determined it was essential to concurrently review the impacts of the North Shore Subarea to residential and employment lands across the city along with this proposal and other comprehensive plan amendments in the city that have occurred since the June 2022 BLR (see Land Analysis below). The analysis in this staff report determined that the comprehensive plan amendments and zoning changes that occurred since the June 2022 BLR further reduced industrial lands but added additional commercial land resulting in a **surplus** of employment lands. This includes a 40-acre **surplus** of industrial lands and a 14-acre **surplus** of commercial lands. This means there is a 362 industrial job surplus and a 279 commercial job surplus totaling 641 jobs if this application were approved.

RESIDENTIAL LANDS

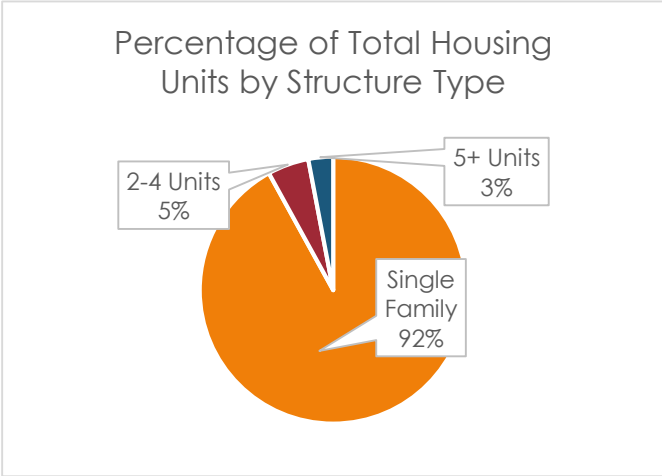
Most land in Camas is designated for single-family residential uses (45%). Together with multifamily, residentially designated lands compose approximately 53% of total acreage. *Camas 2035* states that the city must add 3,868 new residential units within residentially designated areas by 2035 to meet the annual population growth rate of 1.26 percent. The residential land area needed per *Camas 2035* is 645 acres and would accommodate 10,294 people at six units per acre and 2.66 persons per household. Land available at the time of adoption of the comprehensive plan was 876 acres with capacity for 13,981 people.

According to the June 2022 BLR, there has been an average of 368 residential units built per year and a total of 1,931 residential units have been constructed in the city since 2016. As shown below in the land analysis, when accounting for the population added between *Camas 2035* and the 2022 June BLR, there is a 3,016-population capacity **surplus** or 189 acres.

The North Shore Subarea Plan amended the comprehensive plan designations and rezoned properties within the boundaries of the subarea. Factoring in changes in the North Shore

Subarea Plan and other recent comprehensive plan and zoning map amendments, the land analysis determined that residential lands have been added with a remaining **surplus** capacity of residential land and units. This includes a 263-acre **surplus** land capacity (4,223 people) with approval of this application.

In July 2022, the City adopted the Camas Housing Action Plan (Res. 21-006), which provides detailed background information on the city's current housing stock and strategies to further the 2035 goals of achieving a greater mix of housing types, sizes, and affordability levels. The following chart is an excerpt from the plan. The full plan is available on the city's website at: <https://www.cityofcamas.us/com-dev/page/camas-housing-action-plan>.



MULTIFAMILY APARTMENT AND TOWNHOUSE DEVELOPMENTS IN CAMAS, 2022

Development Name	Type	Year Built	Number of Units
Lloyd Apartments, 1022-1050 E. 1 st Avenue	Apartments	1954	8
Hill Crest Apartments, 1222 NW Couch Street	Apartments	1971	5
First Avenue Apartments, 1410 E. 1 st Avenue	Apartments	1972	11
Camas House Apartments, 1102-1138 E. 1 st Avenue	Apartments	1979	16
Crown Villa, 1529 Division Street	Apartments	1986	19
River View Apartments, 3003 NE 3 rd Avenue	Apartments	1995	60
Russell Street Townhomes, 1820 SE Seventh Ave	Townhomes	1996	9
River Place Apartments, 1718 SE 11 th Avenue	Apartments	1998	20
Third Avenue Apartments, 2615 NE 3 rd Avenue	Apartments	2000	42
Camas Ridge, 1420 NW 28 th Avenue	Apartments	2011	51
Logan Place Village, 1346 NW 25 th Avenue	Townhomes	2014	26
7 th Avenue Townhomes, 710 NW 7 th Avenue	Townhomes	2015	10
Stoneleaf Townhomes, 5843 NW 26 th Avenue	Townhomes	2015	12
Parker Village, 20 th Avenue & NW Brady Road	Townhomes	2018	60
Terrace at River Oaks, 3009 NE 3 rd Avenue	Apartments	2018	120
Clara Apartments, 608 NE Birch Street	Apartments	2020	32
Kielo at Grass Valley, 5988 NW 38 th Avenue	Apartments	2020	276

Parklands at Camas Meadows, NW Longbow Lane	Townhomes	2020	24
The Casey, 5515 NW Pacific Rim Boulevard	Apartments	2022 (u.c.)	136
Green Mountain Urban Village	Apartments	2022 (u.c.)	350

LAND ANALYSIS

Figure 1: Land Analysis¹

	Employment		
	Residential	Industrial	Commercial
2016 Camas Comprehensive Plan			
Targets (People/Jobs)	34,098	4,437	6,740
Jobs Per Acre		9	20
Units Per Acre	6		
People Per Unit	2.66		
Land Area Needed (Acres)	645	493	337
Land Available (Acres)	876	660	464
Capacity (People/Jobs)	13,981	5,940	9,280

¹ The June 2022 BLR has assumed the existing commercial properties (Parcel No: 127367000 and 127372000) as Commercial Built, therefore, the actual vacant buildable land capacity for commercial lands in Camas may be greater than assumed.

2020 Buildable Lands Report Capacity			
Land Available (Acres)	710	667	296
Capacity (People/Jobs)	11,049	6,001	5,920
2020 Residential Capacity			
2020 Population	26,065		
Population Remaining to 2035 Target	8,033		
Surplus/Deficit Population Capacity	3,016		
Surplus/Deficit Land Available (Acres)	189		
2020 Employment Capacity			
Acres Developed (2016-2020)		8	29
Jobs Added (2016-2020)		72	580
Remaining Jobs to Target		4,365	6,160
Remaining Jobs Surplus/Deficit Capacity (2020)		1,636	-240
Remaining Land Available Surplus/Deficit (Acres)		182	-12
2020-2022 Plan Amendments			
CPA 20-02 (Net Acres)	14.39	-14.39	
CPA 20-03 (Net Acres)		-2.74	2.74
CPA 21-01 (Net Acres)		-3.29	3.29
CPA 22-01 (Net Acres)		-3.4	3.4
North Shore Subarea Plan	40	-101	21
Mackay	21.24	-16.75	-4.5
Total Acres Gained/Lost	75.63	-141.57	25.93
Post Mackay Surplus/Deficit Land Available (Acres)	265	40	14
Post Mackay Surplus/Deficit Capacity (Jobs/People)	4,223	362	279

IV. APPLICABLE COMPREHENSIVE PLAN GOALS AND POLICIES

Commercial and industrial properties are focal points for job growth for the community. The *Camas 2035* plan includes goals and policies for job growth within the "Economic Development" chapter of the plan (chapter 6), as well as for providing a sufficient land to accommodate jobs as stated in the "Land Use" chapter (chapter 1). The subject property is located within the Grass Valley area of the city, which is an area targeted for economic development in the west side of the city.

The applicant proposes to amend the Industrial and Commercial designations on the subject property to Multi-Family-High, with an associated zone change to multifamily-18 (MF-18). Relevant goals and policies are found in the land use, housing, natural environment, public facilities, and economic development chapters of the *Camas 2035* plan as discussed below.

Land Use (Camas 2035, Ch. 1): The City's overall vision is outlined in the "Land Use" chapter. This chapter covers five major land use categories and includes goals and policies.

Citywide Land Use Goal LU-1: Maintain a land use pattern that respects the natural environment and existing uses while accommodating a mix of housing and employment opportunities to meet the City's growth projections.

The following policies are particularly applicable to the proposed amendments:

Policy 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.

Policy LU-1.3: Maintain compatible use and design with the surrounding built and natural environments when considering new development or redevelopment.

Policy LU-1.6: Ensure adequate public facilities (including roads, emergency services, utilities, and schools) exist to serve new development, and mitigate potential impacts to current residents.

Applicant Analysis: In response to land use Goal LU-1.1, the applicant states, "Changing the land use designations and zoning to multifamily residential provides a mix of land use patterns that better reflect the surrounding area and accommodates much needed housing opportunities for something other than large lot, single-family residential development." The applicant notes that in the 2021 Housing Action Plan (HAP) that one of the recommended strategies for obtaining more housing stock in the city is to consider targeted rezones during comprehensive plan updates, including identifying strategic locations, such as urban nodes, vacant land, and industrial land. This includes rezoning these strategic locations for desired residential mix and densities or reflect a built density that is higher than the current zoning.

In response to Policy LU-1.5, the applicant states the land uses that surrounded the subject commercial properties are predominantly residential and educational, with a recently approved neighborhood commercial node (Camas Station) that will absorb the majority of commercial and personal services demand in the area. Rezoning the southern properties from commercial to residential will encourage redevelopment and be a more efficient use of the land. The three northern industrial parcels are adjacent to higher density residential development, a city water reservoir, industrial property to the east (nLIGHT, Inc.) and vacant industrial land to the north. The applicant states that allowing residential development on these properties would be compatible to the adjacent uses as existing conditions of surrounding uses reinforces this compatibility. Additionally, residential development near employment presents opportunities for reduced commute trips and lengths.

The applicant responds to Policy LU-1.6 by stating the city has adequate utilities in the area to serve the development, especially with the installation of the new water reservoir adjacent to the site. Additionally, "recent improvements to the Northwest Brady/Parker corridors have improved north/south traffic flow and the planned extension of Northwest 18th Avenue will improve east/west traffic flow." As for other services and public facilities such as police, fire, and schools, the residential development of the properties will trigger payment of impact fees to mitigate any impacts of the development to these services. "Future development will add improved land values and in turn, increase the total assessed valuation and payment of property taxes," which these revenues will assist the provision of services in this area.

Staff Findings: Goal LU-1: The applicant is proposing to convert designated Industrial and Commercial lands to Multi-Family-High, which will provide and accommodate a mix of housing opportunities. Also, converting these lands to Multi-Family-High will provide increased opportunity to preserve natural resources, including wetlands on site, as residential uses have more flexibility when it comes to siting, due to smaller building footprints. Future development in this area will comply with the State Environment Policy Act (SEPA), the City's Critical Areas Ordinance, and the City's public view and open space protections, which are regulated in CMC Title 16. However, converting these lands from Industrial and Commercial will eliminate employment opportunities on these properties. Additionally, Policy LU.1 states that the City shall ensure the appropriate mix of commercial, residential, and industrial lands to meet the 20-year population

and employment projections. As discussed in Section III, the proposal, along with recent city land conversions and the June 2022 BLR, will result in a surplus of employment (industrial and commercial) lands. The balance of employment and residential land is a policy issue for the Commission and the Council's consideration.

Regarding compatibility of the use and design with the surrounding built and natural environments (Policy LU-1.3), multifamily residential may be more compatible with residential lands to the east for reasons of potential noise, fumes, light, and greater traffic from industrial and commercial uses. However, it may be less compatible for traffic and density of development with existing residential and may be less compatible with existing industrial lands to the west and commercial lands (Camas Station) to the south. The existing industrial and commercial designations may be more compatible with existing industrial and schools to the west and south, but less compatible with the existing residential adjacent to the properties, especially to the east. Multifamily residential may help preserve natural environment compatibility assuming the potential wetland on the site can be partly or wholly preserved. The development of these parcels will be required to comply with the City's zoning regulations in CMC Title 18, which would mitigate any potential compatibility issues for any eventual land use.

To ensure adequate public facilities (roads, emergency services, utilities, and schools) exist to serve new development and to mitigate any potential impacts to current residence (Policy LU-1.6), land uses of any type are required to provide adequate roads and utilities prior to occupancy under the city's concurrency requirements. Additionally, public services will be provided to the site by Camas School District, Camas Public Library, Camas Police Department, and Camas Washougal Fire Department. New development will be subject to impact fees in accordance with CMC 3.88. These impact fees include traffic, parks and open space, fire facilities, and schools to mitigate potential impacts to current residences and fund projects to improve these services for current and future residents.

Policy LU-1.7: Ensure consistency with countywide planning policies.

- Proposal is consistent with the following Clark County Comprehensive Plan 2015–2035 countywide planning policies (CPPs):
 - Policy 1.1.13 – Urban development shall be limited to areas designated by the urban growth boundary. Clark County and each local jurisdiction urban areas would have a higher average density than currently exists, approximately 4, 6 to 8, units per net residential acre depending on the specific urban area. No more than 75 percent of the new housing stock would be of a single product type (e.g., single-family detached residential or attached multi-family). This would not apply to the Yacolt urban growth area due to wastewater management issues.
 - Policy 1.1.13 Conversion of industrial or employment lands to non-industrial or non-employment center districts may occur within the following parameter: protect and preserve lands zoned heavy industrial for heavy industrial uses; protect employment center lands from conversion to residential; and consider rezoning of employment center lands to non-retail commercial or business park if the proponent can show that:
 - a) The zone change would accommodate unforeseen and rapidly changing commercial development needs and
 - b) The proposed designation is more suitable than the current designation given the land's site-specific characteristics and

- c) The proposed zone change will generate jobs at higher density than the current comprehensive plan zone allocation.
- o Policy 3.0.2 – The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations.
- o Policy 6.0.6 – The county, its municipalities and special districts shall work together to ensure that the provision of public facilities and services are consistent and designed to implement adopted comprehensive plans.
- o Policy 6.0.14 – Within Urban Growth Areas, cities and towns should be the providers of urban services.
- o Policy 9.1.2 – The county and cities will demonstrate their commitment to the retention of those enterprises, which have created the economic base of the county and promote their continued growth in a predictable environment, which encourages investment and job growth.
- o Policy 9.1.3 – The county and cities will encourage long-term growth of businesses of all sizes, because economic diversification and stratification are important factors in overall job growth for the county and cities.
- o Policy 9.1.7 – The county and cities will plan for long-term economic growth, which enhances the capacity of existing air shed for job-generating activities.
- o Policy 9.1.8 – The county and cities will provide for orderly long-term commercial and industrial growth and an adequate supply of land for compatible commercial and industrial development.
- o Policy 9.1.9 – The county and cities will encourage the recruitment of new business employers to absorb the increasing labor force and to supply long-term employment opportunities for county's residents who are currently employed outside of the State.
- o Policy 9.1.11 – Conversion of industrial or employment center lands to non-industrial or non-employment center districts may occur within the following parameters:
 - b) Protect employment center lands from conversion to residential.
 - c) Consider rezoning of employment center lands to non-retail commercial or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.

Applicant Analysis: The applicant responds to four CPPs relative to the Housing chapter of Clark County's 20 Year Comprehensive Growth Management Plan and includes policies 2.1.4, 2.1.5, 2.1.6, and 2.1.7. These policies involve linking housing strategies with locations of employment sites and with the availability of public facilities and services; encouraging infill housing within

urban growth areas; and encouraging flexible and cost-efficient regulations for alternative and economically diverse housing types. The applicant states that the proposed comprehensive plan and zoning map changes will link future housing development to employment opportunities that have emerged with the development at the far western edge of Camas and along 192nd Avenue in east Vancouver. The current parcels are underutilized under the existing designations and zoning; therefore, changing the comprehensive plan and zoning map for these lands will unlock the potential for these properties to develop. The proposed change for multifamily residential will open the land to allowing the city to provide alternative housing types to meet the needs of an economically diverse population.

Staff Findings: Staff have determined that the CPPs the applicant has responded to (2.1.4 through 2.1.7) are not applicable as these are policies meant for the County and its cities to create strategies and regulations to meet these various housing policies, which, in order to regulate and shape development, are not directly applicable to the proposed amendment and zone change. However, staff have identified several CPPs as listed above.

CPP 1.1.13 limits urban development to within the urban growth boundary, which this application is located within Camas' urban growth boundary. Additionally, this policy encourages each urban area to have a higher average density than recoded at the time the County's comprehensive plan was drafted. At the time of the County's Comprehensive Plan, Camas's average density was six units per acre. Per the June 2022 BLR, Camas is exceeding this with an average density at 6.5 units per acre. Additionally, this policy encourages that no more than 75 percent of the new housing stock are to be a single product type, which Camas' is largely of single-family detached residential. The proposed comprehensive plan and zoning map change would help Camas achieve to not exceed the 75 percent goal.

Also, within CPP 1.1.13, are parameters set for the conversion of industrial or employment lands to non-industrial or non-employment centers that are also provided in CPP 9.1.11. One of these parameters is to protect employment center lands from being converted to residential and another parameter considers rezoning of employment center lands to non-retail commercial or business park if it meets the listed requirements. The proposal to convert employment lands to residential raises questions with this CPP and discourages industrial and employment lands from being converted. Staff note that the policy does not prohibit conversion of employment lands to residential but discourages this from happening to maintain the county and city's employment land base. Staff also note that the subject amendment would maintain a surplus of employment land within Camas and could therefore be interpreted as being consistent with this CPP.

As discussed further in Goal LU-1, Policy LU-1.3, Goal LU-4, Policy LU-4.1, Goal NE-1, Policy NE-1.1, Policy NE-1.5, Goal NE-2, and Policy NE-2.4, Camas will ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within its urban growth boundary as encouraged by CPP 3.0.2. Pertinent to this amendment request, residential land uses are more likely to protect critical areas onsite (wetlands) than commercial or industrial lands and would pay park impact fees to help provide parks in the city. Critical areas review would be conducted at the development review stage.

CPP 6.0.6 and 6.0.14 encourage public facilities and utility services to be planned so the provision maximizes efficient and cost effectiveness and ensure concurrency and also to ensure the provision of these facilities and services are consistent and designed to implement adopted comprehensive plans. Also, within the urban growth areas, cities shall be the providers of urban services. As discussed further in Policy LU-1.16, Goal T-7, Policy U-7, Policy WS-1, Policy WS-3, Policy SS-1, Policy SW-6, and Goal F-1, this proposal will be consistent with these public facilities and utility services CPPs. If the subject amendment were not approved, it would also be consistent with the CPPs.

CPPs 9.1.2, 9.1.3, 9.1.7, 9.1.8, and 9.1.9 are CPPs related to the creation, retention, encouragement, long-term growth, recruitment, and capacity of industrial and commercial lands and businesses. As discussed in Section III and within other *Camas 2035* policies, the proposal, along with recent city land conversions and the June 2022 BLR, will result in a surplus of employment (commercial and industrial) lands. However, this proposal is to remove employment lands, which will reduce the city's employment land capacity. Since a surplus of employment land remains, staff do not anticipate that the subject amendment would affect the City's ability to create, retain, and recruit industrial and commercial jobs. For future comprehensive plan amendments that reduce employment land capacity, as shown in Section III, the City may need to update employment assumptions based on a market study to ensure that adequate capacity remains to meet its 2035 jobs goal.

Employment Land 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.

The following policies are particularly applicable to the proposed amendments:

Policy 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.

Policy LU-2.3: Encourage shopping local and support for Camas businesses.

Policy LU-2.5: Ensure industrial development and other employment lands are compatible with adjacent neighborhoods through development and landscaping regulations and design review.

Policy LU-2.6: Encourage the development of businesses that offer family wage jobs and support the City's vision for attracting medical and high-tech industries.

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.

Policy LU-2.8: Ensure appropriately zoned land for the development of food retailers (grocery stores and farmers' markets) within a half-mile of residential areas.

Applicant Analysis: The applicant does not provide an analysis for any of the applicable goals above. Instead, they provided an analysis for Policy LU-2.4, which is to "Encourage mixed-use developments (residential and commercial) in order to support adjacent uses and reduce car trips, but not at the expense of job creation." They state that when coupled with the recently approved Camas Station, changing the zoning and allowing for residential development facilitates a mix of uses in the area. Due to the proximity of these uses there is a possibility of residents living in the new residential developments from the proposal to be able to walk or bike to the Camas Station development and the possibility that the residents can walk, bike, or commute without a vehicle to nearby employers. With the recent improvements to adjacent and nearby roadways, which will be further improved with future developments, the area will be well served with bicycle and pedestrian access. Keeping the land zoned for employment when it is unlikely to develop reduces the chance of realizing this policy.

Staff Findings: The proposal is to convert employment lands to residential, which reduces the city's land available for employment uses and potentially affects the capacity for jobs and variety of business types on the subject properties, which is encouraged by Goal LU-2. Furthermore, the proposed conversion may affect the ability of the City to attract and encourage new commercial, light industrial, knowledge-based business, medical, and high-tech

uses, especially in Grass Valley, as encouraged by Policy LU-2.1. This may also limit the ability of existing business to expand to provide regional and local employment in the long run, but as indicated in the submitted market analysis, the market for employment land uses may not exist at the subject location and at the current time. The market analysis further argues that the recently approved commercial project at Northwest Brady Road and Northwest 16th Avenue, Camas Station, will fulfill and absorb commercial needs in this area. Additionally, the proposed land conversion may discourage shopping local and support for Camas businesses (Policy LU-2.3) and discourage development of businesses that offer family wage jobs and support the City's vision for attracting medical and high-tech industries (Policy LU-2.6) as the proposal will reduce land available to achieve these policies. Policy LU-2.8 is to ensure appropriately zoned land for the development of food retailers within a half-mile of residential areas. The conversion of these employment lands to residential will limit the City's ability to maintain appropriately zoned land for food retailer development and ability to develop these within half-mile of residential areas. However, several acres remain of industrial and commercial lands within a half-mile of residential areas in the vicinity of the proposal for opportunity for food retailers. Staff also note that the market analysis argues that provision of multifamily housing will provide housing for workers near existing employment areas and may, therefore, attract, not discourage additional employment land development in Grass Valley.

Policy LU-2.7 encourages the protection of employment land from being converted to residential uses so the City can maintain an adequate supply of commercial and industrial land and to meet the 20-year employment projections. As provided and discussed in Section III, the proposal, along with recent city land conversions and the June 2022 BLR, would result in a surplus of both commercial and industrial lands. Additionally, Section III of This report indicates there is a surplus of residential lands and this surplus will be supplemented by the proposed conversion. Although the proposal would result in the conversion of employment lands, it would not result in inadequate supply of commercial and industrial land to meet the 20-year employment projections.

Lastly, industrial development and other employment lands are to be compatible with adjacent neighborhoods through development and landscaping regulations and design review (LU-2.5). If the proposed conversions are approved and subsequently developed as such, the residential uses will be adjacent to industrial and commercial lands to the west, north, and south. Any future development is subject to the following compatibility regulations: tree and native vegetation preservation (CMC 18.13.052), landscape buffering standards (LCMC 18.13.055) parking area landscaping (CMC 18.13.060), fences and walls (CMC 18.17.050), and design review (CMC Chapter 18.19) ensuring that any eventual land use would address compatibility concerns.

Neighborhood Goal LU-3: Create vibrant, stable, and livable neighborhoods with a variety of housing choices that meet all stages in the life cycle and the range of affordability.

The following policies are particularly applicable to the proposed amendments:

LU-3.1: Encourage a variety of housing typologies to support the overall density goal of six dwelling units per acre.

Applicant Analysis: Addressing Goal LU-3, the applicant states that redesignated and rezoning the properties to Multi-Family-High and MF-18 will promote a more diversified housing inventory in both density and affordability. This type of housing inventory will provide employers in the area more housing choices for workers and, therefore, reduce traffic congestion and carbon emissions due to the proximity of work and living. Additionally, as proposed, the land conversion will aid in the City's ability to provide a variety of housing types and support or exceed the overall density goal of six dwelling units per acre (Policy LU-3-1). The applicant further supports

their argument that this conversion is necessary because there has been absorption of vacant multifamily residential properties, for other uses, which will hinder the City's ability to achieve the targeted density. Also, there is limited land zoned MF-18 in the city as it has either developed or is in the North Shore Subarea, which will not develop as immediately as on the subject properties due to the lack of infrastructure and other services.

Staff Findings: The proposed amendment is to convert employment lands to residential, specifically a zone amendment to MF-18. This proposed zoning would provide opportunity for a range of housing options in accordance with Goal LU-3 and Policy LU-3.1. According to CMC 18.07.040, the outright permitted housing options are adult family homes/residential care facility/supported living arrangement, apartments, assisted living/retirement homes, designated manufactured homes, duplexes, nursing homes, permanent supportive housing, rowhouses, single-family detached, and transitional housing. Conditional uses are manufacture home parks and residential treatment facilities. Therefore, a wide range of housing options to accommodate a variety of incomes, age groups, and densities. Supporting Policy LU-3.1, and as indicated by the applicant, MF-18 allows a minimum net density of six units per acre and a maximum net density of 18 units per acre, which would help the City's goal of meeting six units per acre. It is important to note that the June 2022 BLR indicates that the City, since 2015, is exceeding this density goal for new development at 6.5 units per acre. Lastly, to ensure vibrant, stable, and livable neighborhoods (Goal LU-3) in proximity to existing commercial, industrial, and schools, new development will be subject to development and landscaping regulations and design review requirements per CMC Title 18.

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 Goal (H-1): Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.

The following policies are particularly applicable to the proposed amendments:

H-1.1: Provide a range of housing options to support all ages and income levels.

Applicant Analysis: The applicant states that the current designation and zoning of the subject properties are not allowed to develop with multifamily uses. The proposed redesignation and rezoning will promote the opportunity to provide a range of housing options for all ages and income levels as encouraged by Policy H-1.1. Additionally, the diversified residential inventory that could be provided by the proposal will provide nearby employers more housing choices for workers and reduce traffic congestion and carbon emissions due to proximity of work and place of residence.

Staff Findings: As outlined above in the land use housing policies, the proposed designation and zone change is to Multi-Family-High and MF-18, respectively. CMC 18.07.040 permits and conditionally permits a wide range of housing options in the MF-18 zone and will aid the City's ability to meet the needs of all members of the community (Goal H-1) and support all ages and income levels (Policy H-1.1). Staff note that there is an existing predominance of single-family residential across the city and the proposed conversion to Multi-Family-High would add housing variety and reduce the share of single-family residences as a mix of all housing types.

Affordable Housing Goal (H-2): Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

The following policies are particularly applicable to the proposed amendments:

Policy H-2.1: Support and encourage a wide variety of housing types throughout the city to provide choice, diversity, and affordability and promote homeownership.

Policy 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' Median Household Income (MHI) at the time of development.

Policy 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.

Applicant Analysis: In response to Policy H-2-1, the applicant states that the plan amendment and rezone is an opportunity for the City to support and encourage a wide variety of housing types. The city lacks an adequate supply of varied housing in type and tenancy, as indicated in the 2021 HAP. For the past few years, the city has undergone a "housing crisis" as current housing supply does not match demand. One of the factors causing this lack of supply is that the city lacks land supply of adequately zoned land that has the services ready or nearly ready for development. The redesignation and rezoning of these properties will add much needed multifamily residential to the limited supply in Camas.

Staff Findings: Staff agrees with the applicant that the proposal would foster an opportunity to provide a diversified housing stock that meets the needs of all income levels, is diverse, and provides choice (H-2 and Policy H-2.1). The City's currently housing supply is largely single-family residential, and the proposal would help the City reduce the share of single-family residential in the overall housing stock. As indicated later in this report, infrastructure is in place to support development in the near-term on this site. However, the City has added higher density lands elsewhere, such as the North Shore Subarea with the intent to provide denser and a greater variety of housing.

Policy H-2.3 requires that any comprehensive plan change that increases the residential capacity should require a quarter of the new units to be an affordable to households earning 50 to 80 percent of Camas' MHI at the time of development and the affordable housing created shall remain affordable for the longest possible term (Policy H-2.4). The proposed redesignation and rezone to MF-18 could provide an opportunity to supply diversified housing options for varying levels of incomes at this site and this zoning is more likely to supply affordable housing needs than single-family zoning. According to CMC 18.07.040 (see Section IX), the outright permitted housing options in the MF-18 zone are adult family homes/residential care facility/supported living arrangement, apartments, assisted living/retirement homes, designated manufactured homes, duplexes, nursing homes, permanent supportive housing, rowhouses, single-family detached, and transitional housing. Conditional uses are manufacture home parks and residential treatment facilities.

Natural Environment (Camas 2035, Ch.3): The city's natural environment goals and policies focus on environmental stewardship, critical areas, shorelines, and landscape enhancement and tree preservation in order to balance environmental regulations and public safety with economic development.

Environmental Stewardship Goal (NE-1): To preserve Camas' natural environment by developing a sustainable urban environment and protecting habitat and vegetation corridors.

The following policies are particularly applicable to the proposed amendments:

Policy NE-1.1: Consider the immediate and long-term environmental impacts of policy and regulatory decisions.

Policy NE-1.5: Protect, conserve, and manage existing natural resources and valuable historic and cultural areas in order to ensure their long-term preservation.

Critical Area Goal (NE-2): To preserve, maintain, and restore the City's critical areas to protect their function and values.

The following policies are particularly applicable to the proposed amendments:

Policy NE-2.4: Regulate land use and development so as to protect natural topographic, geologic, vegetative, and hydrologic features.

Applicant Analysis: No response.

Staff Response: Natural resources on the site include a possible occurrence of wetlands along Northwest Brady Road adjacent to the northeastern Industrial property as mapped by the Camas Wetlands Map. Clark County maps hydric soils around this wetland and further onto the adjacent subject parcel. Also, the middle of the three industrial parcels is mostly composed of a dense canopy of trees. The remaining lands in the industrial parcels are made up of grasses. The commercial properties were a former nursery that have little to no natural resources on site, as most of the land was improved to accommodate the use. Across all the subject parcels, there is a general slope gradient, with the northeastern industrial parcel having the least slope and lowest elevation and a general increase of elevation from the northeast corner of the site to the southeast corner. The northern sections of the commercial properties, along the property line shared with Parker Village that has the steepest slopes on site at 15 to 25 percent. Slopes that exceed 15 percent may qualify as a landslide hazard area if it meets the remaining qualifications as listed in CMC 16.59.020(b)(2) (a through c). Commercial and industrial uses require buildings with larger footprints and impervious areas, and therefore, they are less likely to preserve the natural resources and minimize grading on steeper slopes. These uses generally require more grading and are less flexible to design around and preserving natural resources. The proposed conversion to Multi-Family-High designation and MF-18 zoning is more likely to allow flexibility in site design to accommodate and preserve natural resources and may be more amenable to develop on the steeper slopes. Additionally, the memo provided by MacKay Sposito, and as further discussed in Section III, indicates that much of the employment lands in Grass Valley are encumbered by critical areas and are largely undevelopable, especially for industrial and commercial buildings. At this time, no development is proposed with a specific site plan for multifamily uses, so there is no guarantee that natural resources and critical areas would be preserved.

Transportation (Camas 2035, Ch. 4): The City's transportation goals and policies focus on streets, multimodal transportation, transit, design, and safety and traffic calming; transportation demand management; concurrency and level of service; and the multiyear financing plan.

Concurrency and Level of Service Goal (T-7): The City will maintain the adopted LOS standards for all arterials, transit routes, and highways.

Policy T-7.2: Require new development to demonstrate that adequate person trips are available, or that multi-modal improvements to the transportation system are made to accommodate the impacts concurrent with the development.

Applicant Analysis: None provided.

Staff Findings: All developments, whether commercial, industrial, or residential, would be required to maintain adopted levels of service and improve roadways to City standards. The applicant submitted a Traffic Memo by Lancaster Mobley that provides a trip generation comparison between the existing comp plan designations and zoning to the proposed. Under the existing designations (Industrial and Commercial) and zonings (BP and RC), the site could generate up to 900 a.m. peak hour trips, 1,116 p.m. peak hour trips, and 11,490 average weekday trips. Under the proposed comp plan designation (Multi-Family-High) and zoning (MF-18), the site could generate 178 a.m. peak hour trips, 227 p.m. peak hour trips, and 3,006 average weekday trips. The proposal would result in a net decrease of 722 a.m. peak hour, 889 p.m. peak hour, and 8,484 average weekday trips from the existing designations and zonings.

Public Facilities (Camas 2035, Ch.5): This element includes the goals and policies for public facilities and services to be provided concurrent with anticipated growth. The element also identifies strategic plans and actions to maintain or improve services. The identified goals and policies were given consideration based on a framework of budgetary and operational guidelines as described throughout this element.

Parks and Recreation Goal: Preserve and enhance the quality of life in Camas through the provision of parks, recreation programs, recreation facilities, trails, and open spaces.

Applicant Analysis: None provided.

Staff Findings: *Camas 2014 Parks, Recreation, and Open Space Comprehensive Plan Update* indicates in the Park System concept map that a trail is proposed along Northwest Brady Road and Northwest 16th Avenue and adjacent to the subject parcels. No proposed parks are located on the subject properties. Any development on the subject site will be required to construct the proposed trails at the time of development.

The following policies are particularly applicable to the proposed amendments:

Policy U-7: Plan public utility services so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.

Policy WS-1: Extend adequate public water service throughout the City's urban areas. An adequate public water system is one that meets Washington requirements and provides minimum fire flow as required by the Fire Marshal.

Policy WS-2: Provide safe, clean, high quality drinking water to residents.

Policy WS-3: Ensure water infrastructure is designed to City standards and is in place prior to land development.

Policy SS-1: Extend public sanitary sewer services, which is required within urban areas, throughout urban areas. Service may be provided outside urban areas to serve areas where imminent health hazards exist.

Policy SW-3: Meet water quality standards by providing best management practices for development activities.

Policy SW-6: Require new development or redevelopment to comply with the *Camas Stormwater Design Standards Manual* and design criteria.

Franchise Utilities Goal (F-1): To ensure that energy and communication facilities and their services are available to support development when they are needed.

Applicant Analysis: No response.

Staff Findings: Utilities, including water, sewer, stormwater, and franchise utilities would be made available during development and required to be provided during construction for either industrial and commercial uses or multifamily residential uses. These utilities will be designed and installed in accordance with City standards to ensure quality and safety standards for the provisions of these utilities.

Economic Development (Camas 2035, Ch. 6): The vision for the community's economy is articulated in this chapter. The city is broken out by six (6) distinct areas. The most relevant of these is the Grass Valley area.

Citywide Economic Development Goal ED-1: Maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses.

The following policies are particularly applicable to the proposed amendments:

Policy ED-1.7: Support retention, expansion, and recruitment of local businesses with a commitment to the community.

Policy ED-1.10: Encourage complementary businesses throughout the City to support industry clusters and leverage resources.

Applicant Analysis: The applicant mostly responds to Policy ED-1.1, which Staff determined was inapplicable to the proposal as it is a policy aimed at directing the City to create tools or guidelines to attract health care and high-tech, sustainable, and innovative industries. Since it is a City-level directive, it would not be applicable to applicants. However, the applicant highlights that redesignating and rezoning these parcels to Multi-Family-High and MF-18 would be a tool to attract the listed industries. Due to the subject site's proximity to employment lands, if the site were to be residentially developed, it would provide housing near employment areas to cut down on commute trips and lengths, provide housing options for a wide spectrum of employees, and provide housing near amenities such as parks, schools, and convenience retail. Therefore, the applicant believes that providing these higher density residential developments in proximity to amenities and employment will attract workers of all incomes, which will also further attract and retain diverse industries.

Additionally, the market analysis provided by the applicant indicates that due to the slow absorption rate of the industrial and commercial lands in recent years, there is sufficient employment lands to last 400 years and 50 years, respectively. The City's projections do not match actualization. Therefore, according to this analysis, there will be sufficient employment lands to remain with this conversion and still meet Goal ED-1.

Staff Findings: As shown in the Land Analysis in Section III of this report, there remains a surplus of employment lands if the subject amendment is approved. A reduction of employment lands could, but would not likely, impact the City's ability to meet these goals and policies.

Additionally, conversion of these lands from employment to residential may reduce the amount of land to encourage complementary businesses throughout the city to support industry clusters and leverage resources (Policy ED-1.10). The reduction of these employment lands may limit the ability to provide complementary industries and businesses next to each other in Grass Valley. But, as the applicant notes, there is little to no demand for employment uses on these lands.

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

The subject properties are located on the periphery of Grass Valley and the following policies are particularly applicable to the proposed amendments:

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.

Applicant Analysis: The applicant provided a citywide analysis of land capacity showing that adequate employment land remains to meet the City's jobs goal. The market analysis provided by the applicant, further highlighted in Section IV, indicates that due to the very low absorption rate and realization of industrial and commercial lands, the City's 20-year employment lands need projection is much smaller than planned. The market analysis indicates there is low demand for these land use types in Camas and that the actual rate of absorption of these industrial and commercial lands will last 400 and 50 years, respectively. Additionally, the market analysis indicates there is much higher demand and absorption of residential lands, and at the current rate, there are 12 years left of residential lands. Therefore, the conversion of these lands to Multi-Family-High will have minimal impacts of employment land needed and shall maintain the Grass Valley economic goal and policy above, while providing much needed multifamily housing.

Staff Finding: The City has not adopted a formal boundary for Grass Valley. The proposal is for a conversion of Industrial and Commercial lands on or near Grass Valley to Multi-Family-High, which will reduce available employment land for the City to promote a cooperative industrial business park per Goal ED 3. However, any development on this land will be subject to CMC Chapter 16, which include SEPA and critical areas review for sustainable development and improve environmental quality along with development.

Staff have performed a land analysis that includes this proposal as further provided in Section III. This analysis indicates that there is a surplus of employment (commercial and industrial) and residential lands throughout the city. However, the proposed conversion from employment to residential may reduce available employment land to accommodate the above Grass Valley economic development goal and policy.

Impacts on Utilities and Transportation Plans

Public works staff reviewed the proposed comprehensive plan and zone change and considered the potential substantive impacts to the city's sewer, water, and transportation systems and plans. The applicant submitted a Traffic Memo by Lancaster Mobley that provides a trip generation comparison between the existing comp plan designations and zoning to the proposed. Under the existing designations (Industrial and Commercial) and zonings (BP and RC), the site could generate up to 900 a.m. peak hour trips, 1,116 p.m. peak hour trips, and 11,490 average weekday trips. Under the proposed comp plan designation (Multi-Family-High) and zoning (MF-18), the site could generate 178 a.m. peak hour trips, 227 p.m. peak hour trips, and 3,006 average weekday trips. The proposal would result in a net decrease of 722 a.m. peak hour, 889 p.m. peak hour, and 8,484 average weekday trips from the existing designations and zonings. Any development of the site will be subject to maintain adopted levels of service and improve roadways to City standards. The applicant also provided an analysis of potential impacts to the water and sewer systems with the changes. Generally nothing significant for sewer impacts, but there will need to be additional analysis done at the project level for water which could lead to limitations on numbers of units.

V. PROPOSED AMENDMENT

A. MACKAY PROPERTIES (FILE #CPA23-01)

Description: The applicant proposes that the City amend the comprehensive plan for five parcels from Industrial (24.82 acres) and Commercial (6.58 acres) to Multi-Family-High (31.40 total acres) with a corresponding rezone from BP and RC to MF-18. The industrial lands are currently vacant, and the commercial lands were formerly a nursery with a single-family detached home.

Site Location and Description:



The subject properties are located generally to the northwest of the Northwest 16th Avenue/Northwest Brady Road intersection. The three northern parcels are designated Industrial with BP zoning and the two southern parcels are designated Commercial with RC zoning. Lands to the north and west of the Industrial-designated parcels are also designated industrial. To the south are lands designated Single-Family Medium and Commercial and to the east lands are designated Single-Family High. To the north of the Commercial designated parcels is a parcel with the same designation that lies between the subject Industrial and Commercial properties. Lands designated as Single-Family Medium are to the west, south, and east of the Commercial properties, as well as land designated as Park to the south. Existing land uses include vacant land to the north (owned by Analog

Devices, Inc), an attached housing development (Parker Village) and city water reservoir to the south, industrial (nLIGHT, Inc and Camas School District property) to the east, and a single-family residential detached development (Kates Cove) to the west. The southern two properties are bounded by an attached housing development to the north (Parker Village), the city water reservoir, and Prune Hill Elementary School to the west, Prune Hill Sports Park and an approved commercial development (Camas Station) to the south, and larger lot single-family detached residences (Victoria Hills) to the east.

Discussion: The applicant requests that the comprehensive plan designation of Industrial and Commercial on the subject parcels be amended to Multi-Family High with a corresponding rezone from BP and RC to MF-18.

To better evaluate the proposal, the City must consider the citywide comprehensive plan goals and policies, and those goals and policies for the Grass Valley area (Economic Development, Chapter 6). The comprehensive plan specifically requires an analysis of buildable lands, for any proposed conversions within Grass Valley, **“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.”**

Summary of Applicant's Land Need Analysis for Multifamily Residential Development

For this request, the applicant submitted a report titled "Land Need Analysis for Mixed Use Development on a Site in Camas, Washington" (Johnson Economics, LLC, December 2022). The stated purpose of this report is to evaluate the feasibility of multifamily residential and commercial development on the subject site. Furthermore, analysis in the report compares the suitability of the site for alternative zoning and uses (BP, RC, and MF-18) based on market and planning criteria.

Current Land Capacity vs. Demand (Camas 2035)

The Johnson Economics report indicates that there has been very limited demand for flex buildings of a tech/research and development format, similar to the buildings from the 1990s to the north and west of site. Additionally, the site is not suitable for heavy manufacturing and lacks proximity to commercial areas and easy highway access. Therefore, only a small portion of industrial and office demand can be captured on site, especially with an average absorption rate of less than one acre per year (pg. 8). The report notes that the demand for commercial can likely be captured in neighborhood centers, such as the proposed Camas Station project located adjacent to the site's commercially designated parcels. Camas Station is providing 14,000 square feet of gas, coffee, convenience, and additional retail and service. The report notes the potential for additional establishments in this location is limited due to the lack of traffic exposure (pg. 8).

The report also outlines the findings of Clark County's Vacant Buildable Lands Model and *Camas 2035* relative to land capacity. Figure 3.3 of the report (pg. 11) shows a net surplus across employment and residential lands: 255 acres and 429 acres, respectively. Relying on Clark County's Buildable Lands Report for the pace of development for five years (2016 to 2020), the report states there is sufficient land supply for commercial (over 50 years), industrial (over 400 years), and residential (12 years) uses. While commercial and industrial development tends to be 'chunky,' meaning development does not happen on a linear 6-acre or 1.6-acre rate per year (pg. 6), it stands to reason that there is more surplus land supply for commercial and industrial development than there is for residential development. This point is underscored in the Grass Valley area, where the report notes an adequate supply of space and land for commercial/industrial use and a constrained supply for residential use. The constrained residential supply reinforced by the Kielo at Grass Valley, a multifamily development in the northern portion of Grass Valley as demonstrated by the high average absorption rate (31 units/month) showing strong demand for this use (pg. 22).

Employment Demand Analysis

Johnson Economics undertook analysis of forecasted growth rates for office space, retail, industrial, and flex-space uses. The analysis indicates a trend of weak office space demand and an increased demand for retail office space. However, the increasing demand of online retailers will further reduce the need for retail spaces.

Occupancy of industrial space, including flex and specialty buildings, averaged 1.4 acres of positive absorption annually, since 2016, which indicates there is very low demand for industrial uses. The analysis reports that the projected 20-year growth for industrial lands (493 acres) as reported by the June 2022 BLR does not match actual growth as indicated by the market analysis (1.1 acres per year or 22 acres in 20 years), reinforcing the very low demand for industrial uses and lands.

The applicant concludes with the following "the proposed re-allocation of industrial and commercial land to residential land is unlikely to have negative impact on employment growth,

while it can alleviate pressures in the residential market. By accommodating needed workforce housing in the city, the re-allocation may, in fact, have a positive impact on employment growth" (pp. 26).

Residential Demand Analysis

The Johnson Economics report includes an in-depth analysis of the market for housing in Camas for the past 20 years and for the next five years (2022 to 2027). The analysis shows a trend of households growing older (pg. 23) and for higher income households than in the previous two decades (pg. 24).

The report forecasts that demand will support nearly 1,300 units over the next five years and will represent a wide array of household incomes (pg. 24). Specifically, the demand will be for single-family detached (758 units), single-family attached (154 units), and multifamily (358 units). At an assumed density of 18 units per acre, the multifamily demand would have an absorption rate of 4.3 acres annually. Assuming 10 units per acre for the attached single-family residential, absorption would be 3.1 acres per year. Together, the multifamily and attached homes represent 7.4 acres of projected annual absorption or 37 acres over five years and 148 acres over a 20-year period (pg. 24).

The report notes that residential growth has been stronger than expected in Camas and reflects countywide growth. Much of this growth can be attributed to job growth in Camas and East Vancouver as well as the demand for safe and attractive suburban housing during COVID. Additionally, there has been a large shift across the region in demand from single-family housing to multifamily housing as single-family homes have become increasingly unattainable for a growing share of the population. Across Clark County, the housing share has evolved to match this pattern and demand; however, Camas has not made this shift to the same degree. Therefore, the analysis infers there is 'pent-up' demand for multifamily housing. The analysis references the City's 2021 HAP, which finds a need for additional multifamily and attached single-family homes that can accommodate low- and middle-income households. Furthermore, additional higher density housing will likely help employment growth in Camas by providing a workforce that brings needed labor closer to or within Camas.

Report Conclusions

The applicant concludes with the following **"the proposed re-allocation of industrial and commercial land to residential land is unlikely to have negative impact on employment growth, while it can alleviate pressures in the residential market. By accommodating needed workforce housing in the city, the re-allocation may in fact have a positive impact on employment growth."** The applicant believes the site is a desirable location for housing, both from a community standpoint and from the perspective of renters, buyers, and developers. Additionally, the site is less suitable for employment uses and is less likely to be developed considering current and anticipated market conditions. **MF-18 Zoning in Camas**

According to the Camas Zoning Map (last updated July 21, 2021), the MF-18 zone generally occurs in the far eastern and northern areas of Camas. In the eastern areas of the city, there is MF-18 zoning south of State Route (SR) 14 and west of Washougal/Camas city boundaries; north and west of Northeast 3rd Avenue and North Shepherd Road; and south of Northeast 3rd Avenue, between Louis Bloch Park and the Lacamas Creek. In the northern areas of the city, there are lands zoned MF-18 north of Lacamas Lake (prior to the North Shore Subarea) east of Northeast 232nd Avenue south of Lacamas Lake Elementary School and an area between Northeast 3rd Street and Southeast Leadbetter Road. To the northwest, there are lands zoned MF-18 between Northwest Lake Road and Northwest Camas Meadows Drive and north of Northwest Camas Meadows Drive and east of Northeast Goodwin Road. Lastly, there are MF-18

zoned lands north of Southeast 34th Street and east of the Vancouver/Camas city boundaries. It is important to note that since this zoning map was adopted, a large area north of Lacamas Lake, the North Shore Subarea, has been recently been approved by the Council, which has removed the MF-18 zoning in this area and replaced with North Shore High Density Residential. Therefore, there are fewer MF-18 zone lands in the city.

BP Zoning in Camas

According to the Camas Zoning Map, the BP zone generally occurs in the west and northwestern areas of the city and north of Lacamas Lake (prior to the Northshore Subarea). Much of the land is outright zoned BP or zoned LI/BP. A large area of this land includes the Grass Valley area, where the proposed amendment is located. It also important to note that with the adoption of the North Shore Subarea, much of the BP-zoned land located north of Lacamas Lake has been redesignated and rezoned to commercial (North Shore Commercial), employment (Mixed Employment), and residential lands (North Shore Higher Density and Lower Density Residential), which has resulted in a net loss of industrial lands and jobs potential in this area captured in the Land Analysis in Section III of this staff report.

RC Zoning in Camas

According to the Camas Zoning Map, lands with RC zoning are largely made up of lands in Grass Valley located at the western side of the city, north and west of Northwest Pacific Rim Boulevard and south of Northwest 38th Avenue. There are small pockets of RC zoning throughout the city, including north of Northwest Lake Road and east of Northwest Payne Street, to the far east of downtown along the Washougal/Camas cities boundary, and south of downtown just east of the East Camas Slough Bridge, between SR-14 and the Columbia River.

Amendment of a comprehensive plan designation not only includes 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 to evaluate the merits of the proposal and any unintended consequences of such change. A variety of residential uses are generally allowed in the MF-18 zone, where they are prohibited in the both the RC and BP zones. Whereas a variety of commercial, retail, and industrial uses are allowed in the RC and BP zones but are prohibited in the MF-18 zone. The allowed land uses for each zone are found within the Use Authorization Table at [CMC Chapter 18.07](#) and Section IX of this report.

EVALUATION CRITERIA – CMC 18.51.010(A – H), 18.51.025(B)(2)(A – F), AND 18.51.030 (A-D)

The application materials must include responses to general questions for comprehensive plan map amendments (CMC 18.51.010[A-H]) and zone change criteria (18.51.025[b][2][a-f]) as discussed below. Additionally, further below is a staff evaluation of the comprehensive plan amendment criteria (18.51.030 [A-D]) for the subject request.

After considering whether the current plan is deficient, the Planning Commission must recommend whether to support, reject or defer the amendments to City Council.

Pursuant to CMC18.51.030 a staff report “shall contain the department’s recommendation on adoption, rejection or deferral of each proposed change”.

EVALUATION CRITERIA	FINDINGS
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<p>CMC 18.51.010 (A-H)</p>	
<p>A detailed statement of what is proposed and why.</p>	<p>The applicant is proposing to request a change of the comprehensive plan designations of Industrial and Commercial to Multi-Family-High and the zoning districts from BP and RC to MF-18.</p> <p><u>Applicant Analysis</u></p> <p>Varied reasons are provided, including surrounding lands being converted from industrial and commercial; long-term industrial and commercial land vacancy; burdensome topography and geometries; and high demand for multifamily residential.</p> <p><u>Staff Finding</u></p> <p>Further detail is provided in this staff report and the applicant materials.</p>
<p>A statement of anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change.</p>	<p><u>Applicant Analysis</u></p> <p>The applicant states that the proposed plan amendment would address industrial and commercial development related issues associated with the site as there are challenges of parcel sizes and configurations, environmental and slope constraints, challenging access, and surrounding incompatible land uses that would make industrial and commercial development on the site difficult. Additionally, the recently approved Camas Station makes the existing commercial land unsuitable for commercial development because the market demand has been absorbed by this project. The City is planning to extend Northwest 18th Avenue through the site to connect to Northwest Brady Road, which will reduce the ability of the commercial lands to develop.</p> <p>For the northern industrial parcels, physical and locational attributes, coupled with weak market conditions for the uses allowed in the BP zone create conditions that are infeasible for the site to industrially develop.</p> <p>Converting the lands from industrial and commercial to residential will result in a</p>

	<p>positive impact on transportation infrastructure. The submitted traffic memo indicates there will be an overall decrease of AM and PM peak-hour trips as compared with commercial and industrial development and total weekday trips.</p> <p><u>Staff Finding</u></p> <p>Staff find that the conversion of land designated for industrial and commercial uses to residential land will remove employment capacity. After factoring in the subject requested plan amendment, a surplus of employment land exists in the city under both the applicant's and staff analysis. Conversion to a residential designation may provide greater compatibility for existing residential uses in the surrounding area but could present some compatibility concerns for employment zoned land to the west and north.</p> <p>Additionally, the submitted traffic memo by Lancaster Mobley indicates that the proposed land conversion would result in an overall decrease of a.m. peak hour, p.m. peak hour, and total average weekday trips when compared to the existing land designations and zoning. Therefore, conversion to residential designation may provide greater compatibility with traffic generated for the existing residential uses and schools in the area.</p>
<p>An explanation of why the current comprehensive plan is deficient or should not continue in effect.</p>	<p><u>Applicant Analysis</u></p> <p>The westernmost designated industrial properties contain slop constraints and are narrow and long, which are problematic with setbacks imposed by the development code. Additionally, the northeastern industrial parcel has wetland constraints and is adjacent to housing developments. These properties have been vacant for many years with this designation and there has been next to no development on industrial lands in this area and will likely remain vacant for many years. It is an economic detriment to retain employment properties that are likely to not develop due to a shadow inventory and prevents the</p>

	<p>City from growing its future employment base.</p> <p>The two commercial properties are not large enough to attract anything but neighborhood-scaled development. The recent approval of the Camas Station (consisting of a gas station, convenience store, coffee shop, and other retail and personal services) will absorb the market demand for commercial in the area. Larger footprint commercial development is not feasible for these properties due to topography, traffic impacts generated, congestion during nearby school operations, and market conditions.</p> <p><u>Staff Finding</u></p> <p>Many of the development constraints noted by the applicant including narrow dimension of the western parcels, slope, and wetland make industrial development difficult. Staff note that residential development may better fit the narrow western parcels and may provide a better opportunity to preserve the wetland and slopes, although there is no guarantee that the wetland would be preserved. The presence of existing residential to the west may present compatibility issues for industrial development associated with traffic, noise, fumes, and lighting that may be more prevalent than with multifamily development.</p> <p><u>Conversion of industrially designated land may promote further conversion of industrial land in Grass Valley in the future. The applicant's analysis incorporates market demand for uses and staff's analysis looks at land supply only in the absence of demand.</u></p>
<p>A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act.</p>	<p><u>Applicant Analysis</u></p> <p>The proposed amendment will provide land supply needed to meet the citywide Land Use Goal LU-1 and Policy LU-1.1 which are to directing the City to ensure the appropriate mix of employment and residential lands, while respecting the natural environment and existing uses and accommodate the</p>

land need projections for the 20-year planning horizon.

The proposal will meet the intent of Goal H-1 and Policy H-1.1, which is to promote development of housing variety to meet a wide spectrum of needs, including all ages and income levels, while maintaining strength, vitality, and stability of all neighborhoods.

The amendment will also help address the need for housing diversity and choice as indicated by the Camas' 2021 HAP. There is a low supply of multifamily developments in the city and a low supply of housing in general, which is a common theme across the state. These issues have caused changes to the Growth Management Act to remove barriers to produce housing of all types and income levels since housing demand is far surpassing supply, while the supply is of limited variety.

Amending the land use designation and zoning district to Multi-Family-High and MF-18 will improve the gap in opportunity for housing diversity and choice.

Staff Finding

Staff agree that the proposed plan amendment will address multiple policies addressing housing supply and diversity including LU-3.1, H-1.1, H-2.1, H-2.3, and H-2.4. These policies are individually addressed in Section IV of this report. The balance between employment and residential lands is a policy decision for the Commission and Council. Staff note that using adopted, countywide assumptions about jobs and people per acre and assumptions in the City's comprehensive plan, that the surplus supply of employment land is low. Future comprehensive plan amendments that further reduce the supply of employment land may reduce the supply below targets using these assumptions. The City may need to update its assumptions during a future comprehensive plan amendment to be based on a market analysis rather than using countywide assumptions.

<p>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.</p>	<p><u>Applicant Analysis</u></p> <p>The subject properties are currently served by city services and capital facilities. Recent improvements have been made to the city's water system in the area; therefore, the change does not substantially affect capital facilities plans. The City's General Sewer/Wastewater Facility Plan shows that the system can accommodate a build-out scenario of over 18,500 dwelling units and nearly 53,000 people. The properties are not within a shoreline environment and, therefore, require no changes to the Shoreline Master Program.</p> <p><u>Staff Finding</u></p> <p>Staff find that no other plan changes are required if the proposed amendment is adopted.</p>
<p>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.</p>	<p><u>Applicant Analysis</u></p> <p>The City's Six Year Transportation Improvement Program map shows the extension of Northwest 18th Avenue, through the two commercial properties, from Northwest Tidland Road to Northwest Brady Road. Any development on these properties would require to build-out this extension.</p> <p><u>Staff Finding</u></p> <p>Future development of these properties will require system improvements pursuant to adopted plans.</p>
<p>A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change.</p>	<p><u>Applicant Analysis</u></p> <p>No changes are proposed to city or county codes, regulations, or plans to implement the proposed amendment.</p> <p><u>Staff Finding</u></p> <p>Staff concurs that no changes are proposed to city or county codes, regulations, or plans to implement the proposed</p>

<p>The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).</p>	<p><u>Applicant Analysis</u></p> <p>The application includes a completed SEPA checklist.</p> <p><u>Staff Finding</u></p> <p>Staff concurs that a completed SEPA checklist was provided.</p>
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<p>EVALUATION CRITERIA</p> <p>CMC 18.51.025(B)(2)(a – f)</p>	<p>FINDINGS</p>
<p>The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map.</p>	<p>Applicant Analysis</p> <p>None provided.</p> <p>Staff Finding</p> <p>Staff has provided a consistency analysis of applicable Camas 2035 policies. Please see Section IV for further analysis.</p>
<p>The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas.</p>	<p>Applicant Analysis</p> <p>None provided.</p> <p>Staff Finding</p> <p>Multifamily residential may be more compatible with residential lands to the east for reasons of potential noise, fumes, light, and greater traffic from industrial and commercial uses. However, it may be less compatible for density of development with existing residential and may be less compatible with existing industrial lands to the west and commercial lands (Camas Station) to the south. The existing Industrial and Commercial designations may be more compatible with existing industrial and schools to the west and south, but less compatible with the existing residential adjacent to the properties, especially to the east.</p>
<p>The amendment is warranted due to changed circumstances, error, or because of a</p>	<p>Applicant Analysis</p> <p>None provided.</p>

<p>demonstrated need for additional property in the proposed zoning district.</p>	<p>Staff Finding</p> <p>Staff find that the amendment may be warranted as indicated by the provided market analysis as further discussed in Section III. The city currently has limited MF-18 zoned lands with a limited supply and high demand for diverse housing options. The proposal may provide an opportunity to supply a variety of housing options for varying income levels.</p>
<p>The subject property is suitable for development in conformance with zoning standards under the proposed zoning district.</p>	<p>Applicant Analysis</p> <p>None provided.</p> <p>Staff Finding</p> <p>Staff has determined that the subject properties are suitable for those developments allowed in proposed MF-18 zoning and its zoning standards. MF-18 zoning may be more suitable than developments under the current BP and RC zoning due to topographical, geometric restrictions, siting, and dimensional requirements for these zones.</p>
<p>Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone.</p>	<p>Applicant Analysis</p> <p>The applicant provided a technical memorandum to the City dated May 17th, 2023 from Olson Engineering to analyze the impacts to the water and sewer systems by changing the uses from commercial to residential.</p> <p>Staff Finding</p> <p>Staff find that there are adequate public facilities and services available to serve developments allowed by MF-18 zoning.</p>
<p>Specific information about the intended use and development of the property.</p>	<p>Applicant Analysis</p> <p>None provided.</p> <p>Staff Finding</p> <p>The applicant did not provide a direct response to this item or has indicated the exact intended use of the subject properties. However, Staff have determined</p>

	with the market analysis and the applicant's narrative and response to other code sections that the intended use for the site is generally multifamily residential.
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EVALUATION CRITERIA	FINDINGS
CMC 18.51.030 (A-D) and CMC 18.51.010 (C)	
Impact upon the city of Camas comprehensive plan and zoning code;	<p><u>Staff Finding</u></p> <p>The amendment would decrease industrial lands by 24.82 acres and commercial lands by 6.58 acres with a 31.4-acre increase of land for residential development. There would be no impact on the City's zoning code.</p>
Impact upon surrounding properties, if applicable;	<p><u>Staff Finding</u></p> <p>The City did not identify any detrimental effects to adjacent properties if this change is approved. See response to Policy LU-1.3 below for further analysis. The conversion to residential would be more consistent with existing residential uses in the vicinity including than would industrial and commercial uses, which may have additional light, noise, fumes, and traffic impacts.</p>
Alternatives to the proposed amendment; and	<p><u>Staff Finding</u></p> <p>The applicant submitted a Land Use Analysis that compared potential development under current zoning (BP and RC) and potential development under designated MF-18 zoning (Johnson Economics, LLC, December 2022). The report finds and supports the conversion of industrial and commercial land to high density residential land, without significantly impairing the ability to meet future industrial and commercial demand. See Section IV for further information on the market analysis.</p> <p>The Commission can recommend, and the Council can take one of three actions: (1) Approve the requested plan amendment and corresponding zone change as</p>

	<p>requested, (2) deny the requested plan amendment and zone change, or (3) approve part, but not all of the requested amendment. As an example, Commission could recommend and Council could decide to approve the amendment and zone change for the industrially designated/zoned property, but not for the commercially designated/zoned portion.</p>
<p>Relevant code citations and other adopted documents that may be affected by the proposed change.</p>	<p><u>Staff Finding</u></p> <p>Public Works staff has provided a memo stating that it has considered the comprehensive plan amendment and zone change of the subject site, considering the transportation plans and find the potential impact negligible.</p>

VI. PUBLIC COMMENT

At the time of publication, no public comments have been received for this proposal for the Planning Commission workshop.

VII. RECOMMENDATIONS

Planning Staff Recommendation: The Planning Commission forwarded a recommendation for approval. Staff recommends that the Council conduct a public hearing, consider testimony, and render a decision.

VIII. TABLE 1 –2023 COMPREHENSIVE PLAN ACREAGE (PROPOSED)

Comprehensive Plan Designations	Current Acres	CPA23-01	Final 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	311.01		311.01
· High Density	256.21	+31.4	287.61
Commercial	984.36	-6.58	977.78
Industrial	2292.20	-24.82	2267.38
Park	850.72		850.7
Open Space / Green Space	492.00		492.0
Total acreage:	10,200		10,200

Zoning**	2020	CPA23-01	Final 2023 Acreage
Parks/Open Space			
Neighborhood Park (NP)	145.14		145.14
Special Use (SU)	164.09		164.09
Open Space (OS)	421.55		421.55
Industrial			
Heavy Industrial (HI)	858.58		858.58
Light Industrial (LI)	91.83		91.83
Business Park (BP)	542.63		542.63
Light Industrial/Business Park (LI/BP)	785.75	-24.82	760.93
Residential			
Residential-15,000 (R-15)	716.30		716.30
Residential-12 (R-12)	925.43		925.43
Residential-10,000 (R-10)	989.29		989.29
Residential-7,500 (R-7.5)	1534.34		1534.34
Residential-6,000 (R-6)	191.11		191.11
Multifamily Residential-10 (MF-10)	224.39		224.39
Multifamily Residential-18 (MF-18)	312.70	+31.4	344.1
Commercial			
Downtown Commercial (DC)	72.22		72.22
Mixed Use (MX)	51.56		51.56
Regional Commercial (RC)	597.93	-6.58	591.35
Neighborhood Commercial (NC)	10.57		10.57
Community Commercial (CC)	237.44		237.44
Total Acres	8872.95		8872.95

** Does not include UGB areas

IX ZONING REGULATIONS

USE AUTHORIZATION TABLE – CMC CHAPTER 18.07

Comparison of land uses that are allowed (“P”), conditionally allowed (“C”), prohibited (“X”) and/or temporary use (“T”) in the MF-18, BP, and RC Zones.

Zoning Districts	MF-18	BP	RC
Adult family home	P	X	X
Assisted Living	P	X	X/P ¹
Bed and Breakfast	C	X	X
Designated manufactured home	P	X	X
Duplex or two-family dwelling	P	X	X
Group Home	X	X	X
Home Occupation	P	X	X/P ¹
Housing for the disabled	P	X	X/P ¹
Apartment/multifamily/row houses	P	X	X/P ¹
Residence accessory to and connected with a business	X	X	X/P ¹
Residential Treatment Facility	C	X	P
Single-Family dwelling	P	X	X
Sober Living homes	P	X	X
Transitional Housing	P	P	P
Manufactured home park	C	X	X
Nursing/rest/convalescent home	P	X	X
Permanent supportive housing	P	X	X
Automobile repair	X	P	P
Automobile sales	X	P	P
Bakery	X	P	P
Banks	X	P	P
Department Store	X	P	P
Gas/fuel station	X	P	P
Grocery, large scale	X	C	P
Grocery, small scale	X	P	P

Zoning Districts	MF-18	BP	RC
Hospital, emergency care	X	P	P
Laundry/dry cleaning (retail)	X	P	P
Medical or dental clinics	X	P	P
Office supply store	X	X	P
Parcel freight depots	X	P	P
Pharmacy	X	P	P
Professional office(s)	X	P	P
Public agency	X	P	P
Recycling collection point	X	C	T or C
Restaurant	X	P	P
Restaurant, fast food	X	P	P
Warehousing, wholesale and trade	X	P	C
Warehousing, bulk retail	X	X	C
Food production or treatment	X	P	C
Community club	C	P	P
Church	C	P	P
Library	C	P	P
Museum	C	P	P
Open Space	P	P	P
Private, public, or parochial school	C	P	P
Trade, technical, businesses college	C	P	P
College/university	X	P	P
Bed and breakfast	C	X	X
Animal training, kennel, boarding	C	P	P
Day care center	P	C	C

¹ See CMC 18.07.030 – Table 1, Note 10.

X DEVELOPMENT STANDARDS – CMC CHAPTER 18.09

Comparison of development dimension standards that apply to the MF-18 Zone and the RC and BP Zones.

	MF-18	RC	BP
Maximum Density (dwelling units/net acre)	18	n/a	n/a
Minimum lot area (square feet)	2,100	None	½ acre
Minimum lot width (feet)	26	None	100
Minimum lot depth (feet)	60	None	100

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. Residential development along a flanking street shall have a minimum side setback of 15 feet.

Minimum front yard (feet)	10/20 (at garage front)	Note 1	15
Minimum side yard (feet)	3 ^{Note 2}	None	15
Minimum rear yard (feet)	10	None	50'
Lot Coverage: Lot coverage (percentage)	65	None	50%
Building Height Maximum building height (feet)	50 ^{Note 3}	None	None

Notes:

1. Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.
2. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
3. Maximum four stories but not to exceed height listed.



General Application Form **MacKay Property**

Case Number: **CPA23-01**

Applicant Information

Applicant/Contact: MacKay Dan Phone: 360-921-0134
Last First

Address: 4041 NW Sierra Drive
Street Address Apartment/Unit #

Camas WA 98607
City State ZIP Code

Email Address: dpm30@comcast.net

Property Information

Property Address: The two properties with street addresses are 4511 NW 18th Avenue and 4245 NW 16th Street
Street Address County Assessor # / Parcel #

Camas, WA 98607 125185000; 986055381; 125193000; 127367000; and 127372000
City State ZIP Code

Zoning District Business Park (BP) and Regional Commercial (RC) Site Size 31.4 Acres

Description of Project

Brief description: Application to amend the Comprehensive Plan map from Industrial and Commercial to Multifamily High and the Zoning map from Business Park (BP) and Regional Commercial (RC) to Multifamily-18 (MF-18)

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

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

Property Owner or Contract Purchaser

Owner's Name: MacKay Dan etal Phone: 360-921-0134
Last First

4041 NW Sierra Drive
Street Address Apartment/Unit #

Camas WA 98607
City State Zip Code

Email Address: dpm30@comcast.net

Signature

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

Signature: _____ Date: _____

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

Date Submitted: 1/31/23	Pre-Application Date:	\$7,259.00 Receipt #732273 1/31/23 KM Validation of Fees
Robert Maul	Related Cases # SEPA23-01 <input type="checkbox"/> Electronic Copy Submitted	

Application Checklist and Fees [updated on January 1, 2023]

Item 15.

◇ Annexion	\$944 - 10% petition; \$4,013 - 60% petition	001-00-345-890-00	\$
◇ Appeal Fee		001-00-345-810-00	\$436.00 \$
◇ Archaeological Review		001-00-345-810-00	\$150.00 \$
◇ Binding Site Plan	\$2,055 + \$24 per unit	001-00-345-810-00	\$
◇ Boundary Line Adjustment		001-00-345-810-00	\$113.00 \$
◇ Comprehensive Plan Amendment		001-00-345-810-00	\$6,373.00 \$ x6,373.00
◇ <u>Conditional Use Permit</u>			
Residential	\$3,738 + \$105 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,734.00 \$
◇ Continuance of Public Hearing		001-00-345-810-00	\$573.00 \$
◇ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$848.00 \$
	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)		
◇ <u>Design Review</u>			
Minor		001-00-345-810-00	\$474.00 \$
Committee		001-00-345-810-00	\$2,598.00 \$
◇ Development Agreement	\$959 first hearing; \$590 ea. add'l hearing/continuance	001-00-345-810-00	\$
◇ Director's Interpretation			\$350.00 \$
◇ <u>Engineering Department Review - Fees Collected at Time of Engineering Plan Approval</u>			
Construction Plan Review & Inspection			<i>(3% of approved estimated construction costs)</i>
Modification to Approved Construction Plan Review			<i>(Fee shown for information only)</i> \$459.00
Single Family Residence (SFR) - Stormwater Plan Review			<i>(Fee shown for information only)</i> \$228.00
Gates/Barrier on Private Street Plan Review			<i>(Fee shown for information only)</i> \$1,139.00
◇ <u>Fire Department Review</u>			
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$308.00 \$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$384.00 \$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$460.00 \$
◇ Franchise Agreement Administrative Fee			\$5,696.00 \$
◇ <u>Home Occupation</u>			
Minor - Notification (No fee)			\$0.00
Major		001-00-321-900-00	\$75.00 \$
◇ LI/BP Development	\$4,734 + \$41.00 per 1000 sf of GFA	001-00-345-810-00	\$
◇ Minor Modifications to approved development		001-00-345-810-00	\$378.00 \$
◇ Planned Residential Development	\$38 per unit + subdivision fees	001-00-345-810-00	\$
◇ <u>Plat, Preliminary</u>			
Short Plat	4 lots or less: \$2,118 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$7,848 + \$250 per lot	001-00-345-810-00	\$
Subdivision	\$7,848 + \$250 per lot	001-00-345-810-00	\$
◇ <u>Plat, Final:</u>			
Short Plat		001-00-345-810-00	\$219.00 \$
Subdivision		001-00-345-810-00	\$2,598.00 \$
◇ Plat Modification/Alteration		001-00-345-810-00	\$1,308.00 \$
◇ <u>Pre-Application (Type III or IV Permits)</u>			
No fee for Type I or II			
General		001-00-345-810-00	\$387.00 \$
Subdivision (Type III or IV)		001-00-345-810-00	\$996.00 \$
◇ SEPA		001-00-345-890-00	\$886.00 \$ x 886.00
◇ Shoreline Permit		001-00-345-890-00	\$1,308.00 \$
◇ <u>Sign Permit</u>			
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$45.00 \$
Master Sign Permit		001.00.322.400.00	\$138.00 \$
◇ <u>Site Plan Review</u>			
Residential	\$1,259 + \$34 per unit	001-00-345-810-00	\$
Non-Residential	\$3,146 + \$68 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$
	\$4,435 + \$34 per res unit + \$68 per 1000 sf of GFA		
◇ Temporary Use Permit		001-00-321-990-00	\$88.00 \$
◇ Variance (Minor)		001-00-345-810-00	\$760.00 \$
◇ Variance (Major)		001-00-345-810-00	\$1,417.00 \$
◇ Zone Change (single tract)		001-00-345-810-00	\$3,659.00 \$

Fees reviewed & approved by Planner: _____ **1/31/23**

Initial *Date*

Total Fees Due: \$ **7,259.00**

City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-834-2462

Finance Office Hours:
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 01/31/2023 10:17 AM
Receipt No. 00732273
Receipt Date 01/31/2023
CR plan 7,259.00
sepa
sepa fees 886.00
plan amen
comp plan amendm
ent 6,373.00

Cash: 0.00
Other: 7,259.00
Check: 7,259.00

Total: 7,259.00
Change: 0.00

Check No: #288

MACKAY FAMILY CLARK CO PROP
Customer #: 000000
14712 NE 82ND AVE

VANCOUVER WA 98662-
Cashier: kmurphy
Station: IS02594

Authorization to Sign Application

We, the owners of parcel number 125193000, 986055381, and 125185000, do hereby authorize Dan MacKay to sign an application to request a change to the Comprehensive Plan and Zoning District of said parcel. The application is to be submitted to the City of Camas for its consideration and we acknowledge Mr. MacKay will be the primary point of contact regarding the proceeding until a decision is made by the City of Camas.

Parcel Numbers: 125193000, 986065381, 125185000

Owner Name (print):

MACKAY FAMILY CLARK
COUNTY PROPERTIES, LLC
Signature

Dan MacKay-Coman

Date:

1/27/23

Owner Name (print):

Signature

Date:

Owner Name (print):

MACKAY FAMILY CLARK
COUNTY PROPERTIES, LLC
Signature

Dan MacKay-Coman

Date:

1/27/23

Owner Name (print):

Signature

Date:

Authorization to Sign Application

We, the owners of parcel number 127372000, do hereby authorize Dan MacKay to sign an application to request a change to the Comprehensive Plan and Zoning District of said parcel. The application is to be submitted to the City of Camas for its consideration and we acknowledge Mr. MacKay will be the primary point of contact regarding the proceeding until a decision is made by the City of Camas.

Parcel Number:

127372000

Owner Name (print):

MACKAY FAMILY PROPERTY LLC

Signature

Dan MacKay

Date:

JANUARY 27, 2023

Owner Name (print):

MACKAY FAMILY PROPERTY LLC

Signature

Dan MacKay

Date:

1/27/23

Authorization to Sign Application

We, the owners of parcel number 125193000, 986055381, and 125185000, do hereby authorize Dan MacKay to sign an application to request a change to the Comprehensive Plan and Zoning District of said parcel. The application is to be submitted to the City of Camas for its consideration and we acknowledge Mr. MacKay will be the primary point of contact regarding the proceeding until a decision is made by the City of Camas.

Parcel Numbers: 125193000, 986065381, 125185000

Owner Name (print):

DENNIS Daley Trust

Signature

[Handwritten Signature]

Date:

1/27/23

Owner Name (print):

Signature

Date:

Owner Name (print):

Signature

Date:

Owner Name (print):

Signature

Date:

Authorization to Sign Application

I, the owner of parcel number 127367000, do hereby authorize Dan MacKay to sign an application to request a change to the Comprehensive Plan and Zoning District of said parcel. The application is to be submitted to the City of Camas for its consideration and I acknowledge Mr. MacKay will be the primary point of contact regarding the proceeding until a decision is made by the City of Camas.

Parcel Number:

127367000

Owner Name (print):

John G. Mackay

Signature



Date:

1/30/23

MackKay Family Properties
Comprehensive Plan Amendment and Rezone Request
City of Camas 2023 Annual Review Cycle

I. Request

The MacKay family is requesting to amend the City of Camas' Comprehensive Plan (Camas 2035 plan) land use designations for five parcels from Light Industrial and Commercial to Multifamily residential. This request also includes changes to the zoning districts from Business Park (BP) and Regional Commercial (RC) to Multifamily-18 (MF-18).

II. Site Description

The subject properties include five (5) parcels totaling 31.4 acres. The properties are located generally at NW Tidland Street and NW 18th Avenue and NW Brady Road and NW 20th Avenue.

Subject Properties (in blue highlight)



The subject properties are surrounded by a variety of uses. With the northern three parcels, the properties are bounded by vacant industrial land to the north (with the larger property adjacent to Analog Devices, Inc. to use for their own potential expansion), an attached housing development and city water reservoir to the south, industrial and educational uses (nLIGHT, Inc. and the Odyssey Middle School/Discovery High School campus) to the east, and NW Brady Road to the west.

The southern two properties are bounded by an attached housing development to the north (Parker Village), NW 16th Avenue and an approved commercial development (Camas Station) to the south, NW Brady Road to the east, and NW Tidland Street to the west. The southern two parcels are also across NW 16th Avenue from Prune Hill Sports Park and Prune Hill Elementary School. As you can see, the southern and northern parcels are separated by a city reservoir located on 4 acres, which property was purchased by the City of Camas from the MacKay family.

Surrounding Development (subject properties in red hatch)



A list of the properties by parcel number with acreage and planning information is as follows:

Assessor Parcel #	Acreage	Comp Plan Designation	Zoning District*
125185000	11.15	Industrial	BP
986055381	4.7	Industrial	BP

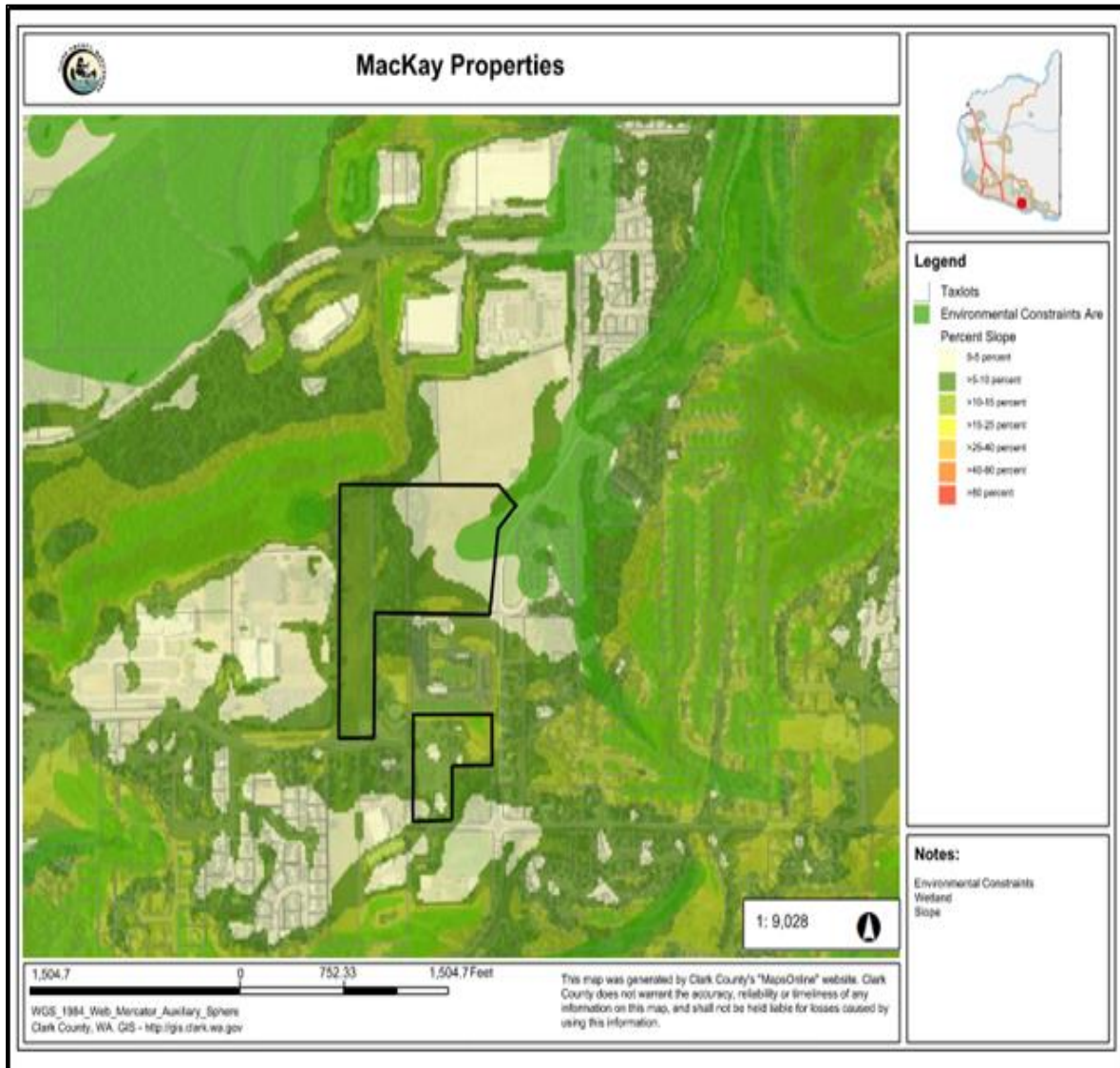
125193000	8.97	Industrial	BP
127367000	4.19	Commercial	RC
127372000	2.39	Commercial	RC

* According to Clark County GIS Property Information Center

Environmental Constraints

The BP zoned parcels do have notable environmental constraints, mainly in the form of slopes 10-20% and wetlands, that impact any efficient industrial or business park development of the property. The largest property contains wetland presence and the two contiguous lots west of the water reservoir have topographic challenges mentioned earlier in this narrative.

Environmental Constraints (source: Clark County GIS)



III. Applicable Review Criteria

Camas Municipal Code - Title 18 Zoning

Chapter 18.51 - Comprehensive Plan and Zoning Amendments

18.51.010 - Application for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

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

Response:

The applicant is requesting to change the Comprehensive Plan designations of Industrial and Commercial to Multifamily High and the zoning districts from Business Park (BP) and Regional Commercial (RC) to Multifamily-18 (MF-18).

The reasons for the request are varied. With one exception (Sharp Electronics selling one of its old facilities to nLIGHT, Inc.), surrounding land uses have either been converted from industrial uses to something else (educational use and municipal water reservoir) or the land has been passed over for development for the past 30+ years. With burdensome slopes and odd parcel geometries for industrial or business park development, the properties are not ideally suitable for commercial and/or industrial uses as envisioned by the City's zoning districts.

As noted, the two westernmost parcels contain slope constraints and have odd parcel characteristics in that they are narrow and long (250' x 1450' with one parcel and 'flagstem' 250' x 750' parcel). The latter parcel is a residual parcel from the City water reservoir short plat. These two properties are surrounded by the one remaining industrial use of nLIGHT, Inc., the city water reservoir, and an abutting housing development to the east. The largest parcel of three industrial parcels contain wetland constraints and abuts a new residential development to the south and is across Brady Road from Kate's Cove subdivision.

The two commercial parcels are adjacent to Prune Hill Elementary School on the west, Brady Road on the east, and residential on the north. It is an 'island' of commercial that is surrounded by educational and residential uses. Until a conditional use permit (CUP) for a project known as Camas Station was recently approved, the property at the NW corner of 16th Avenue and Brady Road has been vacant and unused. It is worth noting that the proposed CUP faced significant neighborhood opposition. With the surrounding properties, the two parcels are better suited for residential development, as they would provide a 'buffer' from the recently approved Camas Station to other uses.

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

Response:

The proposed change will help solve development related issues associated with the site. As previously stated, the subject properties are surrounded by two primary uses, which are residential and educational. Due to the properties' current zoning, parcel sizes and configurations, environmental and slope constraints, challenging access, and surrounding land uses, the properties have limited development potential under current zoning. Designating and zoning the properties for multifamily residential will expand the development opportunities of the parcels, while providing the opportunity for much needed housing development in a form other than large lot single family houses. The change will ensure the properties are more in line and consistent with the surrounding area.

The prospect of adding more commercial development in the area, in light of the recently approved Camas Station CUP, presents significant challenges for the market and perhaps transportation infrastructure. According to the Market and Land Need Analysis report prepared by Johnson Economics, LLC in December 2022 (hereafter referred to as the JE Report), under the current zoning, suitable uses for the two southern parcels are for those uses with small footprints with a neighborhood orientation. With a recent CUP approval, development of Camas Station makes it difficult to find adequate support for similar establishments on the subject two properties. The JE report notes that the Camas Station project, comprised of a fueling station and 14,000 square feet of convenience, coffee, and additional retail and service, captures market demand. This makes the potential for additional development to be severely limited and unlikely. (p. 8 of JE report) With respect to the three northern parcels, the JE report touches on compatibility, scale and configuration, topography, traffic and access, and market conditions. The report notes that the physical and locational attributes, coupled with weak market conditions for the uses envisioned in the LI and BP zones, render many of the industrial and commercial uses infeasible. (p. 7 of the JE report)

*With respect to potential impacts to traffic otherwise generated by development of the property under current zoning, the proposed change would have a positive impact on the transportation infrastructure. **As shown in a traffic memo prepared by Lancaster Mobley, the net change in potential trip generation is 722 less trips in the AM peak, 889 less trips in the PM peak, and 8,484 less trips for the weekday total.** (p. 4 of LM memo) It cannot be overstated enough that changing the properties to multifamily residential has the potential to impact the transportation infrastructure far less than leaving it zoned as is and seeing development consistent with commercial and industrial generated traffic.*

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

Response:

Light Industrial Properties

The current land use designations of Light Industrial and Commercial are no longer adequate for the development of the property. The westernmost properties planned for Light Industrial

contain slope constraints and are narrow and long, which is problematic with the setbacks imposed by the development code. The largest property planned for Light Industrial, which is 11.15 acres in size, has wetland constraints and is adjacent to a new, attached housing development built within the last 5-6 years. The Comprehensive Plan has had these designations in place for decades and the most recent development, aside from the attached housing project to the north, has been the construction of a city-owned water reservoir. Leaving the property as Light Industrial will needlessly render the property vacant and undeveloped for decades to come. It is a detriment to the City and its economic future to retain any property zoned for employment that in all likelihood does not develop. A false or shadow inventory prevents the City from growing its future employment base and creating more jobs for Camas residents. This has an adverse effect on the City's buildable lands supply for employment and on its tax base.

Commercial Properties

The two commercial properties are not large enough to attract anything more than neighborhood-scaled development. Approval of the adjacent 2.16-acre property for the Camas Station development (consisting of a gas station, convenience store, coffee shop, and other retail and personal services) has the effect of absorbing the market demand for commercial development in the area. The Johnson Economic report notes that larger footprint commercial development would not be feasible for these properties for a number of reasons, least of which is related to topography, traffic impacts generated by such development, congestion at times due to school operations, and market conditions.

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

Response:

The City's growth management goals and policies are reflected in the Camas 2035 Plan (adopted June, 2016). The plan contains chapters for the following elements: Land Use, Housing, Natural Environment, Transportation, Public Facilities and Services, and Economic Development.

The proposed amendment will provide the land supply needed to meet the citywide Land Use goal LU-1 to 'Maintain a land use pattern that respects the natural environment and existing uses while accommodating a mix of housing and employment opportunities to meet the City's growth projections'. It also addresses the citywide land use policy LU-1.1 to '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.'

In terms of housing specific provisions in the Camas 2035 plan, the 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.' Furthermore, citywide policy H1.1 states, 'Provide a range of housing options to support all ages and income levels.' The proposed amendment addresses these goals and policies.

The proposed amendment speaks to the documented need for housing diversity and choice. According to the recent 2021 City of Camas Housing Action Plan (HAP), 89% of the city's housing units are single-unit structures and only 5% in duplex, triplex, and quadruplex units (2014-2018 American Community Survey data). Important to note is that the Camas HAP is a policy document addressing the lack of housing supply, housing choice and diversity, and affordability. All these issues have triggered changes to the Growth Management Act to remove barriers to the production of housing of all types to a range of economic segments and to provide guidance to local governments to address housing issues. These changes to the GMA have occurred after the Camas 2015 plan, during a time when housing demand is far surpassing housing supply and when cities are encouraged to increase residential building capacity by offering more choice and variety of housing options.

By amending the land use designation and zoning district to multifamily residential, the gap in providing the opportunity for the availability of housing diversity and choice is improved.

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;

Response:

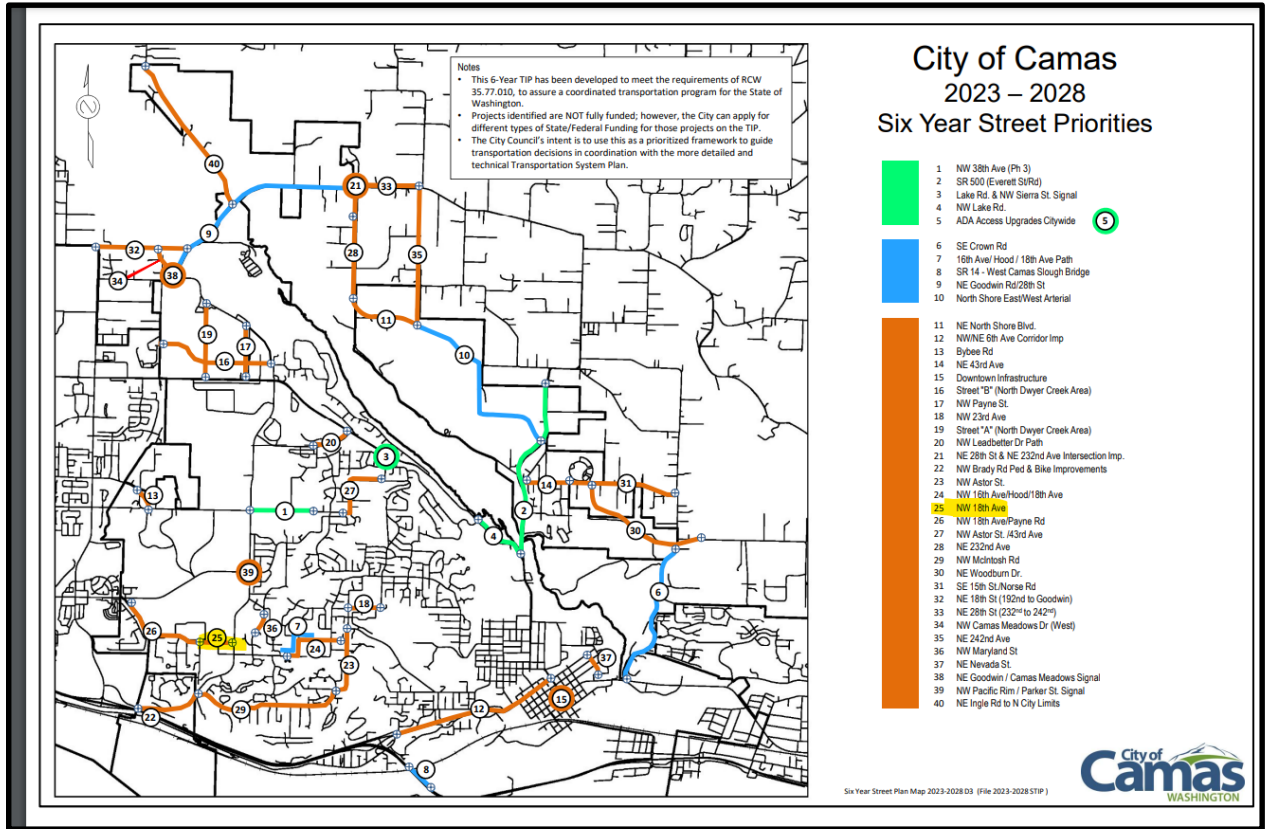
The subject properties are served by city services and capital facilities. With recent improvements to the city's water system and NW Brady Road, the proposed change does not substantially affect the city's capital facilities plans. To highlight this point, the city's General Sewer/Wastewater Facility Plan shows the system accommodating a build-out scenario of over 18,500 dwelling units and nearly 53,000 people. In the MFR-24 land use alone the plan suggests accommodating 3,175 units and nearly 9,000 people. The properties are not within a shoreline environment and, therefore, require no changes to the Shoreline Master Program.

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;

Response:

The City's Six Year Transportation Improvement Program map shows the extension of NW 18th Avenue, through the two commercial properties, from NW Tidland Road to NW Brady Road, rendering the property as an 'island' surrounded on all four sides by NW 16th Avenue, NW 18th Avenue, NW Tidland Road and NW Brady Road. (see inset map below) If the zone change is approved, the extension of NW 18th Avenue from NW Tidland Street to NW Brady Road would be required as part of a proposed development.

City of Camas Six Year Street Priorities



As noted earlier, the City's overall sewer and water systems are more than adequate to support the change from commercial and industrial to residential.

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; and

Response:

No other changes to city or county codes, regulations, or plans are required to implement the proposed amendment.

H. The application shall include an environmental checklist in accordance with the State Environmental Policy Act (SEPA).

Response:

A SEPA checklist has been completed and submitted with the application.

Camas Comprehensive Plan Goal and Policies (Camas 2035 plan)

Chapter 1 - Land Use

Citywide Land Use Goal LU-1: Maintain a land use pattern that respects the natural environment and existing uses while accommodating a mix of housing and employment opportunities to meet the City's growth projections.

Response:

Changing the land use designations and zoning to multifamily residential provides a mix of land use patterns that better reflect the surrounding area and accommodates much needed housing opportunities for something other than large lot, single family residential development. As noted in the 2021 Housing Action Plan, one of the recommended strategies to obtain more housing stock and more diversity of housing is to consider targeted rezones during Comprehensive Plan updates (A-4). This strategy notes identifying strategic locations, such as urban nodes, vacant land, and industrial lands, where rezoning would be needed to achieve desired residential mix/density or to reflect a built density that is higher than the current zoning classification.

Citywide Land Use Policies 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.

LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.

Response:

As noted in other sections of this narrative, the surrounding land uses are predominantly residential and educational, with a soon to be neighborhood commercial node that will absorb most of the commercial and personal services demand in the area. The southern properties that once accommodated a commercial nursery and landscape business, where 'lay down' yards were extensively used, will be redeveloped to a more efficient use of the land. By changing the zoning, allowing for residential use will encourage redevelopment and more efficient use of the land.

With the three northern industrial parcels, the land is adjacent to higher density residential development, a conspicuous municipal use (city water reservoir), industrial property to the east (nLIGHT, Inc.), and vacant industrial land to the north (Analog Devices, Inc.). Allowing residential development on these three properties would be compatible with the adjacent residential development and the property that houses the city's water reservoir. With respect to the westernmost property, the west property line is 425 +/- feet away from the nLIGHT, Inc. building. The closest element of the nLIGHT property is 60 +/- feet away and it is a parking lot screened by a row of large evergreen trees. (see inset map below) There is also a private road that runs the nearly length of the entire north/south property line that acts as a separator. Residential development in close proximity to employment presents opportunities for reducing commute trips and lengths. The possibility of someone living close to their employer would not occur if the current zoning is maintained.

Surrounding Development (subject properties in red hatch)



LU-1.6: Ensure adequate public facilities (including roads, emergency services, utilities, and schools) exist to serve new development, and mitigate potential impacts to current residents.

Response:

The city has adequate utilities in the area to serve new development. With installation of a new water reservoir on an adjacent site, water availability and capacity is surely adequate. Recent improvements to the NW Brady/Parker corridor has improved north/south traffic flow and the planned extension of NW 18th Avenue will improve east/west traffic flow.

As far as other public facilities, such as police, fire and schools, development of the property as residential will trigger payment of impact fees, which mitigates the impact of development on

certain systems like fire facilities and schools. Future development will add improved value to the increased land value that, in turn, increases total assessed valuation and payment of property taxes. Future property tax revenue will assist in the service provision to additional potential development and this area.

LU-1.7: Ensure consistency with County-wide planning policies.

Response:

The Clark County Comprehensive Plan contains seven (7) countywide planning policies (CPPs) relative to Housing. The most pertinent of these are:

2.1.4 Link housing strategies with the locations of work sites and jobs.

2.1.5 Link housing strategies with the availability of public facilities and public services.

2.1.6 Encourage infill housing within cities and towns and urban growth areas.

2.1.7 Encourage flexible and cost efficient land use regulations that allow for the creation of alternative housing types which will meet the needs of an economically diverse population.

Changing the zoning on these five properties links future housing development to employment opportunities that have emerged with development on the far western edge of Camas and along the 192nd Avenue corridor in east Vancouver. Public facilities and services are available to the properties for residential development. As vacant properties that have been passed over many times for their intended use (under current zoning), changing the zoning will unlock the potential for the property to develop as 'infill' under the terms of the CPP. With comparatively little multifamily residential zoned land, Camas lacks in alternative housing types and housing to meet the needs of economically diverse populations. Rezoning these properties open up the possibility of creating alternative housing types and for a range of household incomes.

Employment Land 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.

Employment Land Policies

LU-2.4: Encourage mixed-use developments (residential and commercial) in order to support adjacent uses and reduce car trips, but not at the expense of job creation.

Response:

Coupled with the recently approved Camas Station commercial development at the NW corner of NW 16th Avenue and Brady Road, changing the zoning and allowing the opportunity for residential development facilitates a mix of uses in the area. With a mix of commercial and residential in close proximity to each other, there is a real possibility that residents living in new developments will be able to walk to convenience-oriented commercial and personal services at the Camas Station development. There is also the possibility that residents can walk, bike or otherwise commute without a vehicle to nearby employers. With recent improvements to NW Brady/Parker Road and with eventual improvements required with future developments, the area will be well-served with bicycle and pedestrian access, which is critical for non-vehicular

mobility. Keeping the land zoned for employment when it is unlikely to develop as such erodes this goal.

Neighborhood Goal LU-3: Create vibrant, stable, and livable neighborhoods with a variety of housing choices that meet all stages in the life cycle and the range of affordability.

Response:

Redesignating and rezoning the properties to multifamily will promote the realization of a more diversified housing inventory in both density and affordability. This diversified residential inventory will also provide nearby employers more housing choices for their workers and therefore reduces traffic congestion and carbon emissions due to the proximity of work and place of residence.

Neighborhood Policies

LU-3.1: Encourage a variety of housing typologies to support the overall density goal of six dwelling units per acre.

Response:

Until recently, Camas has historically experienced residential densities much lower than the overall density target of six (6) dwellings per acre. According to Clark County's Buildable Lands Report dated June, 2022, between 2016 and 2020, Camas saw development occur at 5.5 dwelling units per acre for single family residential and multifamily residential development at 11.4 dwelling units per acre. The aggregate density for residential development was 6.5 dwelling units per acre. These numbers reflect the availability of both single family residential and multifamily residential zoning. With the recent absorption of vacant multifamily residential properties, Camas will experience certain challenges in maintaining the overall density target of 6 dwellings per acre. Rezoning this 31.4 acres to MF-18 will add to the inventory of MF-18 zoned land in the city, much of which is already developed or is located in the North Shore subarea of the city, and will ensure the opportunity for Camas to new development achieving the density targets called out in GMA plans. Development of multifamily residential in the North Shore area would not be as immediate as it would occur on the MacKay properties, largely due to the lack of all infrastructure components and other services.

LU-3.3: Encourage connectivity between neighborhoods (vehicular and pedestrian) to support citywide connectivity and pedestrian access.

Response:

Coupled with the recently approved Camas Station commercial development at the NW corner of NW 16th Avenue and Brady Road, changing the zoning and allowing the opportunity for residential development. With a mix of commercial and residential in close proximity to each other, there is a real possibility that residents living in new developments will be able to walk to convenience-oriented commercial and personal services at the Camas Station development. There is also the possibility that residents can walk, bike or otherwise commute without a vehicle to nearby employers. With recent improvements to NW Brady/Parker Road and with eventual improvements required with future developments, the area will be well-served with bicycle and pedestrian access, which is critical for non-vehicular mobility.

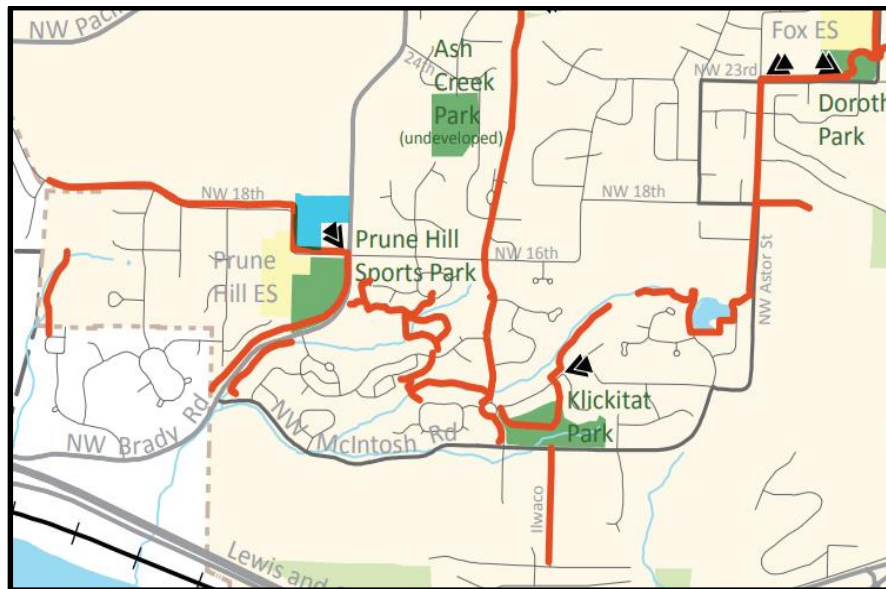
LU-3.5: Where neighborhoods adjoin natural areas or trails, ensure connections through neighborhoods to enhance access to recreation amenities.

Response:

The properties are located near Prune Hill Sports Park for recreational amenities and are within a 15-minute walking distance to the Open Space network on the west side of Prune Hill.

Development of the property would provide bike/pedestrian access to the overall system of Bike/Ped/Trails system in west Camas. NW Brady/Parker Road includes bike lanes for bicycle movements. The inset map is a partial image of the Camas Trails map. (The subject property is shown in blue.)

Camas Trails Map



Chapter 2 - Housing

Citywide Housing Goal H-1: Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.

Citywide Housing Policies

H-1.1: Provide a range of housing options to support all ages and income levels.

Response:

As currently zoned, the properties are not allowed to develop with multifamily residential uses. Redesignating and rezoning the properties will promote the opportunity for developing housing choices allowed in the multifamily residential zoning district. Developed as traditional multifamily residential, the properties will be better positioned to yield units that are more in line with the needs of all members of the community. This diversified residential inventory will also provide nearby employers more housing choices for their workers and therefore reduces traffic congestion and carbon emissions due to the proximity of work and place of residence.

H-1.6: Encourage in-fill development on vacant or underutilized sites, subject to design review guidelines, that have adequate urban services, and ensure that the development is compatible with the surrounding neighborhood.

Response:

Development of the property would be in keeping with the other recent developments in the area. To the extent that design review is required, future development will comply with the standards in place at the time of development application. As mentioned previously, the area is fully served by adequate public facilities and utilities.

H-1.7: Require all new housing developments to provide a range of housing types and sizes that are evaluated through the land use approval process and stipulated on the final plat.

Response:

By rezoning the properties to multifamily, the properties are much more likely to develop with a range of housing types and sizes given the surrounding developments nearby, especially with the approved Camas Station commercial development. It is possible that there could be a mix of small footprint attached housing and traditional multifamily apartments that develop on the properties. Subsequent development will follow the city's land use review process and will comply with development code requirements and standards in place at the time of development application.

Affordable Housing Goal H-2: Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

Affordable Housing Policies

H-2.1: Support and encourage a wide variety of housing types throughout the City to provide choice, diversity, and affordability and promote homeownership.

Response:

Approving this plan amendment and rezone request speaks to the opportunity for the City to support and encourage a wide variety of housing types and choices for citizens of Camas. Throughout this narrative and in the 2021 Housing Action Plan, it is noted that Camas lacks an adequate supply of housing that is varied in type and tenancy. This fact has been more pronounced in recent years with the lack of all residential units coming 'on-line' that is needed for a growing population. Many factors play into the 'Housing Crisis' that we have experienced in the past few years and today, one of which is a sufficient land supply that is zoned for and has the services ready or nearly ready for development. Rezoning these properties will add much needed multifamily residential to the limited land supply in Camas.

H-2.7: Conduct an affordable housing study in order to determine the number of existing affordable units and assess the need for additional units. Develop policies to implement recommendations of the affordable housing study.

Response: Funded by state grant dollars, the Camas Housing Action Plan (HAP) was adopted by the City Council in July 2021. The HAP contains chapters on community input, demographic

trends, housing supply and housing needs, housing policy review, and housing strategies. Whereas the report does not define the total number of affordable units, Table 25 of the HAP shows the projected future housing needs for both renter and owner by five different income groups. Excluding the household group that has income greater than 100% of median family income (MFI), the total number of units needed is 1,835 of the total 4,589 units needed to meet the 20-year forecast. This means that 40% of the future housing needs must address households with incomes up to the MFI. The single largest band is the households earning 50-80% of the MFI, which shows the need for 734 units evenly split between renters and owners. Combining the low income households (50-80% of MFI) and the moderate income households (80-100% of MFI) shows the need to have nearly 1,150 units to be built to accommodate the next 20 years of housing needs. The report concludes in this section with, 'To accommodate the variety of households anticipated, as well as to better serve existing households with difficulty affording their homes, Camas will need housing options diverse in type, tenure, and cost.'

Approving this request will ensure the opportunity to provide the diverse housing options for type, tenure, and cost.

Chapter 6 - Economic Development

Citywide Economic Development Goal ED-1: Maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses.

Citywide Economic Development Policies ED-1.1: Ensure that tools are in place to attract healthcare and high-tech, sustainable, and innovative industries to expand and to provide stable employment.

Response:

A few tools in the toolkit to attract health care, high-tech, and innovative industries include 1) having housing options available for a wide spectrum of employees, 2) having housing near employment areas to cut down on commute trips and lengths, and 3) having housing near amenities such as parks, schools, and convenience retail. By rezoning these properties and providing an opportunity for residential development, the City would be using all three tools for attracting those desirable industries.

January 2023

Comprehensive Plan Amendment and Rezone Request

City of Camas 2023 Annual Review Cycle

Camas, WA

Contact/Planner:

MacKay Sposito, Inc.
Attn: Martin Snell
18405 SE Mill Plain Blvd #100
Vancouver, WA 98683
(360) 771-8082
msnell@mackaysposito.com

Applicant:

MacKay Family Properties
Attn: Dan MacKay
4041 NW Sierra Drive
Vancouver, WA 98607
(360) 921-0134
dpm30@comcast.net

MSi Job #: 18026

MacKay  Sposito

TABLE OF CONTENTS

0. Cover Sheet & Table of Contents
1. Application Form, Checklist, and Authorization Letters
2. GIS Developer's Packet
3. Application Narrative
4. Johnson Economics Executive Summary and Key Takeaways
5. Full Johnson Economics Report
6. SEPA Checklist with Lancaster Mobley Traffic Memo

Application Form, Checklist, and Authorization Letters

1

Section

**Comprehensive Plan Amendment
and Rezone Request**



General Application Form

Case Number:

Applicant Information

Applicant/Contact: MacKay Dan Phone: 360-921-0134
Last First

Address: 4041 NW Sierra Drive
Street Address Apartment/Unit #

Camas WA 98607
City State ZIP Code

Email Address: dpm30@comcast.net

Property Information

Property Address: The two properties with street addresses are 4511 NW 18th Avenue and 4245 NW 16th Street
Street Address County Assessor # / Parcel #

Camas, WA 98607 125185000; 986055381; 125193000; 127367000; and 127372000
City State ZIP Code

Zoning District Business Park (BP) and Regional Commercial (RC) Site Size 31.4 Acres

Description of Project

Brief description: Application to amend the Comprehensive Plan map from Industrial and Commercial to Multifamily High and the Zoning map from Business Park (BP) and Regional Commercial (RC) to Multifamily-18 (MF-18)

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

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

Property Owner or Contract Purchaser

Owner's Name: MacKay Dan etal Phone: 360-921-0134
Last First

4041 NW Sierra Drive
Street Address Apartment/Unit #

Camas WA 98607
City State Zip Code

Email Address: dpm30@comcast.net

Signature

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

Signature: _____ Date: _____

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

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

Application Checklist and Fees [updated on January 1, 2023]

Item 15.

◇ Annexation	\$944 - 10% petition; \$4,013 - 60% petition	001-00-345-890-00	\$
◇ Appeal Fee		001-00-345-810-00	\$436.00 \$
◇ Archaeological Review		001-00-345-810-00	\$150.00 \$
◇ Binding Site Plan	\$2,055 + \$24 per unit	001-00-345-810-00	\$
◇ Boundary Line Adjustment		001-00-345-810-00	\$113.00 \$
◇ Comprehensive Plan Amendment		001-00-345-810-00	\$6,373.00 \$ X
◇ <u>Conditional Use Permit</u>			
Residential	\$3,738 + \$105 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,734.00 \$
◇ Continuance of Public Hearing		001-00-345-810-00	\$573.00 \$
◇ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$848.00 \$
	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)		
◇ <u>Design Review</u>			
Minor		001-00-345-810-00	\$474.00 \$
Committee		001-00-345-810-00	\$2,598.00 \$
◇ Development Agreement	\$959 first hearing; \$590 ea. add'l hearing/continuance	001-00-345-810-00	\$
◇ Director's Interpretation			\$350.00 \$
◇ <u>Engineering Department Review - Fees Collected at Time of Engineering Plan Approval</u>			
Construction Plan Review & Inspection			<i>(3% of approved estimated construction costs)</i>
Modification to Approved Construction Plan Review			<i>(Fee shown for information only)</i> \$459.00
Single Family Residence (SFR) - Stormwater Plan Review			<i>(Fee shown for information only)</i> \$228.00
Gates/Barrier on Private Street Plan Review			<i>(Fee shown for information only)</i> \$1,139.00
◇ <u>Fire Department Review</u>			
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$308.00 \$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$384.00 \$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$460.00 \$
◇ Franchise Agreement Administrative Fee			\$5,696.00 \$
◇ <u>Home Occupation</u>			
Minor - Notification (No fee)			\$0.00
Major		001-00-321-900-00	\$75.00 \$
◇ LI/BP Development	\$4,734 + \$41.00 per 1000 sf of GFA	001-00-345-810-00	\$
◇ Minor Modifications to approved development		001-00-345-810-00	\$378.00 \$
◇ Planned Residential Development	\$38 per unit + subdivision fees	001-00-345-810-00	\$
◇ <u>Plat, Preliminary</u>			
Short Plat	4 lots or less: \$2,118 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$7,848 + \$250 per lot	001-00-345-810-00	\$
Subdivision	\$7,848 + \$250 per lot	001-00-345-810-00	\$
◇ <u>Plat, Final:</u>			
Short Plat		001-00-345-810-00	\$219.00 \$
Subdivision		001-00-345-810-00	\$2,598.00 \$
◇ Plat Modification/Alteration		001-00-345-810-00	\$1,308.00 \$
◇ <u>Pre-Application (Type III or IV Permits)</u>			
No fee for Type I or II			
General		001-00-345-810-00	\$387.00 \$
Subdivision (Type III or IV)		001-00-345-810-00	\$996.00 \$
◇ SEPA		001-00-345-890-00	\$886.00 \$ X
◇ Shoreline Permit		001-00-345-890-00	\$1,308.00 \$
◇ <u>Sign Permit</u>			
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$45.00 \$
Master Sign Permit		001.00.322.400.00	\$138.00 \$
◇ <u>Site Plan Review</u>			
Residential	\$1,259 + \$34 per unit	001-00-345-810-00	\$
Non-Residential	\$3,146 + \$68 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$
	\$4,435 + \$34 per res unit + \$68 per 1000 sf of GFA		
◇ Temporary Use Permit		001-00-321-990-00	\$88.00 \$
◇ Variance (Minor)		001-00-345-810-00	\$760.00 \$
◇ Variance (Major)		001-00-345-810-00	\$1,417.00 \$
◇ Zone Change (single tract)		001-00-345-810-00	\$3,659.00 \$

Fees reviewed & approved by Planner:

	<u>Initial</u>	<u>Date</u>
Total Fees Due:		\$

Authorization to Sign Application

We, the owners of parcel number 125193000, 986055381, and 125185000, do hereby authorize Dan MacKay to sign an application to request a change to the Comprehensive Plan and Zoning District of said parcel. The application is to be submitted to the City of Camas for its consideration and we acknowledge Mr. MacKay will be the primary point of contact regarding the proceeding until a decision is made by the City of Camas.

Parcel Numbers: 125193000, 986065381, 125185000

Owner Name (print):

MACKAY FAMILY CLARK
COUNTY PROPERTIES, LLC
Signature

Dan MacKay-Coman

Date:

1/27/23

Owner Name (print):

Signature

Date:

Owner Name (print):

MACKAY FAMILY CLARK
COUNTY PROPERTIES, LLC
Signature

Dan MacKay-Coman

Date:

1/27/23

Owner Name (print):

Signature

Date:

Authorization to Sign Application

We, the owners of parcel number 127372000, do hereby authorize Dan MacKay to sign an application to request a change to the Comprehensive Plan and Zoning District of said parcel. The application is to be submitted to the City of Camas for its consideration and we acknowledge Mr. MacKay will be the primary point of contact regarding the proceeding until a decision is made by the City of Camas.

Parcel Number:

127372000

Owner Name (print):

MACKAY FAMILY PROPERTY LLC

Signature

Dan MacKay

Date:

JANUARY 27, 2023

Owner Name (print):

MACKAY FAMILY PROPERTY LLC

Signature

Dan MacKay

Date:

1/27/23

Authorization to Sign Application

We, the owners of parcel number 125193000, 986055381, and 125185000, do hereby authorize Dan MacKay to sign an application to request a change to the Comprehensive Plan and Zoning District of said parcel. The application is to be submitted to the City of Camas for its consideration and we acknowledge Mr. MacKay will be the primary point of contact regarding the proceeding until a decision is made by the City of Camas.

Parcel Numbers: 125193000, 986065381, 125185000

Owner Name (print):

DENNIS Daley Trust

Signature

[Handwritten Signature]

Date:

1/27/23

Owner Name (print):

Signature

Date:

Owner Name (print):

Signature

Date:

Owner Name (print):

Signature

Date:

Authorization to Sign Application

I, the owner of parcel number 127367000, do hereby authorize Dan MacKay to sign an application to request a change to the Comprehensive Plan and Zoning District of said parcel. The application is to be submitted to the City of Camas for its consideration and I acknowledge Mr. MacKay will be the primary point of contact regarding the proceeding until a decision is made by the City of Camas.

Parcel Number:

127367000

Owner Name (print):

John G. Mackay

Signature



Date:

1/30/23

GIS Developer's Packet



**Comprehensive Plan Amendment
and Rezone Request**

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

MackKay Sposito

Subject Property Account Number(s):

125185000

PDF # 296806

Printed: January 25, 2023

Expires: January 25, 2024

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Item 15.

CLARK COUNTY, WASHINGTON

Geographic Information System

0 1,000 2,000 Feet

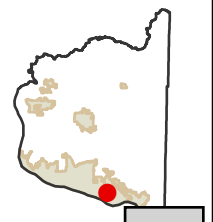
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

General Location

Account: 125185000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Location of Subject Property(s)

Printed on: January 25, 2023



Property Information Fact Sheet

Item 15.

Mailing Information:

Account No.: 125185000
Owner: DALEY DENNIS W ETAL
Address: PO BOX 757
C/S/Z: RANCHO SANTA FE, CA 92067

Assessed Parcel Size: 11.15 Ac

Property Type: UNUSED OR VACANT LAND - NO IMPROVEMENTS

PARCEL LOCATION FINDINGS:

Quarter Section(s): SW 1/4,S04,T1N,R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: BP

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: IND

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Camas

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: Camas

Elementary School: Grass Valley

Junior High School: Skyridge Middle

Senior High School: Camas

Fire District: City of Camas

Sewer District: Camas

Water District: Camas

Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): OdB, 19.4% of parcel
PoB, 80.6%

Hydric Soils: Hydric, 19.4% of parcel
Non-Hydric, 80.6%

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Bedrock

NEHRP: B

Slope: 0 - 5 percent, 68.8% of parcel
10 - 15 percent, 4.1%
5 - 10 percent, 27.1%

Landslide Hazards: No Mapping Indicators

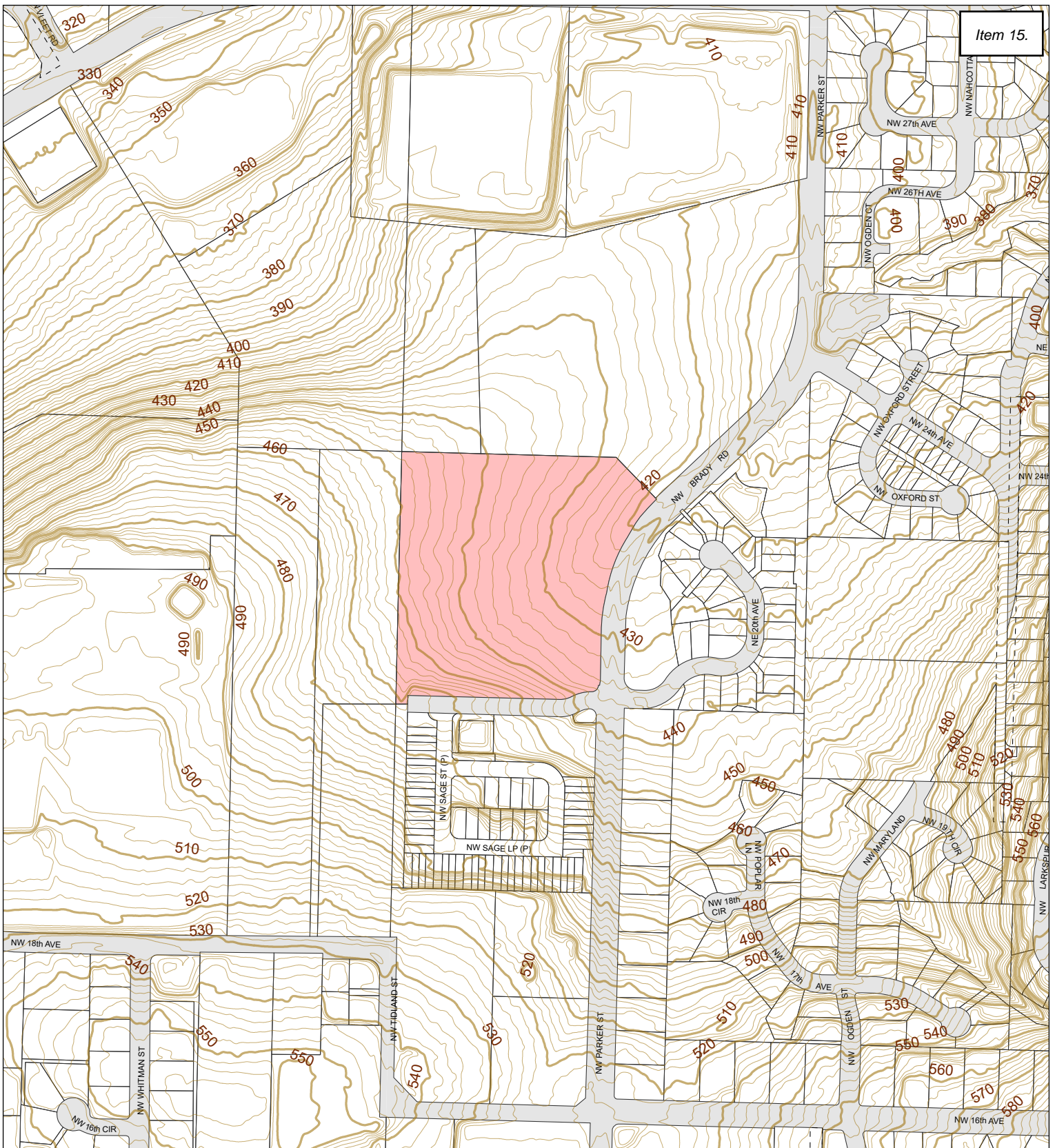
Slope Stability: No Mapping Indicators

Cultural Resources:

Archeological Predictive: Moderate, 9.3% of parcel
Moderate-High, 90.7%

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators



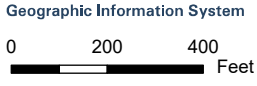
Elevation Contours

Account: 125185000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Printed on: January 25, 2023

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110



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



2021 Aerial Photography

Printed on: January 25, 2023

Account: 125185000
Owner: DALEY DENNIS W ETAL
Address: PO BOX 757
C/S/Z: RANCHO SANTA FE, CA 92067

23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110



Geographic Information System

0 200 400 Feet

Subject Property(s)

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



2021 Aerial Photography with Elevation Contours

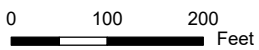
Printed on: January 25, 2023

Account: 125185000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

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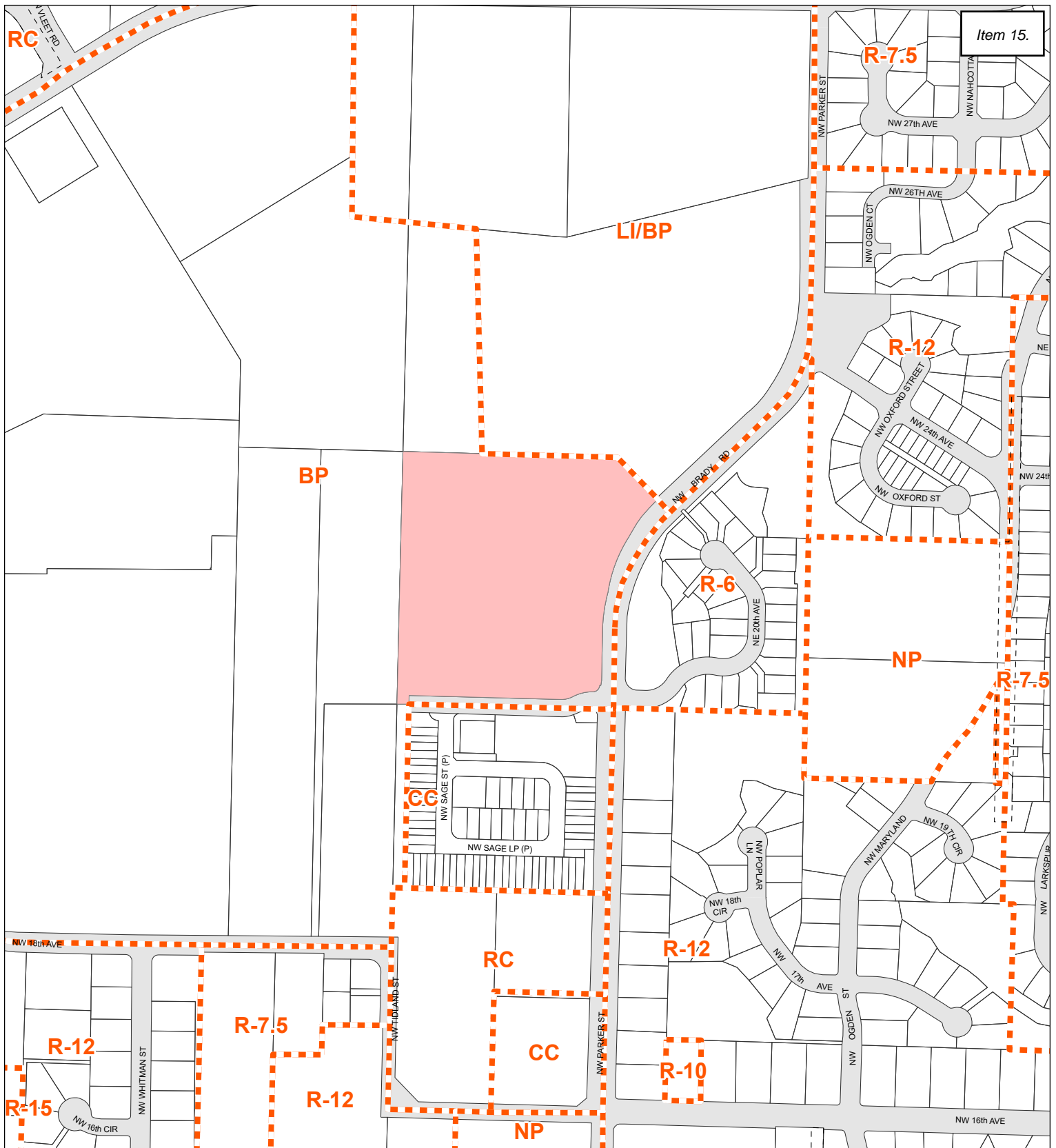


Geographic Information System



- 2' Elevation Contours
- Subject Property(s)

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Item 15.

Zoning Designations

Printed on: January 25, 2023

Account: 125185000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

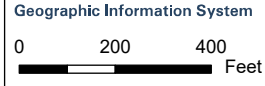
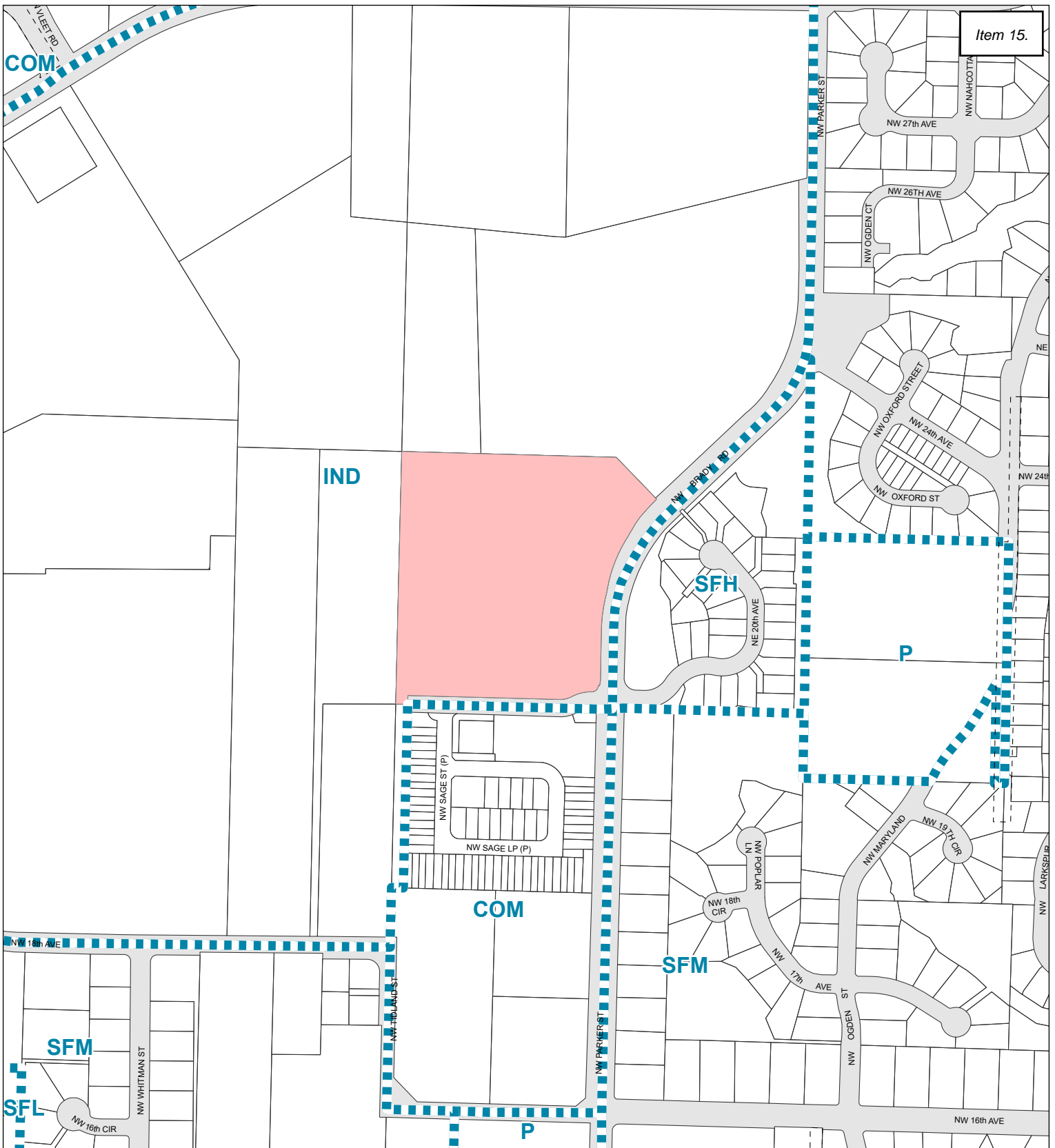
Geographic Information System

0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

23131	23132	23133	23134
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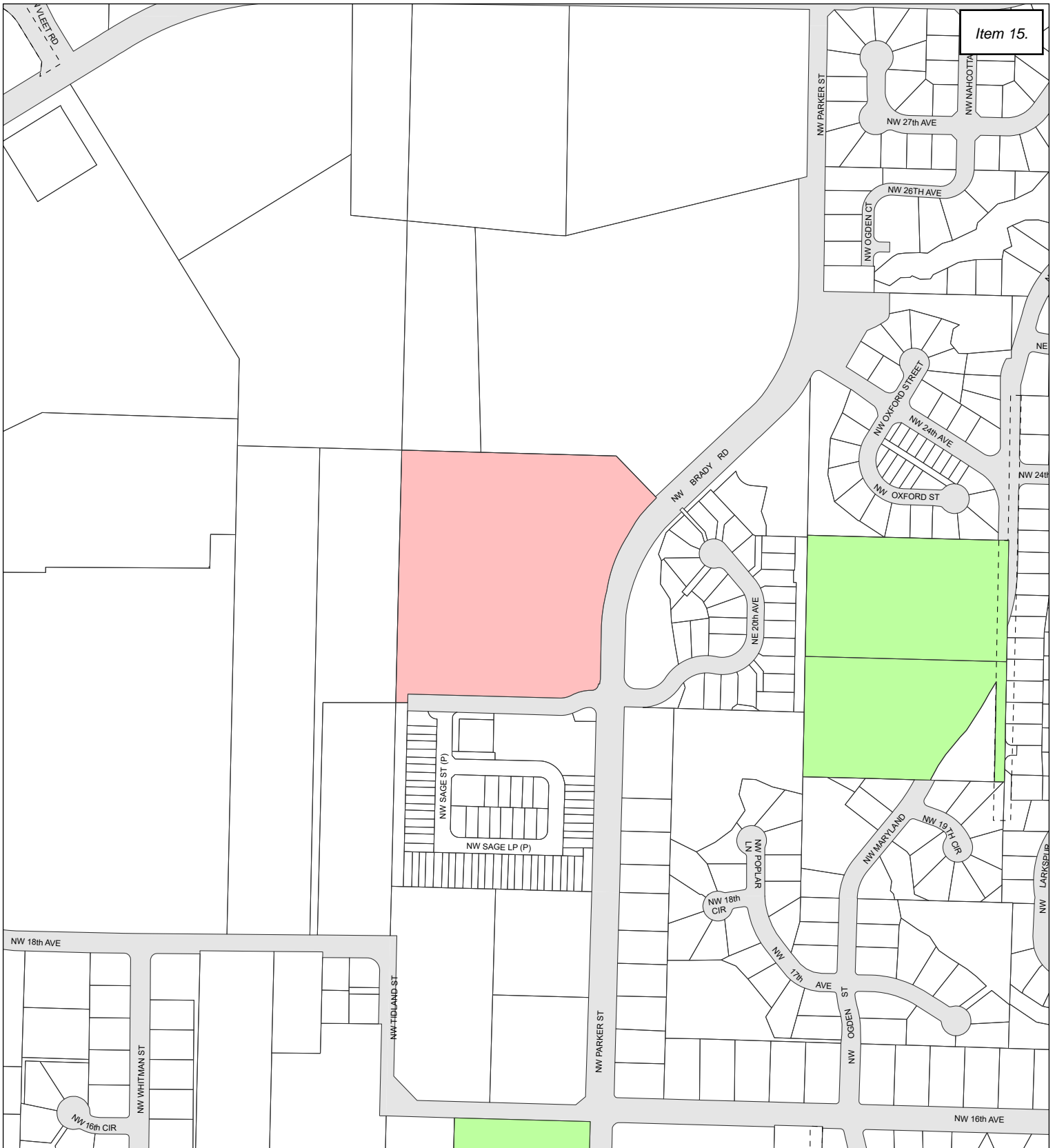
Comprehensive Plan Designations

Account: 125185000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Printed on: January 25, 2023

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110

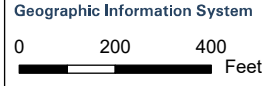


Arterials, C-Tran Bus Routes, Parks & Trails

Printed on: January 25, 2023

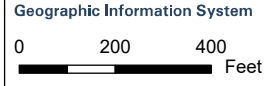
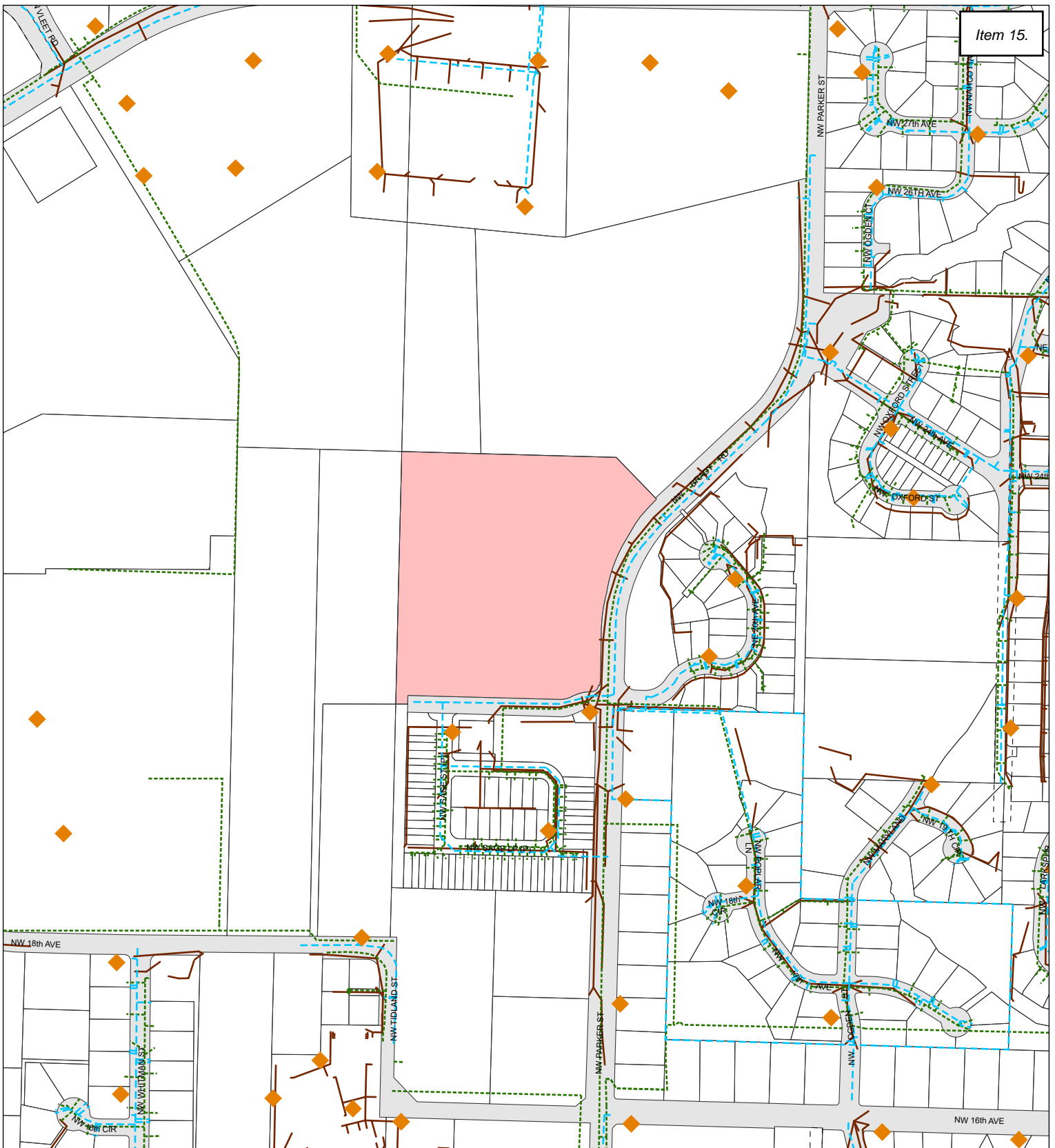
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 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

23131	23132	23133	23134
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway



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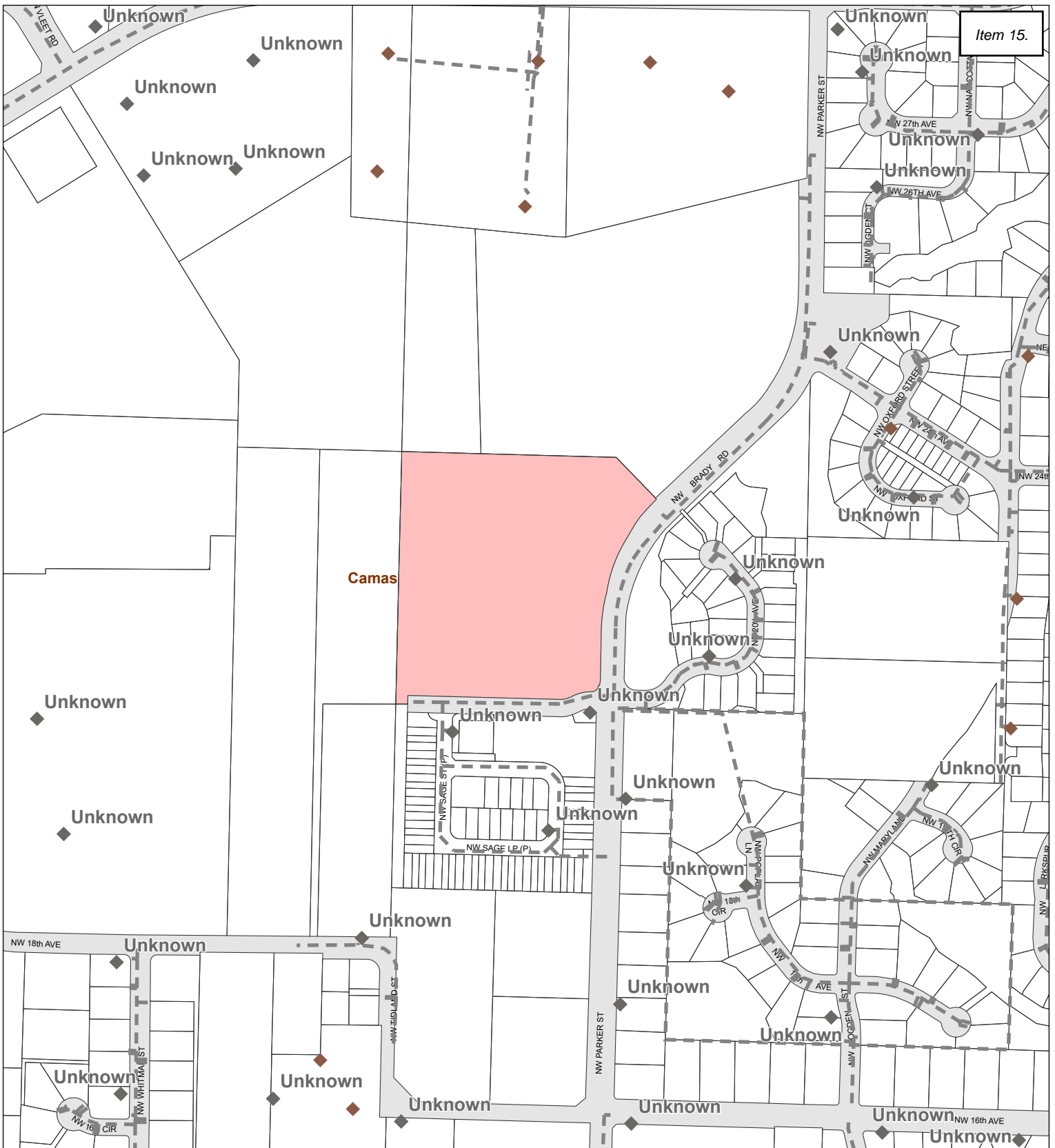
Water, Sewer, and Storm Systems

Account: 125185000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

Printed on: January 25, 2023

23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110



CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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Water Systems

Account: 125185000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Printed on: January 25, 2023

- Subject Parcel
- Public Road
- Water District Boundary
- Unknown Size Water Line
- 10-20" Water Line
- > 20" Water Line
- < 10" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

23131	23132	23133	23134
13106	13105	13104	13103
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Hydrant Fire Flow Details

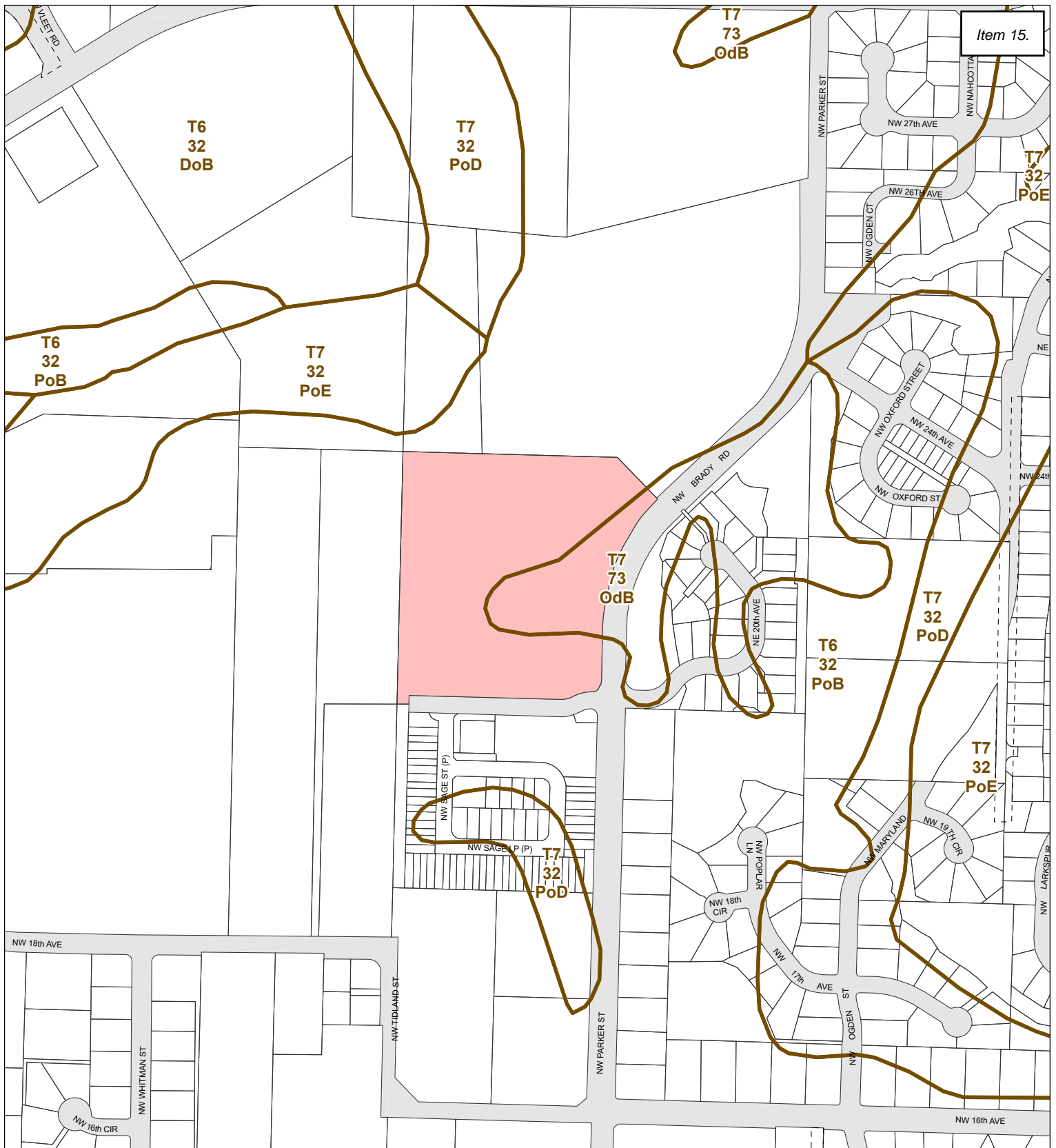
Item 15.

Account No.: 125185000
Owner: DALEY DENNIS W ETAL
Address: PO BOX 757
C/S/Z: RANCHO SANTA FE, CA 92067

Water District(s)	Hydrant Data Update	Project Site Provider
Camas	April 18, 2022	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
Unknown	Camas	0.0"	No Data		62 ft
Unknown	Camas	0.0"	No Data		106 ft
Unknown	Camas	0.0"	No Data		327 ft
Unknown	Unknown	0.0"	No Data		338 ft
Unknown	Camas	0.0"	No Data		338 ft
Unknown	Camas	0.0"	No Data		397 ft



Soil Types

Printed on: January 25, 2023

Account: 125185000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

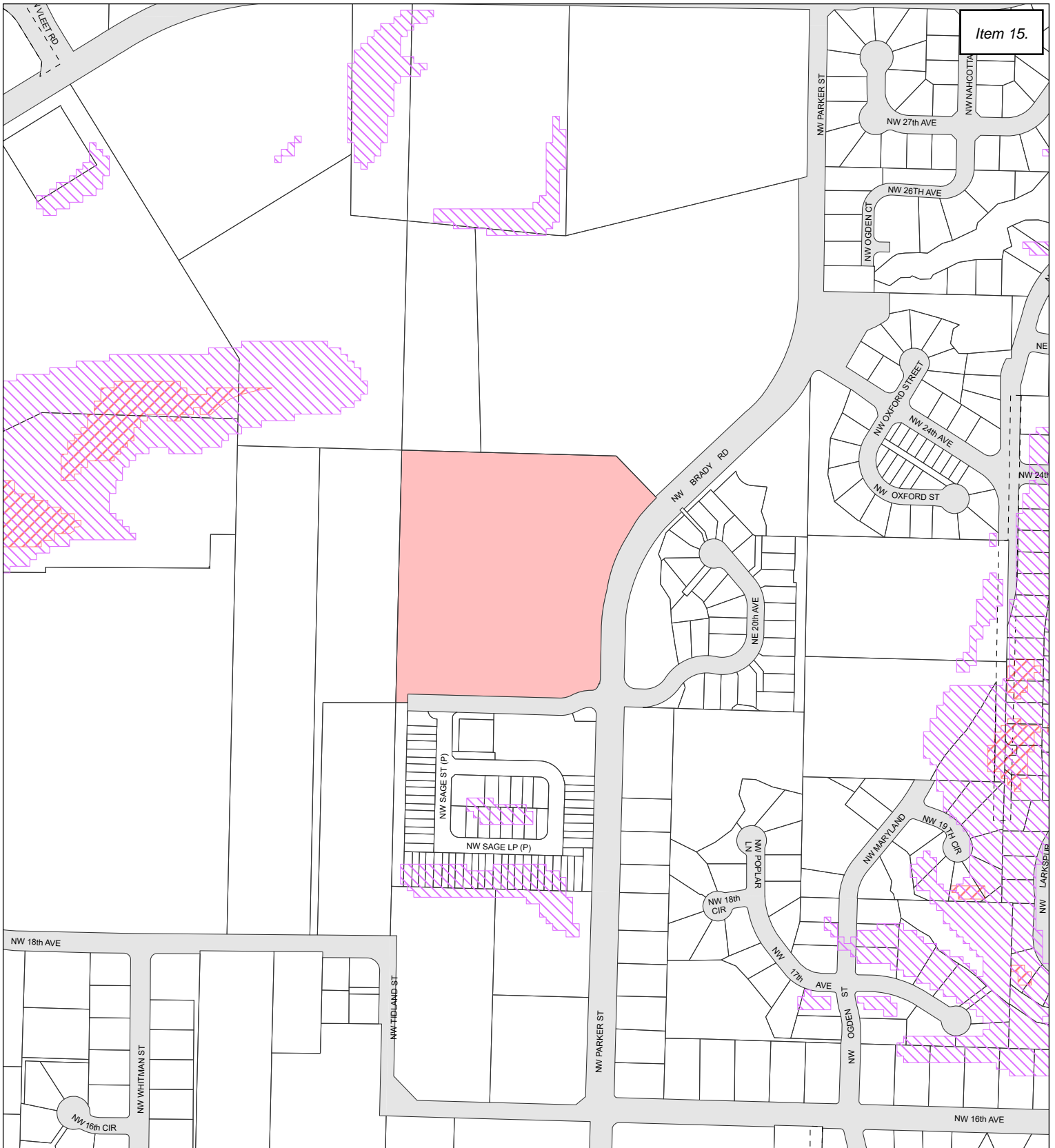
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Geographic Information System

0 200 400 Feet

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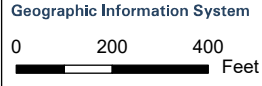


Item 15.

Environmental Constraints II

Printed on: January 25, 2023

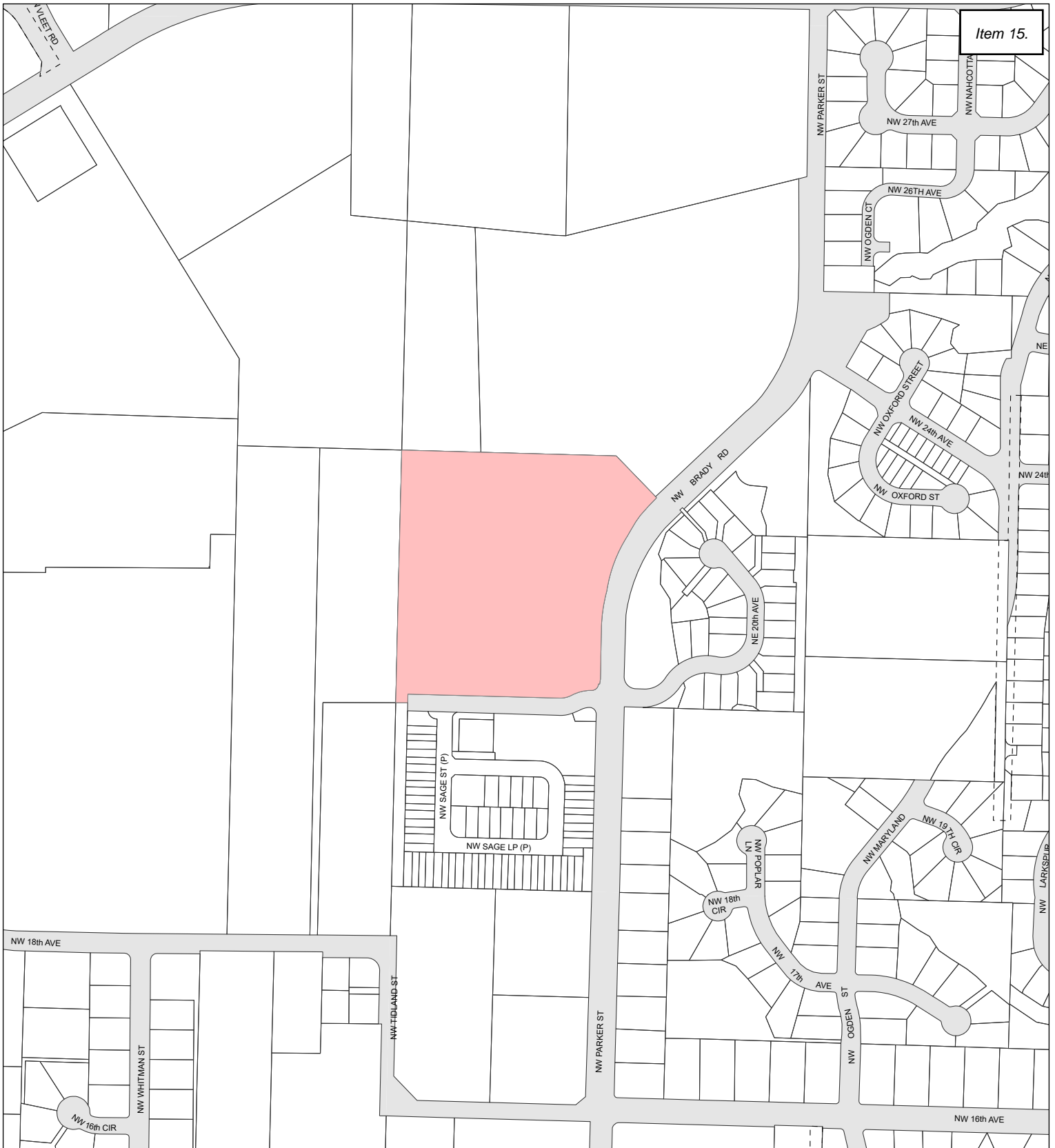
Account: 125185000
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 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- INV Historic Site

23131	23132	23133	23134
13106	13105	13104	13103
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Adjacent Development

Printed on: January 25, 2023

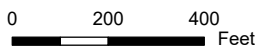
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 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

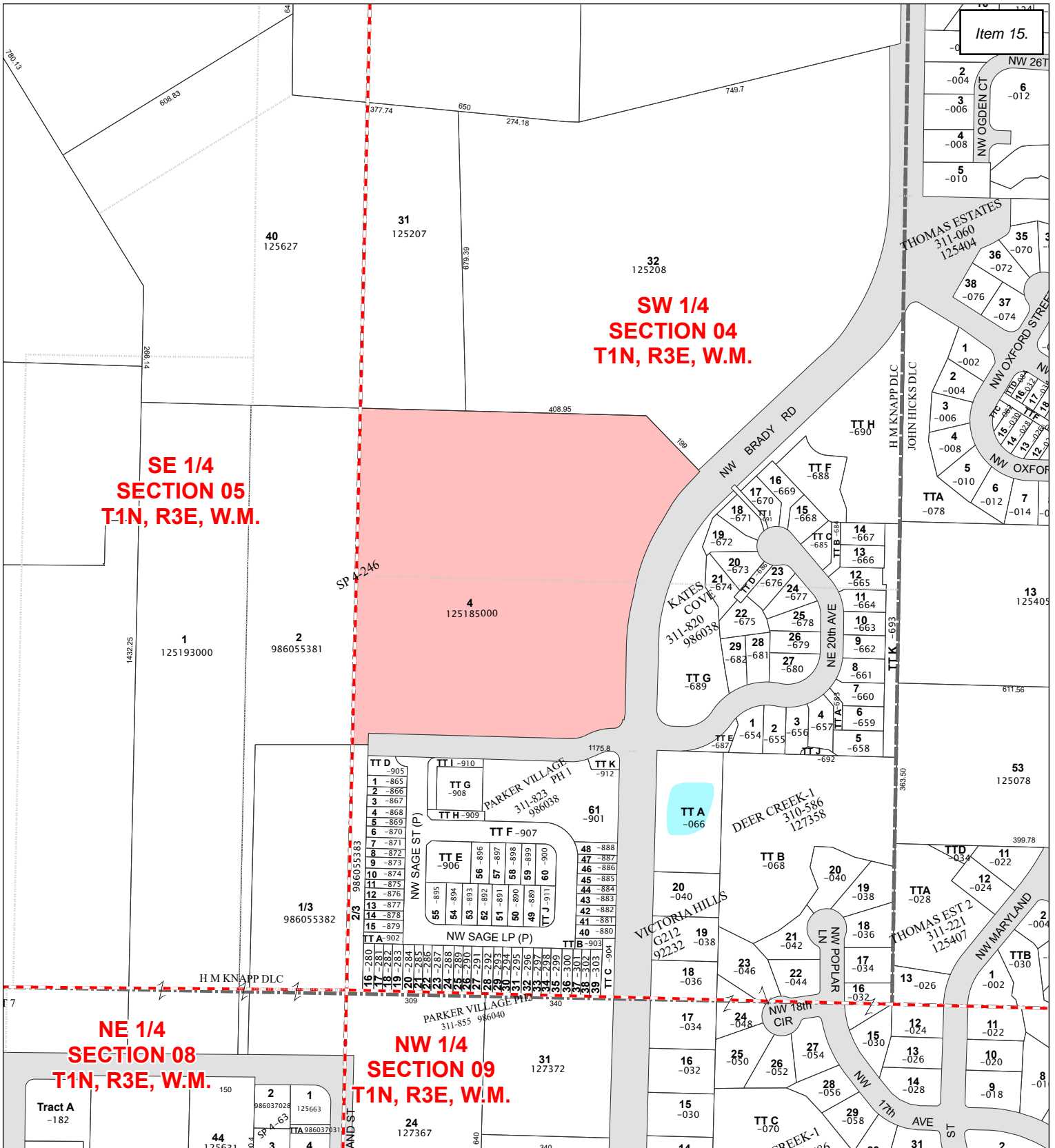
23131	23132	23133	23134
13106	13105	13104	13103
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Geographic Information System



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Geographic Information System
 0 150 300 Feet

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

Quarter Section Parcels

Account: 125185000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

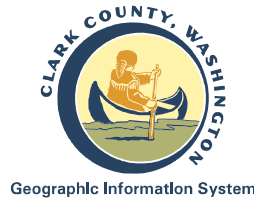
Printed on: January 25, 2023

23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

MackKay Sposito

Subject Property Account Number(s):

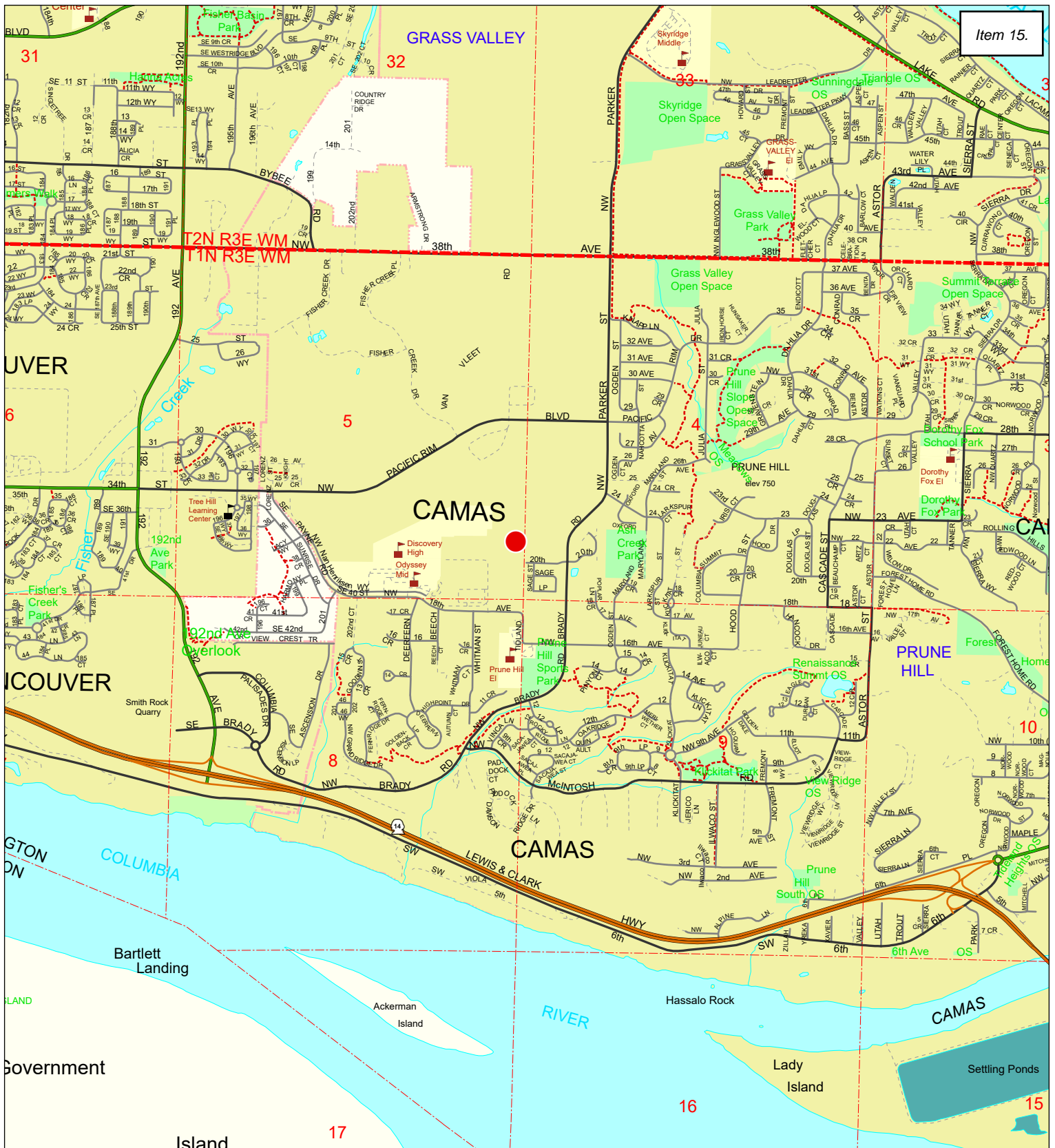
986055381
125193000
127367000
127372000

PDF # 296807

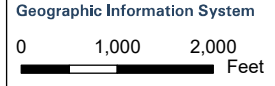
Printed: January 25, 2023
Expires: January 25, 2024

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Item 15.



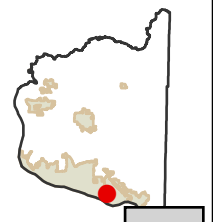
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General Location

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

● Location of Subject Property(s)

Printed on: January 25, 2023



Property Information Fact Sheet

Item 15.

Mailing Information:

Account No.: 986055381, 125193000, 127367000, 127372000
Owner: DALEY DENNIS W ETAL
Address: PO BOX 757
C/S/Z: RANCHO SANTA FE, CA 92067

Assessed Parcel Size: 19.84 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): SE 1/4,S05,T1N,R3E,
NE 1/4,S08,T1N,R3E,
NW 1/4,S09,T1N,R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: BP, RC, CC

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: IND,
COM

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Camas

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: Camas

Elementary School: Grass Valley

Junior High School: Skyridge Middle

Senior High School: Camas

Fire District: City of Camas

Sewer District: Camas

Water District: Camas

Wildfire Danger Area: Over 500ft need further review

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): PoB, 95.1% of parcel
PoD, 4.9%

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: Bedrock

NEHRP: B

Slope: 0 - 5 percent, 5.1% of parcel

10 - 15 percent, 6.3%

15 - 25 percent, 2.6%

5 - 10 percent, 86.0%

Landslide Hazards: Slopes > 15%

Slope Stability: No Mapping Indicators

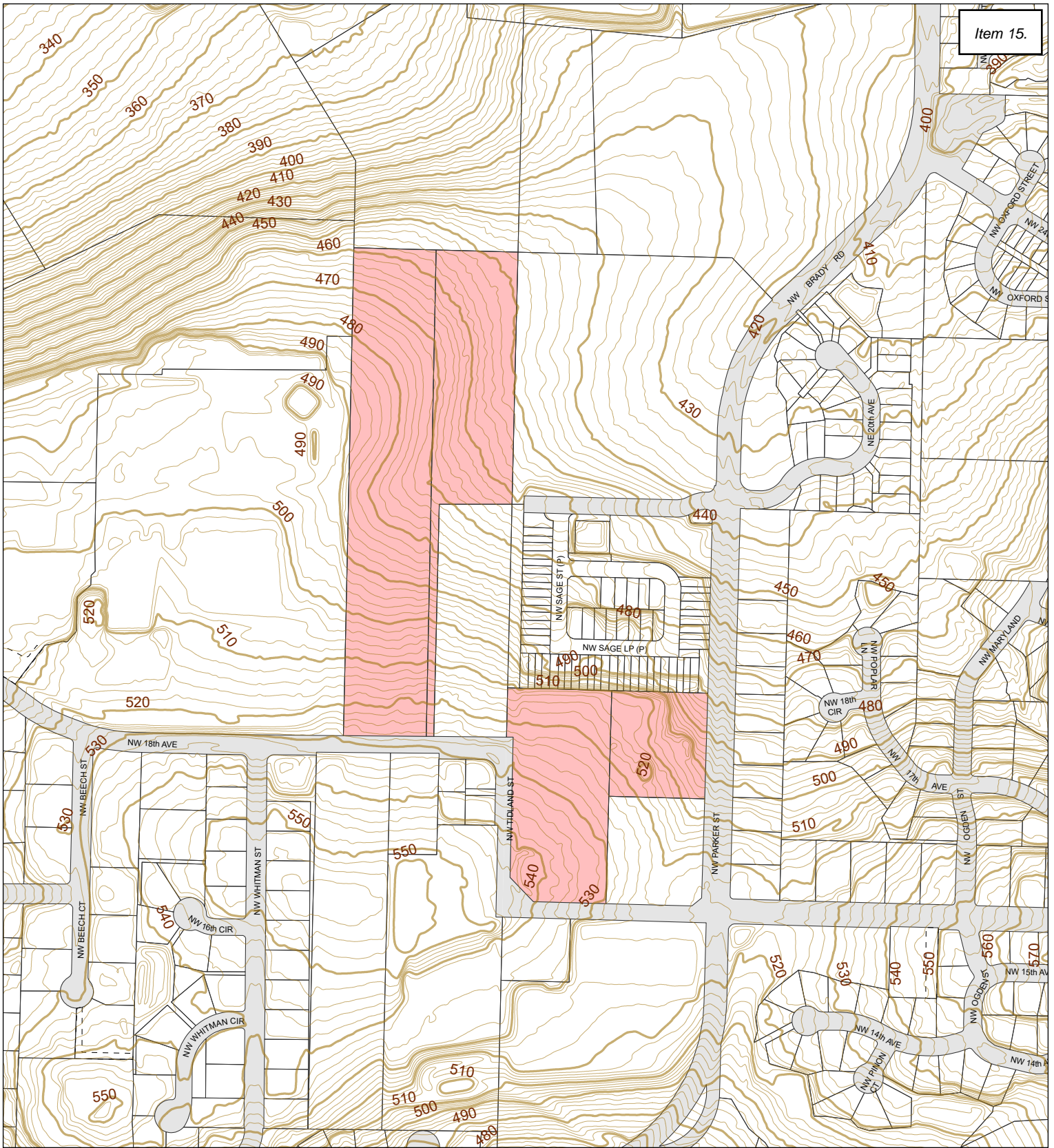
Cultural Resources:

Archeological Predictive: Low-Moderate, 9.3% of parcel
Moderate, 13.1%
Moderate-High, 77.6%

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators

Item 15.



Elevation Contours

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

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13106	13105	13104	13103
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	13117	13116	13115

CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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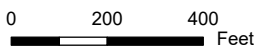
2021 Aerial Photography

Account: 986055381, 125193000, 127367000, 127372000
Owner: DALEY DENNIS W ETAL
Address: PO BOX 757
C/S/Z: RANCHO SANTA FE, CA 92067

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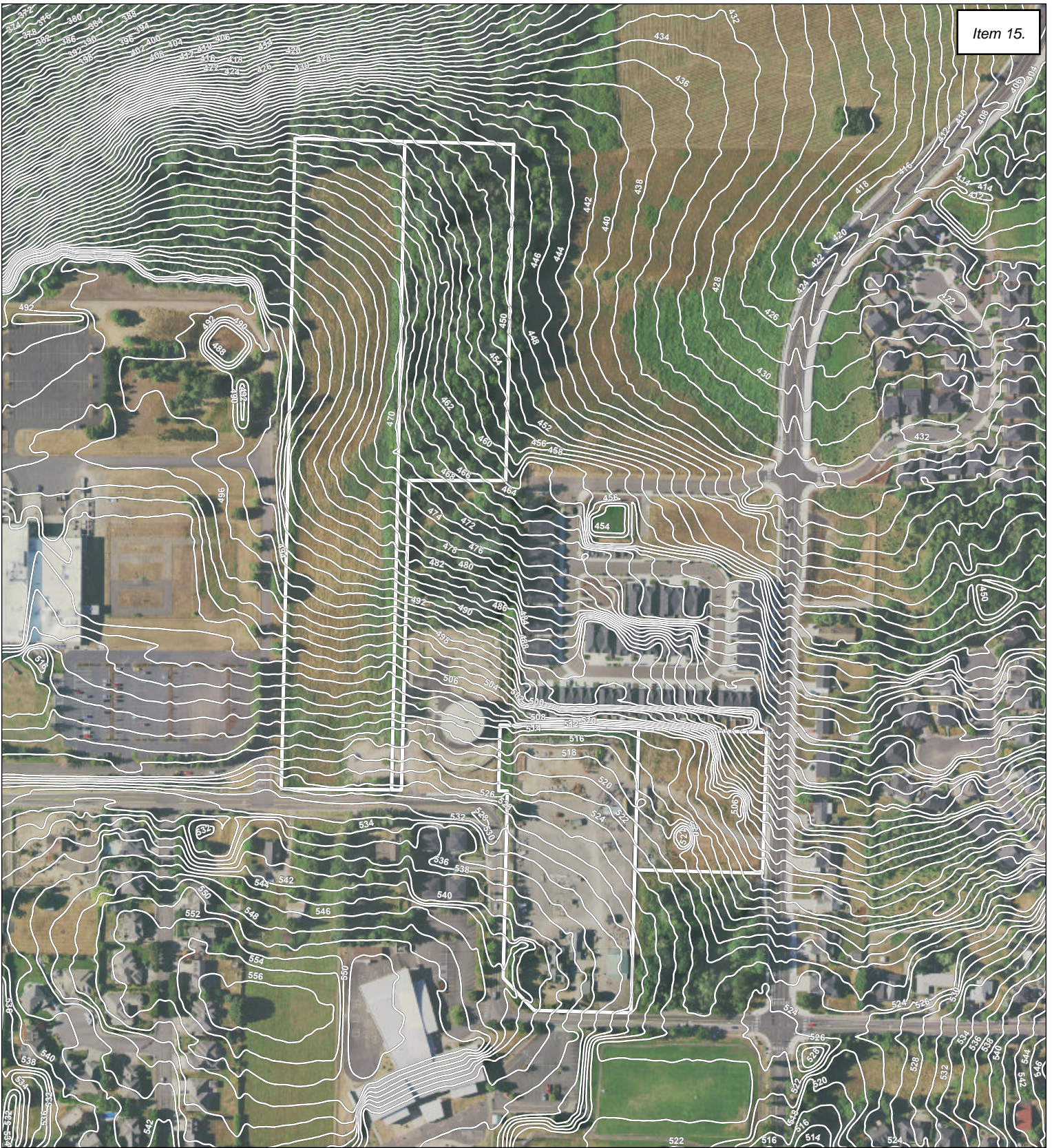
Geographic Information System



 Subject Property(s)

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2021 Aerial Photography with Elevation Contours

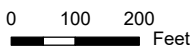
Printed on: January 25, 2023

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

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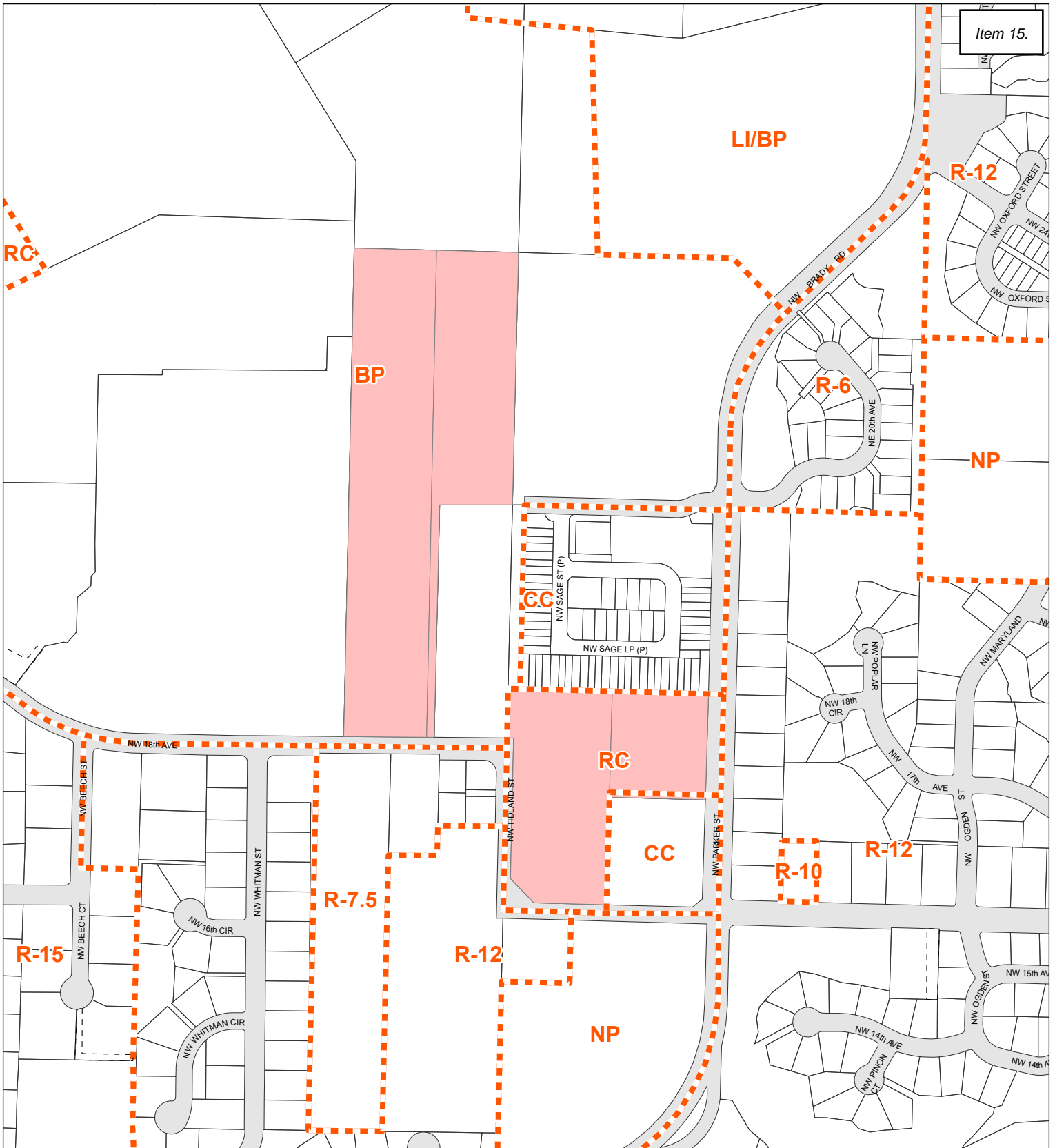


Geographic Information System



- 2' Elevation Contours
- ▭ Subject Property(s)

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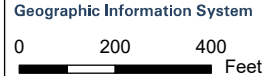


Item 15.

Zoning Designations

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

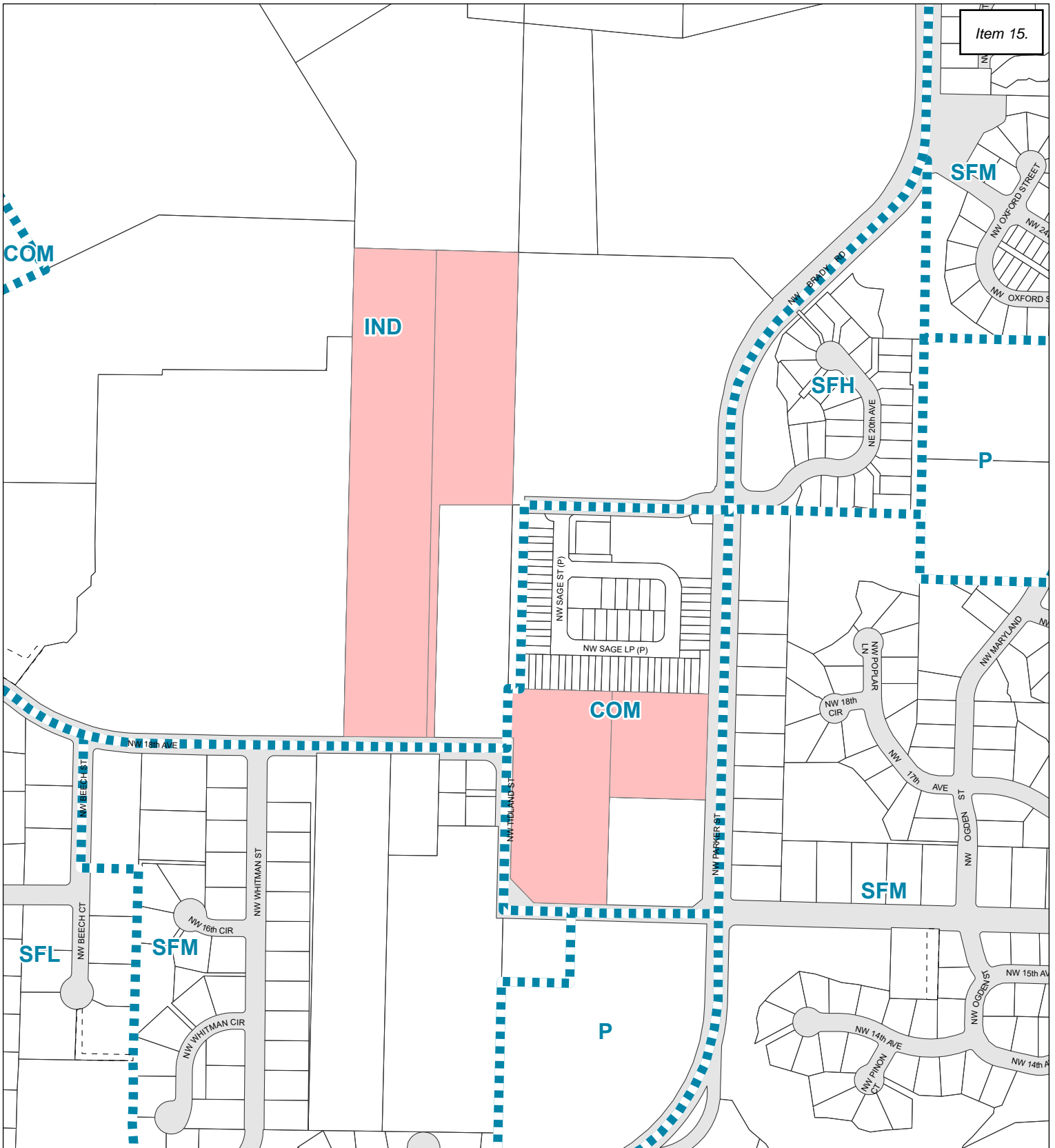
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

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Item 15.



Geographic Information System
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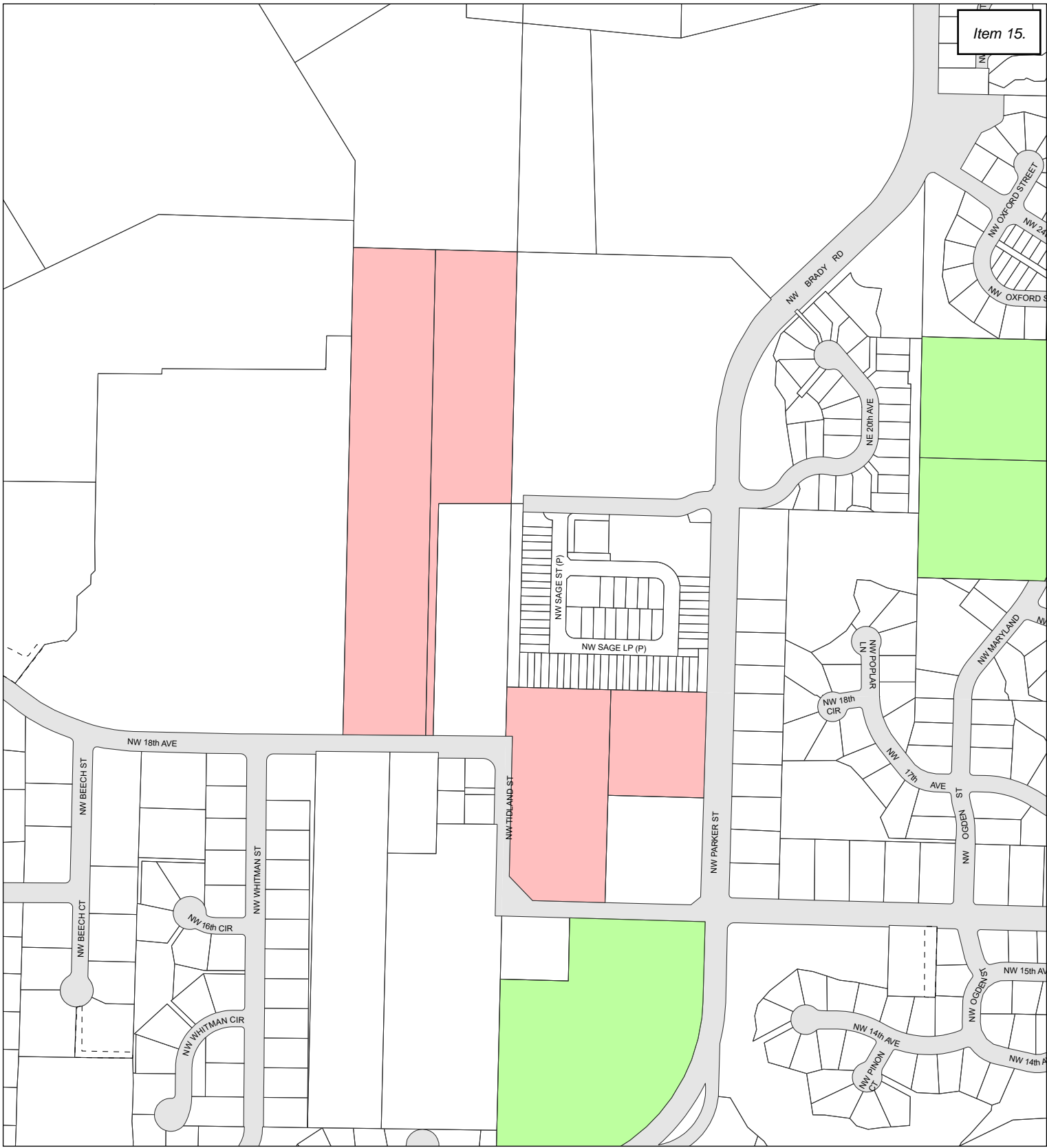
Comprehensive Plan Designations

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

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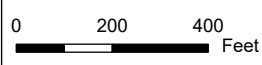
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












Arterials, C-Tran Bus Routes, Parks & Trails

Account: 986055381, 125193000, 127367000, 127372000
Owner: DALEY DENNIS W ETAL
Address: PO BOX 757
C/S/Z: RANCHO SANTA FE, CA 92067

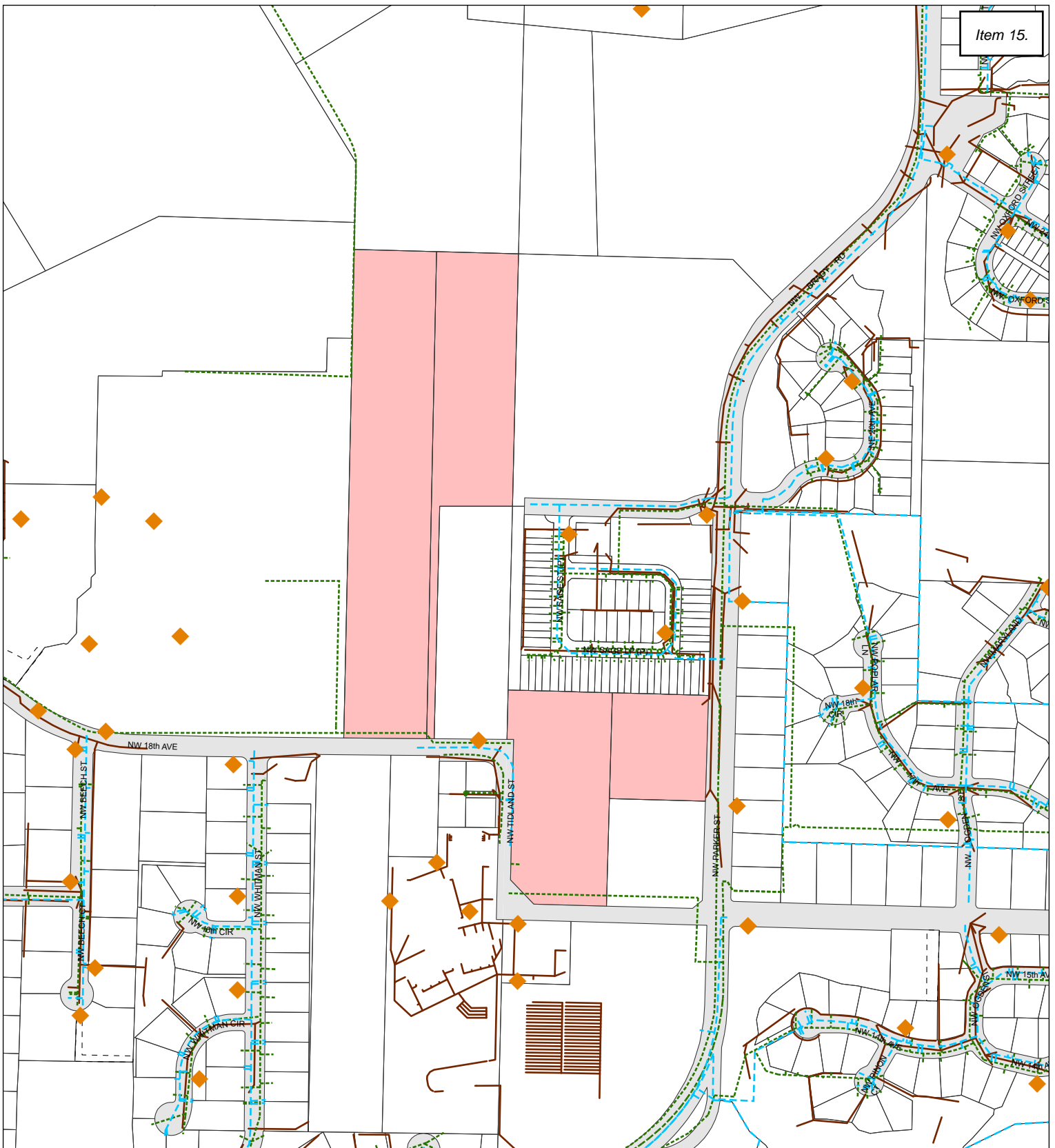
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-  Subject Property(s)
-  Public Road
-  Transportation or Major Utility Easement
-  Parks
-  Trail
-  C-Tran Route
-  Principal Arterial
-  Minor Arterial
-  Collector
-  Rural Major Collector
-  Rural Minor Collector
-  State Route
-  Other
-  Proposed Arterial
-  Scenic Highway

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CLARK COUNTY, WASHINGTON
Geographic Information System

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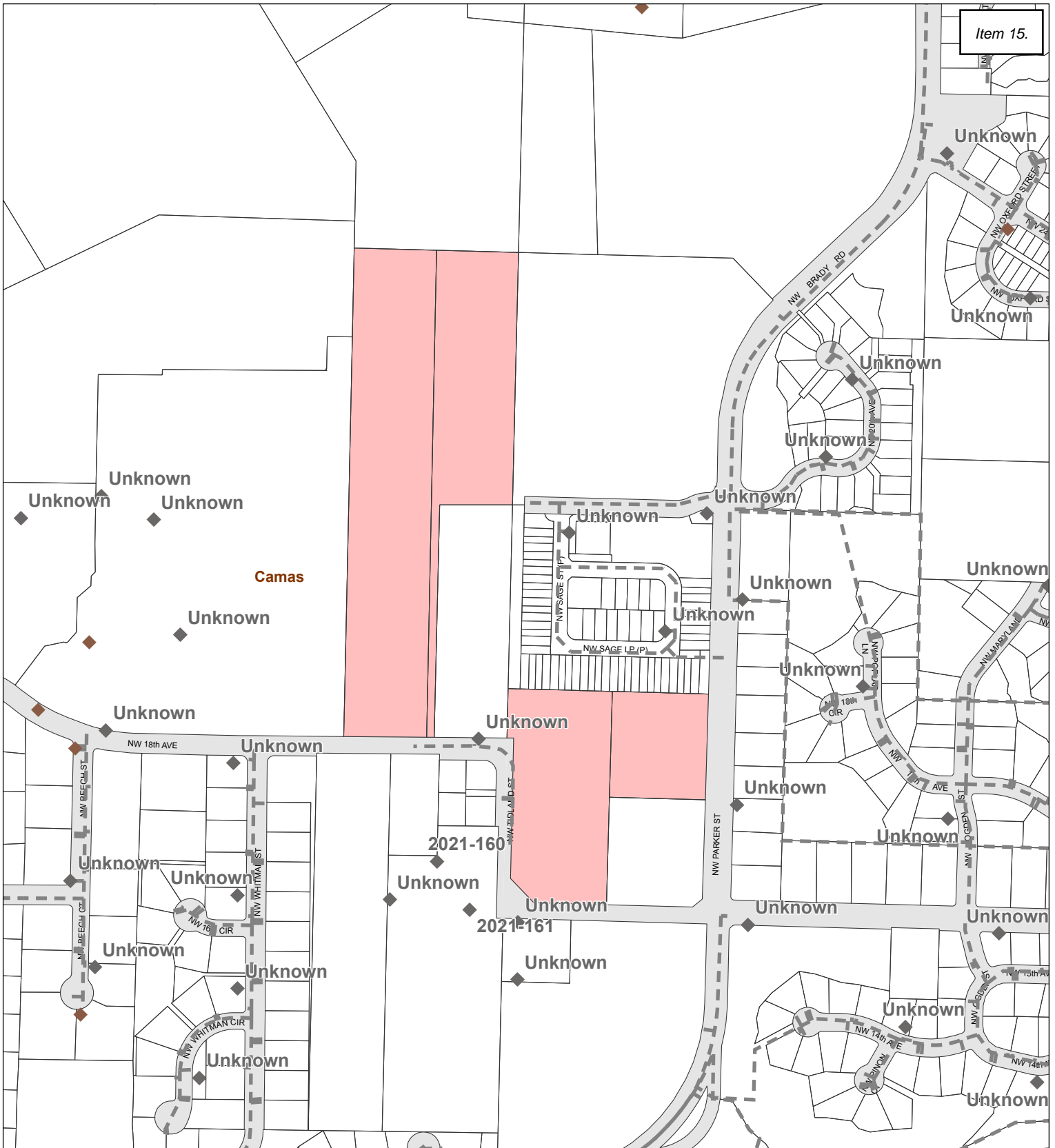
Water, Sewer, and Storm Systems

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

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Geographic Information System
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Water Systems

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Parcel
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

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Hydrant Fire Flow Details

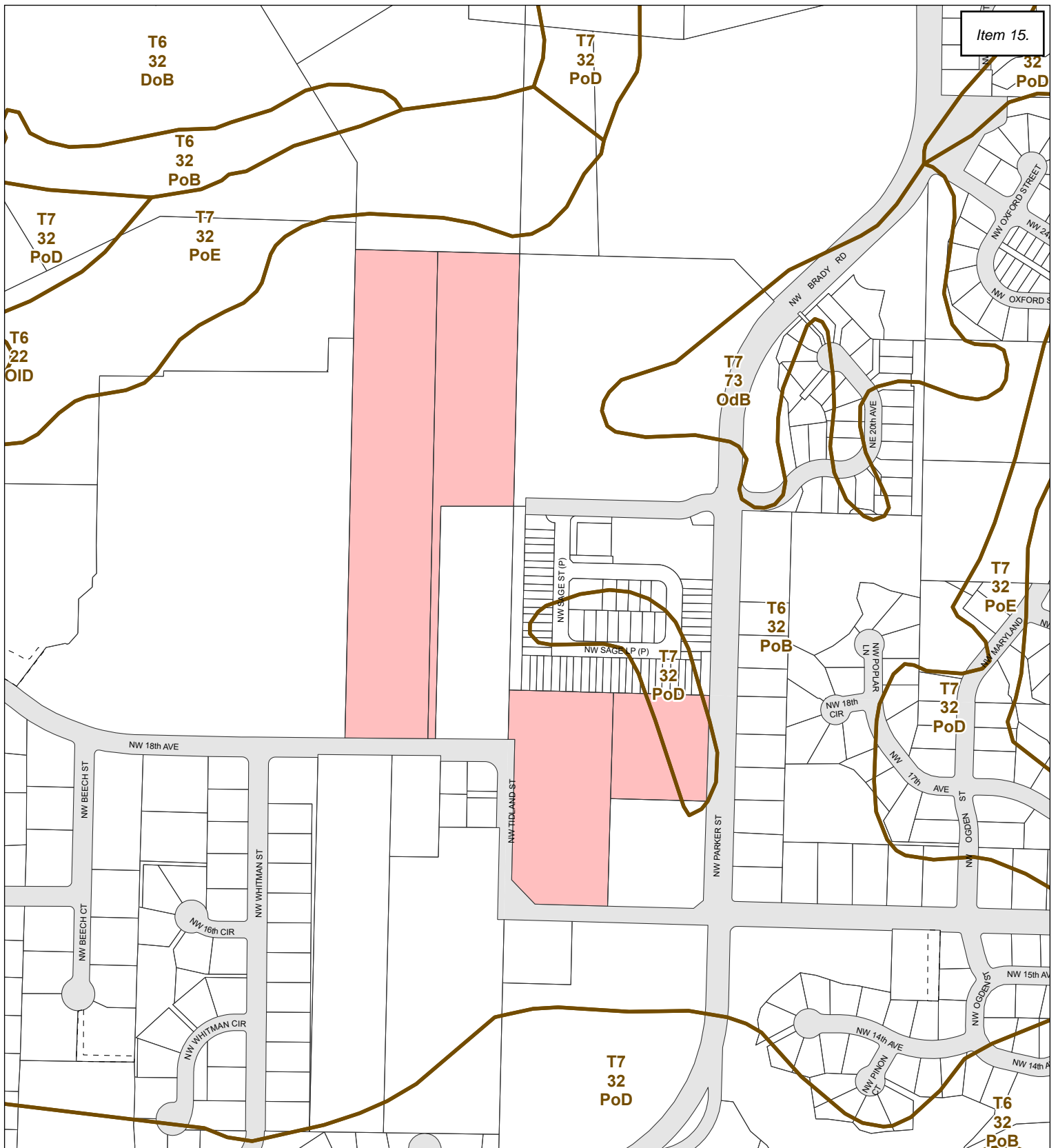
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Account No.: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Water District(s)	Hydrant Data Update	Project Site Provider
Camas	April 18, 2022	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
Unknown	Unknown	0.0"	No Data		76 ft
Unknown	Unknown	0.0"	No Data		85 ft
Unknown	Unknown	0.0"	No Data		97 ft
2021-161	Private	0.0"	No Data		155 ft
Unknown	Camas	0.0"	No Data		185 ft
Unknown	Camas	0.0"	No Data		191 ft
2021-160	Private	0.0"	No Data		222 ft
Unknown	Unknown	0.0"	No Data		236 ft
Unknown	Unknown	0.0"	No Data		303 ft
Unknown	Unknown	0.0"	No Data		342 ft
Unknown	Private	0.0"	No Data		369 ft
Unknown	Unknown	0.0"	No Data		399 ft
Unknown	Unknown	0.0"	No Data		467 ft
Unknown	Unknown	0.0"	No Data		499 ft



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Geographic Information System

0 200 400 Feet

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Soil Types

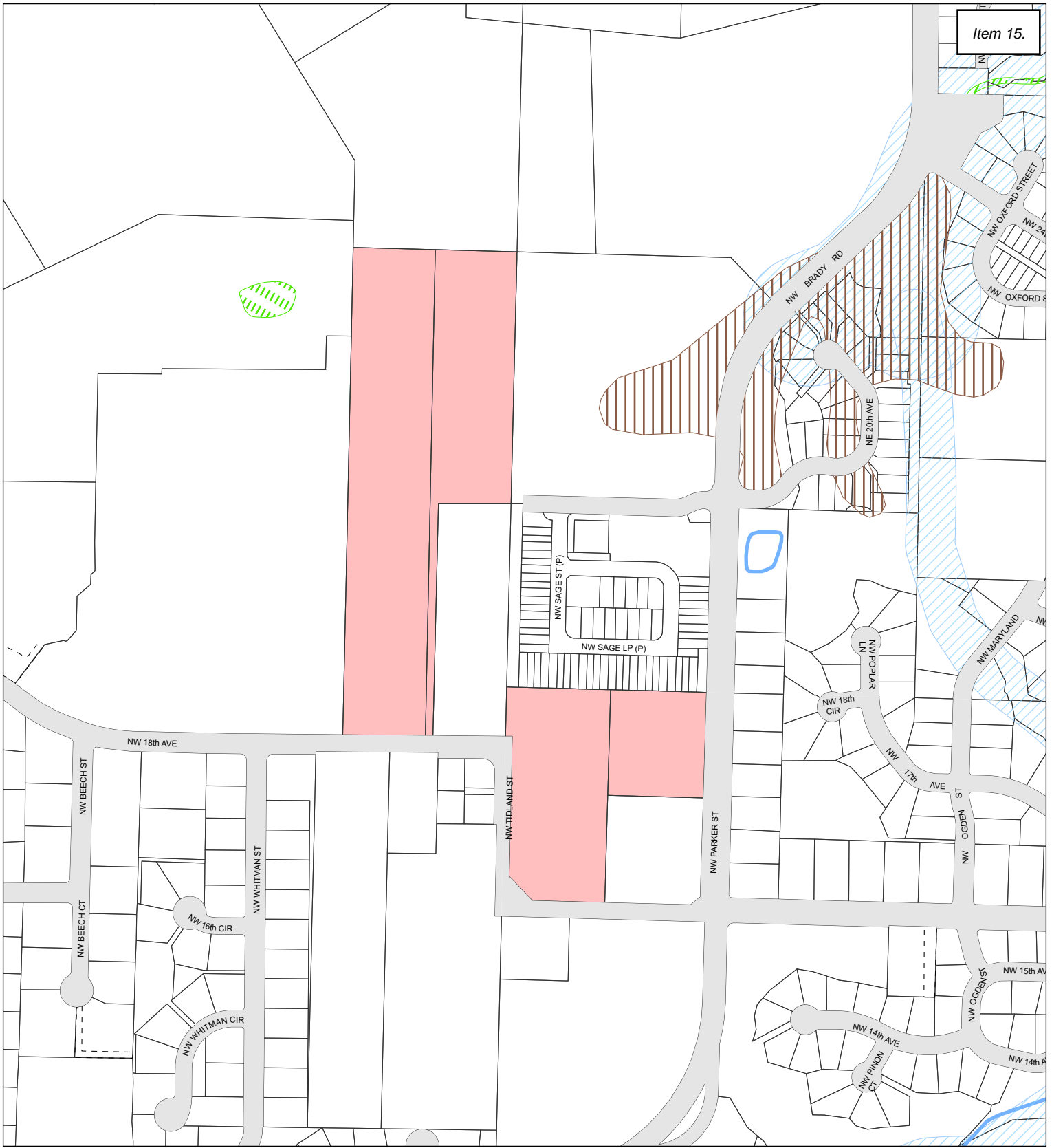
Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

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Item 15.



Environmental Constraints I

Printed on: January 25, 2023

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

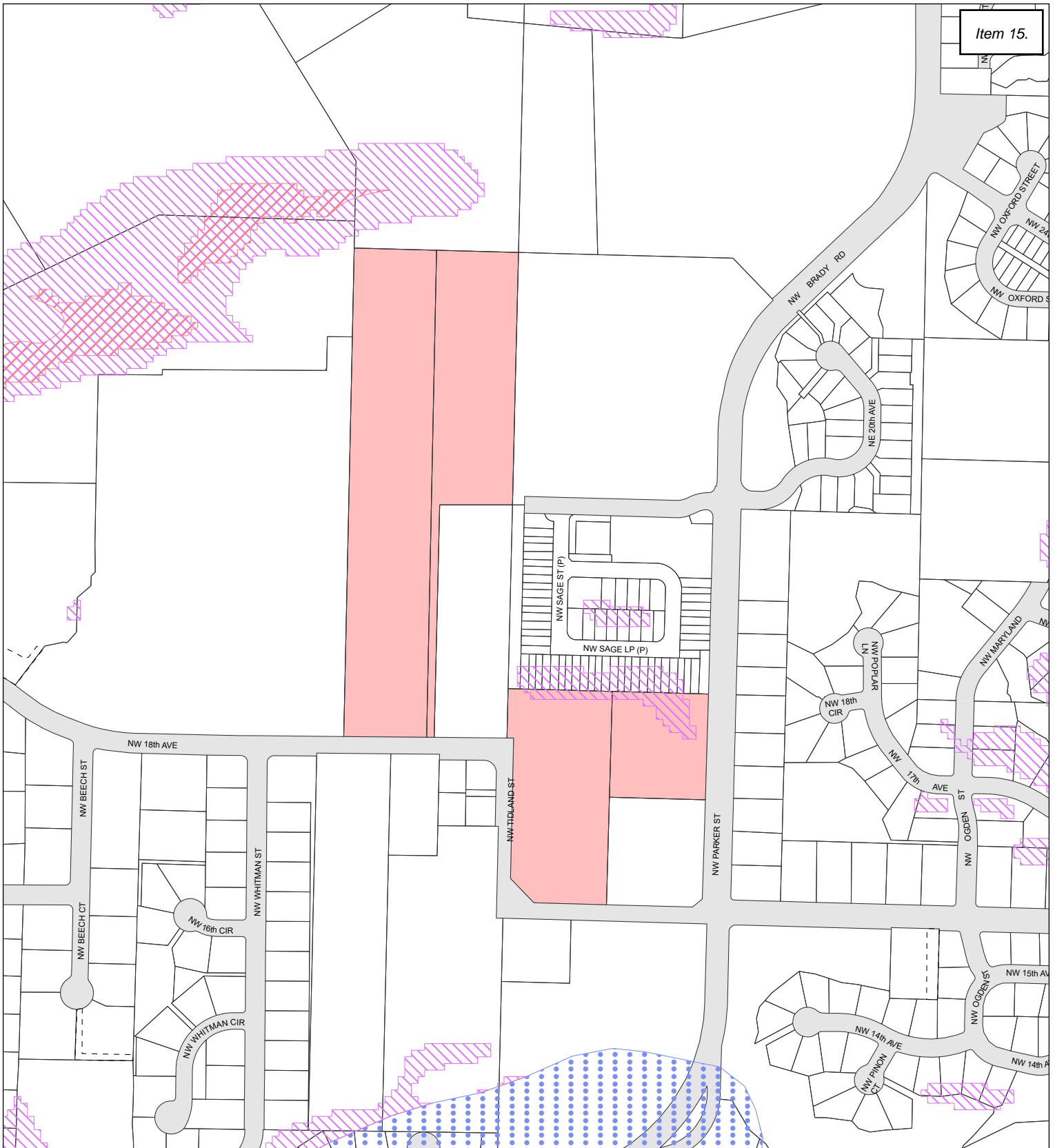


Geographic Information System
 0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

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Environmental Constraints II

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- INV Historic Site

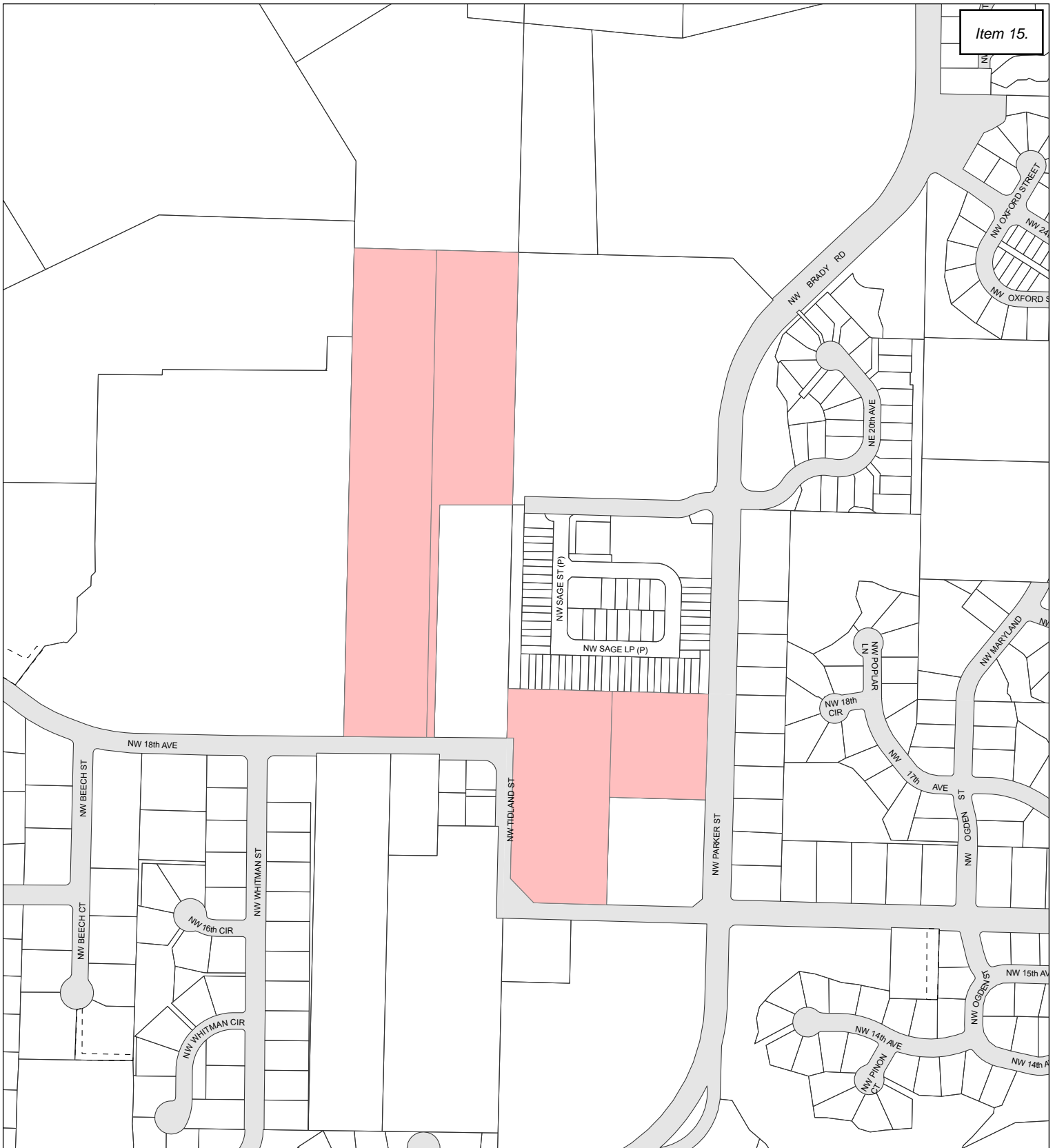
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Geographic Information System

0 200 400 Feet

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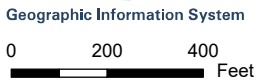
23131	23132	23133	23134
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Adjacent Development

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Printed on: January 25, 2023



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

23131	23132	23133	23134
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Application Narrative



Comprehensive Plan Amendment and Rezone Request

MackKay Family Properties
Comprehensive Plan Amendment and Rezone Request
City of Camas 2023 Annual Review Cycle

I. Request

The MacKay family is requesting to amend the City of Camas' Comprehensive Plan (Camas 2035 plan) land use designations for five parcels from Light Industrial and Commercial to Multifamily residential. This request also includes changes to the zoning districts from Business Park (BP) and Regional Commercial (RC) to Multifamily-18 (MF-18).

II. Site Description

The subject properties include five (5) parcels totaling 31.4 acres. The properties are located generally at NW Tidland Street and NW 18th Avenue and NW Brady Road and NW 20th Avenue.

Subject Properties (in blue highlight)



The subject properties are surrounded by a variety of uses. With the northern three parcels, the properties are bounded by vacant industrial land to the north (with the larger property adjacent to Analog Devices, Inc. to use for their own potential expansion), an attached housing development and city water reservoir to the south, industrial and educational uses (nLIGHT, Inc. and the Odyssey Middle School/Discovery High School campus) to the east, and NW Brady Road to the west.

The southern two properties are bounded by an attached housing development to the north (Parker Village), NW 16th Avenue and an approved commercial development (Camas Station) to the south, NW Brady Road to the east, and NW Tidland Street to the west. The southern two parcels are also across NW 16th Avenue from Prune Hill Sports Park and Prune Hill Elementary School. As you can see, the southern and northern parcels are separated by a city reservoir located on 4 acres, which property was purchased by the City of Camas from the MacKay family.

Surrounding Development (subject properties in red hatch)



A list of the properties by parcel number with acreage and planning information is as follows:

Assessor Parcel #	Acreage	Comp Plan Designation	Zoning District*
125185000	11.15	Industrial	BP
986055381	4.7	Industrial	BP

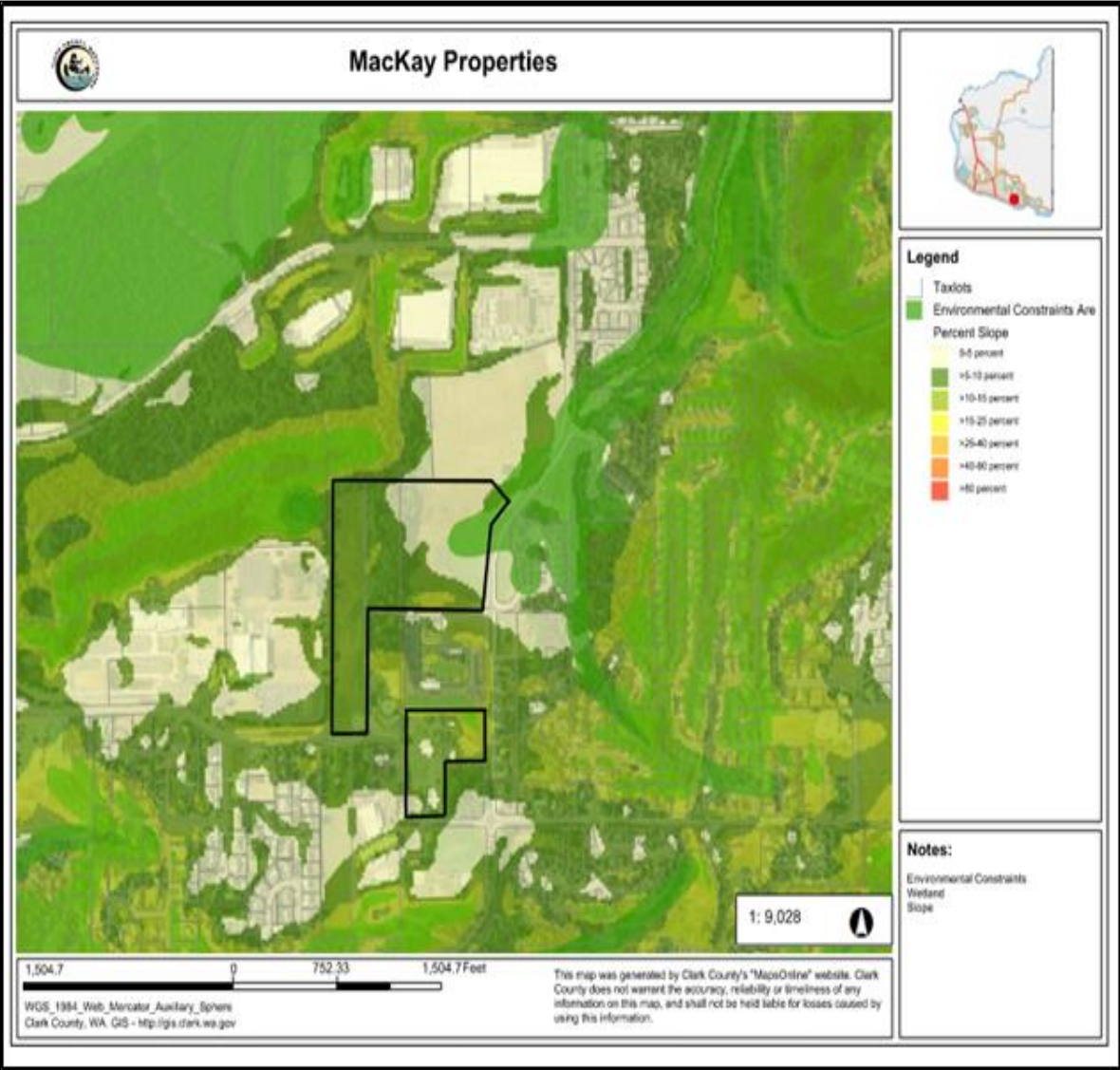
125193000	8.97	Industrial	BP
127367000	4.19	Commercial	RC
127372000	2.39	Commercial	RC

* According to Clark County GIS Property Information Center

Environmental Constraints

The BP zoned parcels do have notable environmental constraints, mainly in the form of slopes 10-20% and wetlands, that impact any efficient industrial or business park development of the property. The largest property contains wetland presence and the two contiguous lots west of the water reservoir have topographic challenges mentioned earlier in this narrative.

Environmental Constraints (source: Clark County GIS)



III. Applicable Review Criteria

Camas Municipal Code - Title 18 Zoning

Chapter 18.51 - Comprehensive Plan and Zoning Amendments

18.51.010 - Application for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

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

Response:

The applicant is requesting to change the Comprehensive Plan designations of Industrial and Commercial to Multifamily High and the zoning districts from Business Park (BP) and Regional Commercial (RC) to Multifamily-18 (MF-18).

The reasons for the request are varied. With one exception (Sharp Electronics selling one of its old facilities to nLIGHT, Inc.), surrounding land uses have either been converted from industrial uses to something else (educational use and municipal water reservoir) or the land has been passed over for development for the past 30+ years. With burdensome slopes and odd parcel geometries for industrial or business park development, the properties are not ideally suitable for commercial and/or industrial uses as envisioned by the City's zoning districts.

As noted, the two westernmost parcels contain slope constraints and have odd parcel characteristics in that they are narrow and long (250' x 1450' with one parcel and 'flagstem' 250' x 750' parcel). The latter parcel is a residual parcel from the City water reservoir short plat. These two properties are surrounded by the one remaining industrial use of nLIGHT, Inc., the city water reservoir, and an abutting housing development to the east. The largest parcel of three industrial parcels contain wetland constraints and abuts a new residential development to the south and is across Brady Road from Kate's Cove subdivision.

The two commercial parcels are adjacent to Prune Hill Elementary School on the west, Brady Road on the east, and residential on the north. It is an 'island' of commercial that is surrounded by educational and residential uses. Until a conditional use permit (CUP) for a project known as Camas Station was recently approved, the property at the NW corner of 16th Avenue and Brady Road has been vacant and unused. It is worth noting that the proposed CUP faced significant neighborhood opposition. With the surrounding properties, the two parcels are better suited for residential development, as they would provide a 'buffer' from the recently approved Camas Station to other uses.

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

Response:

The proposed change will help solve development related issues associated with the site. As previously stated, the subject properties are surrounded by two primary uses, which are residential and educational. Due to the properties' current zoning, parcel sizes and configurations, environmental and slope constraints, challenging access, and surrounding land uses, the properties have limited development potential under current zoning. Designating and zoning the properties for multifamily residential will expand the development opportunities of the parcels, while providing the opportunity for much needed housing development in a form other than large lot single family houses. The change will ensure the properties are more in line and consistent with the surrounding area.

The prospect of adding more commercial development in the area, in light of the recently approved Camas Station CUP, presents significant challenges for the market and perhaps transportation infrastructure. According to the Market and Land Need Analysis report prepared by Johnson Economics, LLC in December 2022 (hereafter referred to as the JE Report), under the current zoning, suitable uses for the two southern parcels are for those uses with small footprints with a neighborhood orientation. With a recent CUP approval, development of Camas Station makes it difficult to find adequate support for similar establishments on the subject two properties. The JE report notes that the Camas Station project, comprised of a fueling station and 14,000 square feet of convenience, coffee, and additional retail and service, captures market demand. This makes the potential for additional development to be severely limited and unlikely. (p. 8 of JE report) With respect to the three northern parcels, the JE report touches on compatibility, scale and configuration, topography, traffic and access, and market conditions. The report notes that the physical and locational attributes, coupled with weak market conditions for the uses envisioned in the LI and BP zones, render many of the industrial and commercial uses infeasible. (p. 7 of the JE report)

*With respect to potential impacts to traffic otherwise generated by development of the property under current zoning, the proposed change would have a positive impact on the transportation infrastructure. **As shown in a traffic memo prepared by Lancaster Mobley, the net change in potential trip generation is 722 less trips in the AM peak, 889 less trips in the PM peak, and 8,484 less trips for the weekday total.** (p. 4 of LM memo) It cannot be overstated enough that changing the properties to multifamily residential has the potential to impact the transportation infrastructure far less than leaving it zoned as is and seeing development consistent with commercial and industrial generated traffic.*

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

Response:

Light Industrial Properties

The current land use designations of Light Industrial and Commercial are no longer adequate for the development of the property. The westernmost properties planned for Light Industrial

contain slope constraints and are narrow and long, which is problematic with the setbacks imposed by the development code. The largest property planned for Light Industrial, which is 11.15 acres in size, has wetland constraints and is adjacent to a new, attached housing development built within the last 5-6 years. The Comprehensive Plan has had these designations in place for decades and the most recent development, aside from the attached housing project to the north, has been the construction of a city-owned water reservoir. Leaving the property as Light Industrial will needlessly render the property vacant and undeveloped for decades to come. It is a detriment to the City and its economic future to retain any property zoned for employment that in all likelihood does not develop. A false or shadow inventory prevents the City from growing its future employment base and creating more jobs for Camas residents. This has an adverse effect on the City's buildable lands supply for employment and on its tax base.

Commercial Properties

The two commercial properties are not large enough to attract anything more than neighborhood-scaled development. Approval of the adjacent 2.16-acre property for the Camas Station development (consisting of a gas station, convenience store, coffee shop, and other retail and personal services) has the effect of absorbing the market demand for commercial development in the area. The Johnson Economic report notes that larger footprint commercial development would not be feasible for these properties for a number of reasons, least of which is related to topography, traffic impacts generated by such development, congestion at times due to school operations, and market conditions.

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

Response:

The City's growth management goals and policies are reflected in the Camas 2035 Plan (adopted June, 2016). The plan contains chapters for the following elements: Land Use, Housing, Natural Environment, Transportation, Public Facilities and Services, and Economic Development.

The proposed amendment will provide the land supply needed to meet the citywide Land Use goal LU-1 to 'Maintain a land use pattern that respects the natural environment and existing uses while accommodating a mix of housing and employment opportunities to meet the City's growth projections'. It also addresses the citywide land use policy LU-1.1 to '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.'

In terms of housing specific provisions in the Camas 2035 plan, the 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.' Furthermore, citywide policy H1.1 states, 'Provide a range of housing options to support all ages and income levels.' The proposed amendment addresses these goals and policies.

The proposed amendment speaks to the documented need for housing diversity and choice. According to the recent 2021 City of Camas Housing Action Plan (HAP), 89% of the city's housing units are single-unit structures and only 5% in duplex, triplex, and quadruplex units (2014-2018 American Community Survey data). Important to note is that the Camas HAP is a policy document addressing the lack of housing supply, housing choice and diversity, and affordability. All these issues have triggered changes to the Growth Management Act to remove barriers to the production of housing of all types to a range of economic segments and to provide guidance to local governments to address housing issues. These changes to the GMA have occurred after the Camas 2015 plan, during a time when housing demand is far surpassing housing supply and when cities are encouraged to increase residential building capacity by offering more choice and variety of housing options.

By amending the land use designation and zoning district to multifamily residential, the gap in providing the opportunity for the availability of housing diversity and choice is improved.

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;

Response:

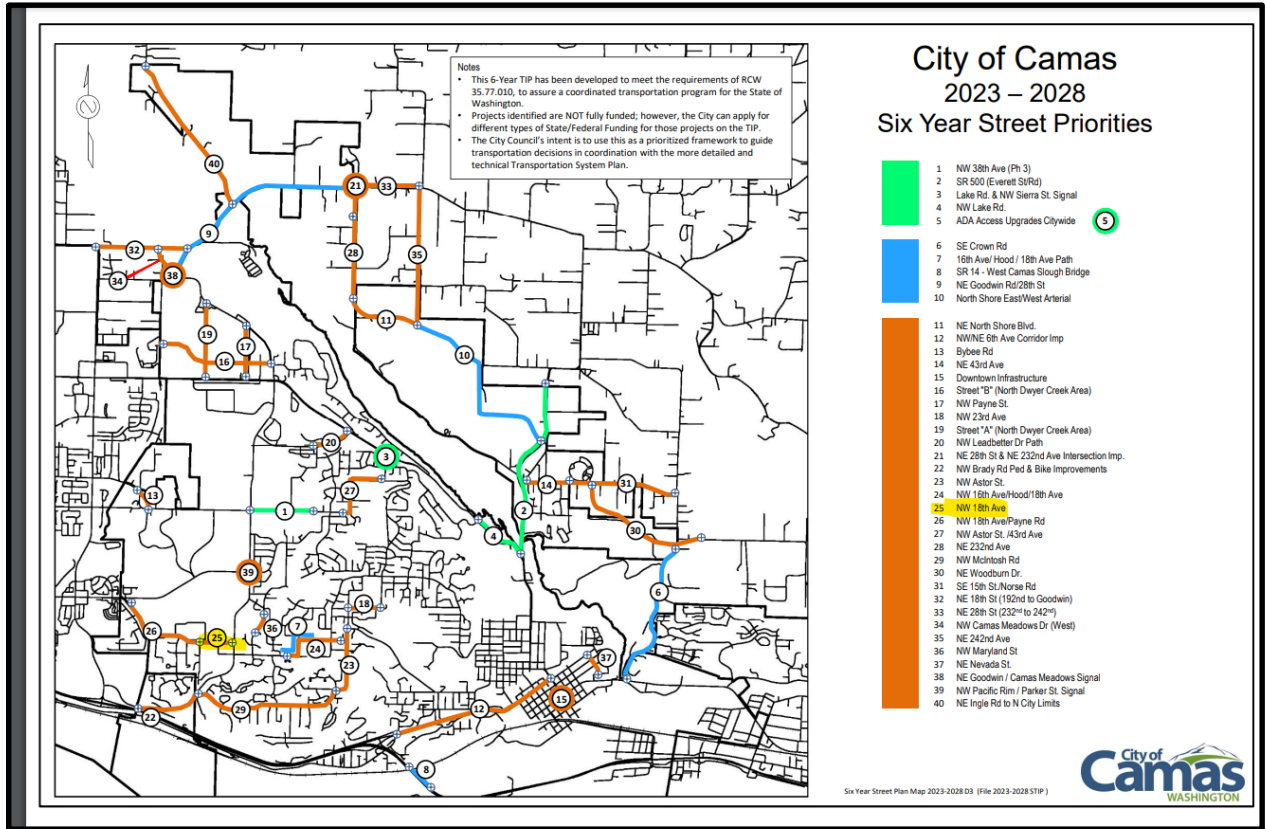
The subject properties are served by city services and capital facilities. With recent improvements to the city's water system and NW Brady Road, the proposed change does not substantially affect the city's capital facilities plans. To highlight this point, the city's General Sewer/Wastewater Facility Plan shows the system accommodating a build-out scenario of over 18,500 dwelling units and nearly 53,000 people. In the MFR-24 land use alone the plan suggests accommodating 3,175 units and nearly 9,000 people. The properties are not within a shoreline environment and, therefore, require no changes to the Shoreline Master Program.

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;

Response:

The City's Six Year Transportation Improvement Program map shows the extension of NW 18th Avenue, through the two commercial properties, from NW Tidland Road to NW Brady Road, rendering the property as an 'island' surrounded on all four sides by NW 16th Avenue, NW 18th Avenue, NW Tidland Road and NW Brady Road. (see inset map below) If the zone change is approved, the extension of NW 18th Avenue from NW Tidland Street to NW Brady Road would be required as part of a proposed development.

City of Camas Six Year Street Priorities



As noted earlier, the City's overall sewer and water systems are more than adequate to support the change from commercial and industrial to residential.

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; and

Response:

No other changes to city or county codes, regulations, or plans are required to implement the proposed amendment.

H. The application shall include an environmental checklist in accordance with the State Environmental Policy Act (SEPA).

Response:

A SEPA checklist has been completed and submitted with the application.

Camas Comprehensive Plan Goal and Policies (Camas 2035 plan)

Chapter 1 - Land Use

Citywide Land Use Goal LU-1: Maintain a land use pattern that respects the natural environment and existing uses while accommodating a mix of housing and employment opportunities to meet the City's growth projections.

Response:

Changing the land use designations and zoning to multifamily residential provides a mix of land use patterns that better reflect the surrounding area and accommodates much needed housing opportunities for something other than large lot, single family residential development. As noted in the 2021 Housing Action Plan, one of the recommended strategies to obtain more housing stock and more diversity of housing is to consider targeted rezones during Comprehensive Plan updates (A-4). This strategy notes identifying strategic locations, such as urban nodes, vacant land, and industrial lands, where rezoning would be needed to achieve desired residential mix/density or to reflect a built density that is higher than the current zoning classification.

Citywide Land Use Policies 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.

LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.

Response:

As noted in other sections of this narrative, the surrounding land uses are predominantly residential and educational, with a soon to be neighborhood commercial node that will absorb most of the commercial and personal services demand in the area. The southern properties that once accommodated a commercial nursery and landscape business, where 'lay down' yards were extensively used, will be redeveloped to a more efficient use of the land. By changing the zoning, allowing for residential use will encourage redevelopment and more efficient use of the land.

With the three northern industrial parcels, the land is adjacent to higher density residential development, a conspicuous municipal use (city water reservoir), industrial property to the east (nLIGHT, Inc.), and vacant industrial land to the north (Analog Devices, Inc.). Allowing residential development on these three properties would be compatible with the adjacent residential development and the property that houses the city's water reservoir. With respect to the westernmost property, the west property line is 425 +/- feet away from the nLIGHT, Inc. building. The closest element of the nLIGHT property is 60 +/- feet away and it is a parking lot screened by a row of large evergreen trees. (see inset map below) There is also a private road that runs the nearly length of the entire north/south property line that acts as a separator. Residential development in close proximity to employment presents opportunities for reducing commute trips and lengths. The possibility of someone living close to their employer would not occur if the current zoning is maintained.

Surrounding Development (subject properties in red hatch)



LU-1.6: Ensure adequate public facilities (including roads, emergency services, utilities, and schools) exist to serve new development, and mitigate potential impacts to current residents.

Response:

The city has adequate utilities in the area to serve new development. With installation of a new water reservoir on an adjacent site, water availability and capacity is surely adequate. Recent improvements to the NW Brady/Parker corridor has improved north/south traffic flow and the planned extension of NW 18th Avenue will improve east/west traffic flow.

As far as other public facilities, such as police, fire and schools, development of the property as residential will trigger payment of impact fees, which mitigates the impact of development on

certain systems like fire facilities and schools. Future development will add improved value to the increased land value that, in turn, increases total assessed valuation and payment of property taxes. Future property tax revenue will assist in the service provision to additional potential development and this area.

LU-1.7: Ensure consistency with County-wide planning policies.

Response:

The Clark County Comprehensive Plan contains seven (7) countywide planning policies (CPPs) relative to Housing. The most pertinent of these are:

2.1.4 Link housing strategies with the locations of work sites and jobs.

2.1.5 Link housing strategies with the availability of public facilities and public services.

2.1.6 Encourage infill housing within cities and towns and urban growth areas.

2.1.7 Encourage flexible and cost efficient land use regulations that allow for the creation of alternative housing types which will meet the needs of an economically diverse population.

Changing the zoning on these five properties links future housing development to employment opportunities that have emerged with development on the far western edge of Camas and along the 192nd Avenue corridor in east Vancouver. Public facilities and services are available to the properties for residential development. As vacant properties that have been passed over many times for their intended use (under current zoning), changing the zoning will unlock the potential for the property to develop as 'infill' under the terms of the CPP. With comparatively little multifamily residential zoned land, Camas lacks in alternative housing types and housing to meet the needs of economically diverse populations. Rezoning these properties open up the possibility of creating alternative housing types and for a range of household incomes.

Employment Land 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.

Employment Land Policies

LU-2.4: Encourage mixed-use developments (residential and commercial) in order to support adjacent uses and reduce car trips, but not at the expense of job creation.

Response:

Coupled with the recently approved Camas Station commercial development at the NW corner of NW 16th Avenue and Brady Road, changing the zoning and allowing the opportunity for residential development facilitates a mix of uses in the area. With a mix of commercial and residential in close proximity to each other, there is a real possibility that residents living in new developments will be able to walk to convenience-oriented commercial and personal services at the Camas Station development. There is also the possibility that residents can walk, bike or otherwise commute without a vehicle to nearby employers. With recent improvements to NW Brady/Parker Road and with eventual improvements required with future developments, the area will be well-served with bicycle and pedestrian access, which is critical for non-vehicular

mobility. Keeping the land zoned for employment when it is unlikely to develop as such erodes this goal.

Neighborhood Goal LU-3: Create vibrant, stable, and livable neighborhoods with a variety of housing choices that meet all stages in the life cycle and the range of affordability.

Response:

Redesignating and rezoning the properties to multifamily will promote the realization of a more diversified housing inventory in both density and affordability. This diversified residential inventory will also provide nearby employers more housing choices for their workers and therefore reduces traffic congestion and carbon emissions due to the proximity of work and place of residence.

Neighborhood Policies

LU-3.1: Encourage a variety of housing typologies to support the overall density goal of six dwelling units per acre.

Response:

Until recently, Camas has historically experienced residential densities much lower than the overall density target of six (6) dwellings per acre. According to Clark County's Buildable Lands Report dated June, 2022, between 2016 and 2020, Camas saw development occur at 5.5 dwelling units per acre for single family residential and multifamily residential development at 11.4 dwelling units per acre. The aggregate density for residential development was 6.5 dwelling units per acre. These numbers reflect the availability of both single family residential and multifamily residential zoning. With the recent absorption of vacant multifamily residential properties, Camas will experience certain challenges in maintaining the overall density target of 6 dwellings per acre. Rezoning this 31.4 acres to MF-18 will add to the inventory of MF-18 zoned land in the city, much of which is already developed or is located in the North Shore subarea of the city, and will ensure the opportunity for Camas to new development achieving the density targets called out in GMA plans. Development of multifamily residential in the North Shore area would not be as immediate as it would occur on the MacKay properties, largely due to the lack of all infrastructure components and other services.

LU-3.3: Encourage connectivity between neighborhoods (vehicular and pedestrian) to support citywide connectivity and pedestrian access.

Response:

Coupled with the recently approved Camas Station commercial development at the NW corner of NW 16th Avenue and Brady Road, changing the zoning and allowing the opportunity for residential development. With a mix of commercial and residential in close proximity to each other, there is a real possibility that residents living in new developments will be able to walk to convenience-oriented commercial and personal services at the Camas Station development. There is also the possibility that residents can walk, bike or otherwise commute without a vehicle to nearby employers. With recent improvements to NW Brady/Parker Road and with eventual improvements required with future developments, the area will be well-served with bicycle and pedestrian access, which is critical for non-vehicular mobility.

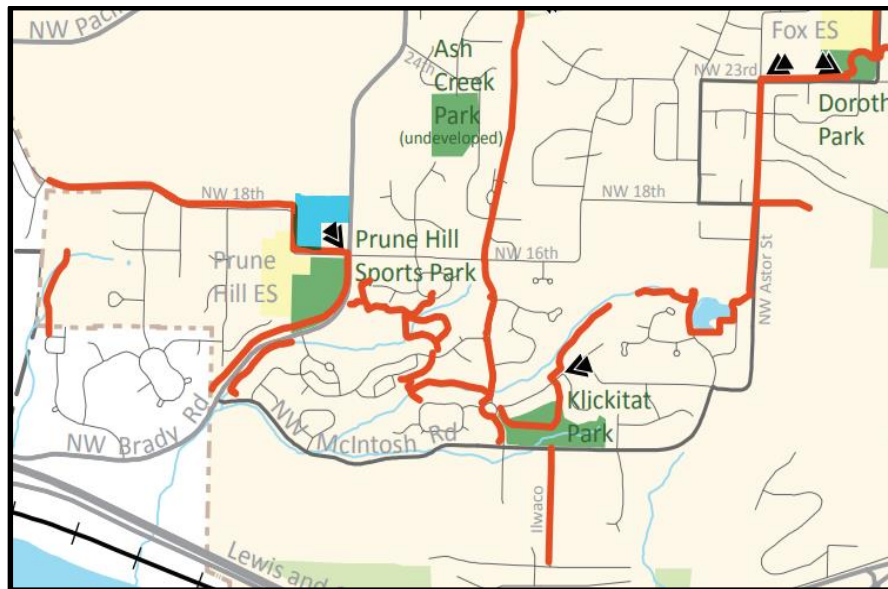
LU-3.5: Where neighborhoods adjoin natural areas or trails, ensure connections through neighborhoods to enhance access to recreation amenities.

Response:

The properties are located near Prune Hill Sports Park for recreational amenities and are within a 15-minute walking distance to the Open Space network on the west side of Prune Hill.

Development of the property would provide bike/pedestrian access to the overall system of Bike/Ped/Trails system in west Camas. NW Brady/Parker Road includes bike lanes for bicycle movements. The inset map is a partial image of the Camas Trails map. (The subject property is shown in blue.)

Camas Trails Map



Chapter 2 - Housing

Citywide Housing Goal H-1: Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.

Citywide Housing Policies

H-1.1: Provide a range of housing options to support all ages and income levels.

Response:

As currently zoned, the properties are not allowed to develop with multifamily residential uses. Redesignating and rezoning the properties will promote the opportunity for developing housing choices allowed in the multifamily residential zoning district. Developed as traditional multifamily residential, the properties will be better positioned to yield units that are more in line with the needs of all members of the community. This diversified residential inventory will also provide nearby employers more housing choices for their workers and therefore reduces traffic congestion and carbon emissions due to the proximity of work and place of residence.

H-1.6: Encourage in-fill development on vacant or underutilized sites, subject to design review guidelines, that have adequate urban services, and ensure that the development is compatible with the surrounding neighborhood.

Response:

Development of the property would be in keeping with the other recent developments in the area. To the extent that design review is required, future development will comply with the standards in place at the time of development application. As mentioned previously, the area is fully served by adequate public facilities and utilities.

H-1.7: Require all new housing developments to provide a range of housing types and sizes that are evaluated through the land use approval process and stipulated on the final plat.

Response:

By rezoning the properties to multifamily, the properties are much more likely to develop with a range of housing types and sizes given the surrounding developments nearby, especially with the approved Camas Station commercial development. It is possible that there could be a mix of small footprint attached housing and traditional multifamily apartments that develop on the properties. Subsequent development will follow the city's land use review process and will comply with development code requirements and standards in place at the time of development application.

Affordable Housing Goal H-2: Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

Affordable Housing Policies

H-2.1: Support and encourage a wide variety of housing types throughout the City to provide choice, diversity, and affordability and promote homeownership.

Response:

Approving this plan amendment and rezone request speaks to the opportunity for the City to support and encourage a wide variety of housing types and choices for citizens of Camas. Throughout this narrative and in the 2021 Housing Action Plan, it is noted that Camas lacks an adequate supply of housing that is varied in type and tenancy. This fact has been more pronounced in recent years with the lack of all residential units coming 'on-line' that is needed for a growing population. Many factors play into the 'Housing Crisis' that we have experienced in the past few years and today, one of which is a sufficient land supply that is zoned for and has the services ready or nearly ready for development. Rezoning these properties will add much needed multifamily residential to the limited land supply in Camas.

H-2.7: Conduct an affordable housing study in order to determine the number of existing affordable units and assess the need for additional units. Develop policies to implement recommendations of the affordable housing study.

Response: Funded by state grant dollars, the Camas Housing Action Plan (HAP) was adopted by the City Council in July 2021. The HAP contains chapters on community input, demographic

trends, housing supply and housing needs, housing policy review, and housing strategies. Whereas the report does not define the total number of affordable units, Table 25 of the HAP shows the projected future housing needs for both renter and owner by five different income groups. Excluding the household group that has income greater than 100% of median family income (MFI), the total number of units needed is 1,835 of the total 4,589 units needed to meet the 20-year forecast. This means that 40% of the future housing needs must address households with incomes up to the MFI. The single largest band is the households earning 50-80% of the MFI, which shows the need for 734 units evenly split between renters and owners. Combining the low income households (50-80% of MFI) and the moderate income households (80-100% of MFI) shows the need to have nearly 1,150 units to be built to accommodate the next 20 years of housing needs. The report concludes in this section with, 'To accommodate the variety of households anticipated, as well as to better serve existing households with difficulty affording their homes, Camas will need housing options diverse in type, tenure, and cost.'

Approving this request will ensure the opportunity to provide the diverse housing options for type, tenure, and cost.

Chapter 6 - Economic Development

Citywide Economic Development Goal ED-1: Maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses.

Citywide Economic Development Policies ED-1.1: Ensure that tools are in place to attract healthcare and high-tech, sustainable, and innovative industries to expand and to provide stable employment.

Response:

A few tools in the toolkit to attract health care, high-tech, and innovative industries include 1) having housing options available for a wide spectrum of employees, 2) having housing near employment areas to cut down on commute trips and lengths, and 3) having housing near amenities such as parks, schools, and convenience retail. By rezoning these properties and providing an opportunity for residential development, the City would be using all three tools for attracting those desirable industries.

Johnson Economics Executive Summary and Key Takeaways

4

Section

Comprehensive Plan Amendment and Rezone Request

Key Takeaways of:

‘Market and Land Need Analysis for a Proposed Comprehensive Plan Amendment and Rezone Request in Camas, Washington’

Johnson Economics

December 2022

**Mackay Family Properties Comprehensive Plan Amendment
and Rezone Request**

City of Camas 2023 Annual Review Cycle

The MacKay's Johnson Economics, LLC of Portland, OR, to analyze market and land needs and to report on said items in support of a request to change the Comprehensive Plan land use designations and zoning districts. The analysis and report is part and parcel of what is required when requesting that land for employment uses be changed to residential uses.

The Johnson Economics (JE) report comprises five sections: introduction, site analysis, land capacity analysis, market analysis, and conclusions. With the site analysis section, it is broken out into a discussion of the subject sites, proposed alternative uses, and site suitability for alternative uses. The land capacity analysis looks at the 2015-2035 Comprehensive Plan and the 2021 Clark County Buildable Lands Report. Regarding the market analysis, the discussion is broken out into three areas: commercial, industrial, and residential. The three (3) analysis sections lead to the conclusions of the report.

Section II Site Analysis

Site Suitability for Alternative Analysis

The report breaks out the subject sites by the north site (BP) and south site (RC). Both sites are looked at in terms of compatibility, scale/configuration, topography, traffic/access, and market conditions.

Key takeaways for the north site for BP uses are:

- **Compatibility:** *"Some industrial uses dependent on frequent or heavy inbound or outbound freight may not be compatible with the surrounding residential and educational uses, due to congestion in the morning and afternoon."* (p. 7)
- **Scale/Configuration:** *"In terms of acreage, the site has adequate scale for most business park uses. However, the configuration renders the narrow south portion of the site unusable for the campus-style projects envisioned in this zone, though smaller commercial buildings could be accommodated."* (p. 7)
- **Topography:** *"The sloping topography makes industrial development of the narrow south portion of the site difficult from an economic standpoint."* (p. 7)
- **Traffic/Access:** *"Local arterial access via Payne Road/18th Avenue, 16th Avenue, and Parker Street/Brady Road is also likely adequate. However, these arterials are two-lane roads, and congestion around the schools during the beginning and end of the school day effectively reduces the access, especially from 18th Avenue."* (p. 7)
- **Market Conditions:** *"Apart from the Intel campus in Hillsboro, there has been very limited demand for flex buildings of a tech/R&D format, like the buildings from the 1990s north and west of the site. Suburban business park users with more of a professional/office format generally seek locations near commercial amenities (e.g., Columbia Tech Center)".* (p. 7)
"Office space absorption has averaged 15,000 square feet, or 1.4 acres annually. Given the site's lack of suitability (and entitlement) for heavy manufacturing, and its lack of proximity to commercial areas, only a small portion of the current industrial and office space demand can realistically be captured on the site, representing absorption of less than one acre annually on average." (p. 8)

Key takeaways for the south site for RC uses are:

- **Compatibility:** “The regional establishments intended for the Regional Commercial (RC) zone include many “big-box” stores dependent on large scale in order to attract demand from a regional trade area. ***The traffic generated by such stores would not be compatible with the residential and educational uses around the site.***” (p. 8)
- **Scale/Configuration:** “***At 6.6 acres, the site does not have adequate scale for a regional commercial center. The flag-shaped configuration of the site makes it difficult to accommodate even a smaller grocery-anchored community center.*** The most likely commercial format is a non-grocer neighborhood center.” (p. 8)
- **Topography:** “***The east portion of the site has a relatively steep slope to the east (Brady Road), which requires significant, costly site work in order to be usable.***” (p. 8)
Traffic/Access: “***From a capacity standpoint, the two-lane roads to the site are inadequate for the type of shopping traffic associated with regional commercial centers. As discussed, there is already congestion on the roads around the site at the beginning and end of the school day.***” (p. 8)
- **Market Conditions:** “***Some of this demand can likely be captured in neighborhood centers with a convenience format, like the proposed Camas Station project. However, with this center providing 14,000 square feet of convenience, gas, coffee, and additional retail and service, we regard the potential for additional establishments at this location to be very limited – especially taking into account the limited traffic exposure.***” (p. 8)

Key takeaways for both sites for MF-18 uses are:

- **Compatibility:** “***Multifamily and attached single-family housing on the sites are generally compatible with surrounding housing, schools, and park.***” (p. 9)
However, the ***most likely development format on these sites in the current market are two- and three-story structures*** (four-story structures are typically only feasible closer to commercial amenities, where pricing is higher). We also regard the residential uses to be compatible with the nLight building west of the north site, as this building is set back quite far from the property line, and screened by a row of trees. ***We therefore find the proposed residential use on both sites to be fully compatible with surrounding uses.***” (p. 9)
- **Topography:** “***Multi-family and attached-home development is typically feasible on uneven topography due to the ability to locate buildings and parking areas at different elevations.***” (p. 9)
- **Traffic/Access:** “The sites ***have adequate access for the proposed residential uses, and the pedestrian access to schools, park, and commercial amenities at the proposed Camas Station enhances the residential marketability of the sites.*** Though the traffic will increase compared to the current undeveloped state, ***the uses represent lower intensity and peak-hour traffic than typical commercial and industrial uses.*** Moreover, the adjacent schools and proposed commercial center within walking distance will allow for trip reductions at these sites. Given the many Camas residents who commute to the west, the sites ***would also offer shorter commutes and reduced traffic compared to other buildable multifamily land in the city.***” (p. 9)
- **Market Conditions:** “***The market for affordable housing forms, including rental apartments and attached homes, is strong all across the region, and the recent increase in mortgage rates is likely to shift additional housing demand to these housing formats.***”

“Our modeling of residential demand over the coming five years in Camas indicate a need for nearly 400 additional multifamily units and around 150 additional attached homes. We regard the subject sites to be well positioned to capture this demand, due to their views, access to schools and park, and relative proximity to employment and commercial areas to the west and in Downtown Camas.” (p. 9)

Section III Land Capacity Analysis

Ability to Meet Comp Plan Targets with Current Land Capacity

This section looks at the Camas 2035 Comp Plan as well as the 2021 Clark County Buildable Lands Report. The JE report notes, “After the projected 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).” It also notes the findings of the 2021 BLR. JE notes the June 2022 finalized BLR, “This updated VBLM found a diminished supply of net buildable lands in the commercial and residential categories, but a slight increase in the industrial category: **296 acres of Commercial Land (down from 464 ac. in 2015); 667 acres of Industrial Land (up from 660 ac.) and 710 acres of Residential Land (down from 876 ac.)**” (p. 10)

With a discussion of current land capacity vs. recent absorption (2016-2020), the JE report notes the land supply for commercial, industrial, and residential represents certain years of supply based on those absorption rates. Specifically, “According to the report, land absorption in Camas over the 2016-20 period represented 60 acres of residential land annually, 6 acres of commercial land annually, and 1.6 acres of industrial land annually. **At this pace, the residential category is the most likely to exhaust its supply of land by 2035. The current land supply represents: over 50 years of Commercial Land (5.8 acres/year); over 400 years of Industrial Land (1.6 acres/year); and 12 years of Residential Land (59.6 acres/year)**” (p. 10)

With respect to the ability to meet the Comp Plan targets with the current land capacity, “**The current supply of employment land (963 ac. total) has capacity for 11,923 jobs at these densities, thus exceeding the original 20-year target.**” (1st paragraph, p. 11)

It also concludes, “Still, the **current capacity for 11,923 jobs is more than adequate** to accommodate the 9,124 jobs that remain of the 2035 target, **representing a surplus of 286 acres.**” (2nd paragraph, p. 11)

For residential targets, “As of the 2021 Buildable Lands Report, the 710 acres of net buildable residential land can accommodate 4,260 units at the same density. In other words, the **current residential capacity is more than enough** to accommodate the entire 20-year growth target, and more than twice the needed amount to accommodate the 1,872 units remaining of the 2035 target. The **current residential surplus is roughly 400 acres.**” (3rd paragraph, p. 11)

Impact of the Proposed Amendment on Land Supply

“Relative to the adopted growth targets, the proposed comp plan amendment will increase the imbalance in the surplus of residential vs. employment land. However, the actual absorption pace presented in the Buildable Lands Report indicates that the residential category will exhaust its supply of

land first. ***Thus, relative to actual development patterns and community needs, the proposed amendment will contribute to greater balance in the land supply.*** As mentioned, the adopted growth target for employment was based on modeling workers residing in, rather than working in, Camas in 2013. Instead of the intended 3.7% annual growth rate, the adopted target effectively assumes 4.2% annual growth. In comparison, employment growth over the 2015-21 period has averaged 3.0% annually. Thus, the comp plan’s unrealistic employment growth assumptions result in artificially low estimates of surplus employment land currently. ***In other words, the current actual surplus of employment land is likely much greater than the indicated 286 acres.***” (p. 12)

Camas Housing Action Plan (2021)

The JE report notes the Housing Action Plan (HAP) and comments on the thorough analysis. A key takeaway in the JE report states, “The plan identifies a need for additional multifamily and attached single-family housing, and recommends strategies that can encourage additional development in these categories. ***These strategies include rezoning employment land to multifamily residential land. Again, though this would increase the imbalance of surplus land relative to adopted growth targets, it would help reduce the imbalance in the actual development patterns and needs in the city.***” (1st paragraph, p. 12)

It notes the HAP reports around 70 acres of buildable multifamily zoned land in Camas and that 24 acres have been publicly acquired. It notes, ***“Some of this land is located in the North Shore area, without current access to infrastructure.*** These sites are unlikely to develop over the near term, as they are dependent on other sites developing first and bringing the infrastructure closer (some of these sites also have significant topographical challenges). Thus, the near-term capacity for this type of housing is likely well below this figure. ***The proposed comp plan amendment and zone change would contribute additional multifamily land with near-term development potential.***” (2nd paragraph, p. 12)

Section IV Market Analysis

This section evaluates market trends for commercial, industrial and residential uses in Camas. For commercial uses, retail and office trends are discussed along with historical retail and office space absorption rates.

Commercial

“The office market in Camas has also shown a weak trend in recent years, at least if we ignore the 2020 expansion at Fisher Investments, which represented 108,000 square feet. With the latter included, the ***city has averaged 15,000 square feet of net absorption annually since 2016, representing just over one acre per year with typical FARs.***” (bottom of p. 14)

Looking at office space demand, with certain outlined assumptions, JE forecasts future office space growth “in office employment of roughly 100 workers annually over the next five years. This represents around 20,000 square feet of space, or 100,000 over a five-year period. ***With an FAR of 0.33, this translates into land demand of 6.9 acres over five years, or 1.4 acres annually. Combining this with the modeled retail demand, we arrive at an estimated need for 1.9 acres of commercial land annually. This represents 9.5 acres over five years and 38 acres over a 20-year planning period.***” (2nd paragraph, p. 16)

JE also forecasts retail office space demand, which is summarized in figure 4.7 of the report. It concludes with, “At a typical \$325 per square foot (annual average, according to CoStar) the total sales growth **represents an increase in retail space demand of 26,000 square feet, or 2.4 acres at a standard 0.25 FAR. This reflects roughly 5,000 square feet and 0.5 acres on an annual basis**, which is 40% greater than the average annual absorption since 2016 reported by CoStar.” (3rd paragraph, p. 17)

Industrial

For industrial uses, JE reports a decline of 320,000 square feet of industrial space, including flex and specialty buildings, between the 2008-09 recession and 2015. The report notes that after re-occupied space in 2016 by WaferTech, “**Since then, the market has averaged 25,000 square feet (~1.4 ac.) of positive absorption annually**. More than half of this was CubeSmart Self Storage on 38th Avenue. The market lost industrial occupancy in 2021, when Karcher moved out of its building on Pacific Rim Boulevard, but regained most of this in 2022 as Northwest Paper Box moved in. Note that the Mill property is considered fully occupied.” (pp. 16-17)

JE uses the same approach in forecasting industrial demand as they do for office space. “With the projected growth of roughly 20 new jobs annually taking place in industrial buildings, **this results in a projected need for 93,000 square feet over five years, or nearly 20,000 square feet annually. At an FAR of 0.4, this represents 1.1 acres annually**. Note that these are expectations for annual averages. Industrial development typically takes place in few large projects rather than small annual increments. Moreover, certain storage or warehousing projects can be realized with limited associated job growth. At 1.1 acres annually, the modeled demand growth represents 5.5 acres over five years and 22 acres over 20 years.” (pp. 19-20)

Residential

“Camas has been among the fastest growing cities in the County, tripling in size since 1990, **growing at more than twice the Clark County rate**. Between 2010 and 2022, the city grew from 19,400 to 27,300, adding 7,900 residents. This represents an increase of 41%, or **2.9% per year on average**.” Figure 4.14 is a graph representing these data. Furthermore, “The city’s growth was strongest in the late 1990s, when the annual growth rate averaged roughly 10.0% per year. **The weakest growth was after the 2008-09 recession, when the rate hovered around 2.0% per year**. This is still strong – the long-term regional growth rate is 1.2% – and indicates considerable demand pressures. The growth gained momentum over the last decade, averaging 3.8% per year over the 2017-2021 period, when the city added 4,500 residents. This increase was accommodated by increased housing supply, which totaled 1,600 units over the five years.” (pp. 20-21)

Residential Shift

“**Regionally, there has been a shift in demand over the past two decades, from single-family ownership homes to multi-family rental units**. The shift was catalyzed by the foreclosure crisis and ensuing recession at the end of the 2000s, which led to stricter credit requirements for homebuyers. The recession also caused an increase in college enrollment, at rapidly growing tuition costs, something that in tandem with rapidly rising rent levels made it difficult to save up for down payments. Rental apartments became the only viable housing form for many young households, which in turn led to a shift in housing construction, from single- to multi-family units. **Rapid price gains in the single-family**

market has continued to sustain demand for the more affordable multi-family homes in recent years.”
(p. last paragraph, 21)

The report continues, **“The same shift has taken place in Clark County, where the multi-family share of new housing production went from 15% in the early 2000s to 45% by 2021. Camas has not participated in this shift to the same degree.** If we exclude the 276-unit Kielo at Grass Valley in 2019 (and the Casey in 2022), the share of issued multifamily building permits has remained around 0% over the past 10 years.” (p. 1st paragraph, p.22)

Historic Demand

“Reflecting the very limited supply of new units, market absorption of apartments in Camas was very modest until 2018-19, when roughly 50 units were absorbed annually, and 2020-21, when the absorption averaged more than 160 units annually due to lease-up of Kielo at Grass Valley. In isolation, Kielo achieved absorption of 31 units per month on average (~20 ac./yr). **This is unusually high, indicating strong demand. Thus, Camas would likely have absorbed many more units with additional supply.**” (2nd paragraph, p. 22)

Projected Housing Demand

JE has developed a model that “allocates anticipated household growth into demand for housing of different forms.” The model takes into account household age and income levels, with the demand growth “anticipated to be concentrated among middle- and upper-income segments, with declines at the lowest income levels. This is in keeping with recent trends, reflecting the appeal of Camas to affluent households.”

Figure 4.20 of the JE Report shows a 5-year demand growth and an annual demand growth. In summary, the figure shows, “Detached single-family ownership homes dominate the projected demand, representing a net increase of roughly 700 units over five years. If we include detached rental homes, which typically come from the existing housing stock, there is an estimated net need for 760 new detached homes. Attached homes are projected to represent a total need for roughly 150 homes. **Rental apartments are projected to see the strongest demand growth in relative terms, for an estimated 365 units.** If we include condominiums, the net need for new multifamily units is estimated to 385.” (2nd paragraph, p. 24)

Again, this forecast is based on the historical job/housing relationship and existing single-/multifamily splits in the city. **It may underestimate the preference for housing among low- and middle-income households, who are currently underrepresented. Additional housing at appropriate price points would thus likely accommodate additional growth.**” (4th paragraph, p. 24)

Section V Conclusions

Land Capacity

According to the 2021 Clark County Buildable Lands Report, land absorption in Camas over the 2016-20 period represented absorption of 60 acres of residential land per year on average, 6 acres of commercial land annually, and 1.6 acres of industrial land annually. At these rates, the current land supply represents over 50 years of commercial land and over 400 years of industrial land, while the residential

land represents only 12 years of absorption. ***From a land capacity standpoint, the proposed re-allocation of commercial and industrial land to residential land would thus improve the balance in the land supply.*** (3rd paragraph, p. 25)

Market Trends

All across the region, there has been a shift in demand from single- to multifamily housing in recent years, as single-family homes have become financially unattainable for a growing share of the population. While the housing production in Clark County has evolved to match the new pattern, Camas has only to a limited degree shifted its housing production, and thus likely has some pent-up demand for multifamily housing. ***This is corroborated by the Camas Housing Action Plan (2021), which includes a detailed analysis of current and future housing needs in the city. The analysis finds a particular need for additional multi-family and attached single-family homes that can accommodate low- and middle-income households. Additional housing in these categories will likely help employment growth in the city by providing workforce housing that brings needed labor closer to Camas employment.*** (2nd paragraph, p. 25)

Given the limited need for employment land reflected in these market-based forecasts, ***the proposed re-allocation of industrial and commercial land to residential land is unlikely to have negative impact on employment growth, while it can alleviate pressures in the residential market.*** By accommodating needed workforce housing in the city, the re-allocation may in fact have a positive impact on employment growth. (2nd paragraph, p. 26)

Suitability for Development

We regard both sites to be suitable for the proposed multifamily residential (MF-18) zoning, which is intended for multifamily and attached single-family housing. The sites are located at the transition between residential and employment land, where these housing forms are encouraged. Moreover, these uses are compatible with surrounding housing and schools, and do not face the issues related to scale, configuration, or topography that would complicate commercial or industrial development. On the contrary, the sloping topography represents an amenity in the form of views. Furthermore, the sites would provide housing within walking distance of schools, parks, and the proposed Camas Station commercial center, thus generating limited auto traffic. Given the many Camas residents who commute to the west, the sites would also offer shorter commutes and relatively less traffic compared to other buildable multifamily land in the city. A strong indication of the suitability for the proposed residential use is provided by Parker Village, a recent attached-home development located between the subject sites. (3rd paragraph, p. 26)

In conclusion, we regard the subject sites to represent desirable locations for housing, both from a community standpoint and from the perspective of renters, buyers, and developers. The sites are less suitable for employment uses, and less likely to be developed in light of current and anticipated market conditions. These findings are supportive of the proposed comp plan amendment and zone change. (last paragraph, p. 26)

Full Johnson Economics Report

5

Section

Comprehensive Plan Amendment and Rezone Request



**MARKET AND LAND NEED ANALYSIS
FOR A PROPOSED COMPREHENSIVE PLAN AMENDMENT
AND ZONE CHANGE REQUEST
IN CAMAS, WASHINGTON**

PREPARED FOR
MACKAY FAMILY PROPERTIES
DECEMBER 2022

JOHNSON ECONOMICS, LLC
621 SW Alder St, Suite 506
Portland, Oregon 97205



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I. INTRODUCTION

JOHNSON ECONOMICS was retained by MACKAY FAMILY PROPERTIES to conduct a land need analysis in support of an application for a comprehensive plan amendment and zone change for five tax parcels in northwest Camas (parcel #: 127372000, 127367000, 125185000, 125193000, 986055381). The parcels in question are currently designated for commercial and industrial uses, with Regional Commercial (RC) and Business Park (BP) zoning. This report assesses the appropriateness of redesignating and rezoning the parcels to residential land with Multi-Family High designation and Multi-Family 18 zoning (MF-18).

The analysis evaluates the impact of the proposed changes to the supply of residential, commercial, and industrial land in the Camas UGA. The analysis also surveys current trends in these respective markets, and estimates future demand in Camas based on current market trajectories. Moreover, the analysis evaluates the suitability and likelihood of development for each of these uses on the subject sites, based on market and planning criteria.

The main tasks completed as part of this analysis are the following:

- Review of the City of Camas' current relevant planning documents and evaluate, update, and/or modify forecasts and capacity estimates based on current information. These include current comprehensive plan and zoning maps, the Camas 2035 Comprehensive Plan, the 2021 Housing Action Plan, and the Clark County 2021 Buildable Lands Report (June 2022).
- Physical inspection of the subject sites and evaluation of their suitability for residential, commercial, and industrial uses.
- Land capacity analysis, reconciling the current land supply in the Camas UGA according to the Buildable Lands Report and to the land need projects adopted in the 2035 Comprehensive Plan.
- Analysis of ongoing market trends and future market demand for residential, commercial, and industrial uses in Camas.
- Reconciliation of findings from the above tasks to determine the need and suitability for additional multifamily vs. commercial and industrial land at the subject site, in light of city-wide land capacity and needs.



II. SITE ANALYSIS

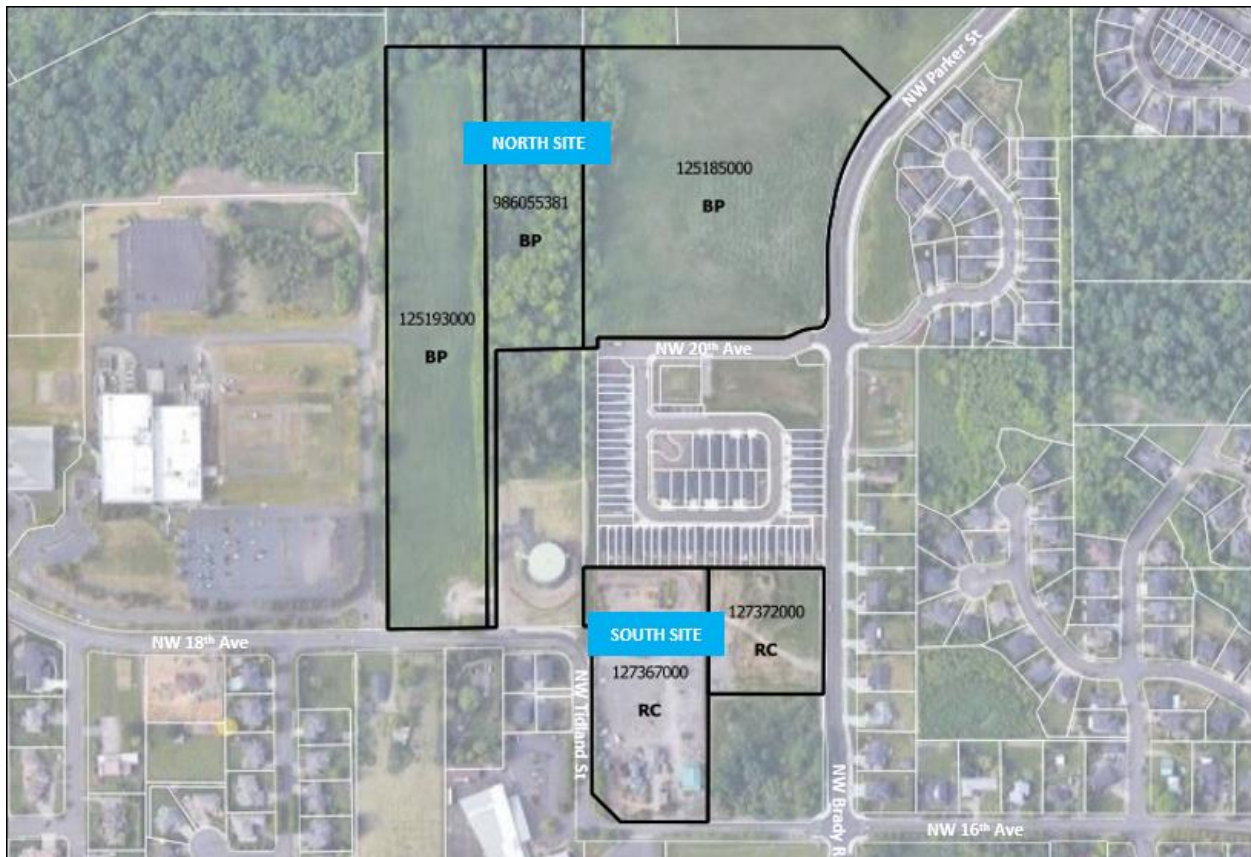
THE SUBJECT SITES

The two subject sites are both flag-shaped, made up of two and three tax parcels, respectively. The north site is the largest, measuring 24.4 acres across three parcels – all with industrial comp plan designation and Business Park (BP) zoning. Most of the acreage is open fields, while some is forested. The site has frontage along NW 18th Avenue, 16th Avenue, and Brady Road/Parker Street. The site slopes to the north and east, with the south portion being steepest.

The south site is 6.6 acres in size, across two tax parcels, with commercial comp plan designation and Regional Commercial (RC) zoning. The site was previously used for a nursery, but most of it is currently vacant. It has frontage along NW 16th Avenue, Tidland Street, and Brady Road. The highest point is at the southwest corner, as the site slopes to the northeast. The steepest part is the east portion, sloping down to Brady Road.

The area surrounding the sites is mostly residential, though the former Sharp campus is located to the west, currently occupied in part by the headquarters of nLight, as well as Odyssey Middle School and Discovery High School. The conversion of business park space to other uses observed at the Sharp campus is part of a broader trend, also seen at the former HP campus in East Vancouver. Prune Hill Elementary and Prune Hill Sports Park are located to the south of the sites. The land between the two sites is occupied by a water tower and attached housing. The area to the north and west is zoned for business park, while the small site located at the northwest corner of NW 16th Avenue and Brady Road is zoned Community Commercial (CC).

FIGURE 2.1: MAP OF SUBJECT SITES



SOURCE: Clark County, Google, Johnson Economics



The following map displays the sites in their local context, showing their situation at the boundary of residential and employment neighborhoods. Areas to the south and east are predominantly residential, while areas to the west and north – much of which is vacant – are zoned for industrial and commercial uses. An overview of development in this area to the west and north is included on the next page.

FIGURE 2.2: LOCAL CONTEXT



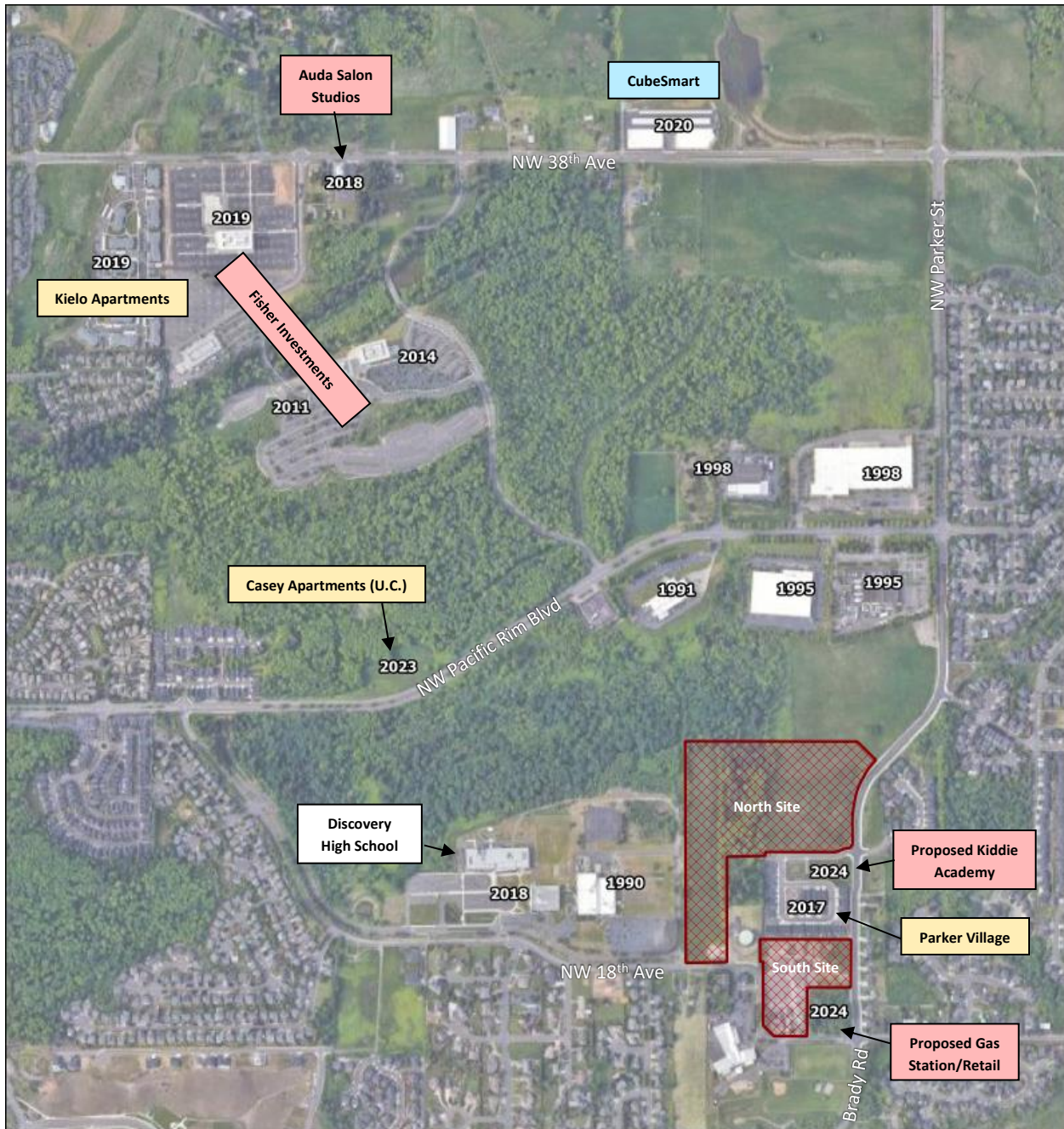
SOURCE: Clark County, Google, Johnson Economics

The following map shows recent and proposed development in the Grass Valley commercial/industrial area north and west of the sites. Building years for previously constructed commercial and industrial buildings are also included. Most of the industrial buildings in this area were built in the 1990s, predominantly along NW Pacific Rim Boulevard. The Sharp campus directly west of the subject sites is also in this category. The only project of recent date that can be classified as industrial is CubeSmart Self Storage on NW 38th Avenue (blue fill), representing very little employment.



Commercial development (pink fill) has also been limited. The Fisher Investments campus, representing 375,000 square feet built out over a 10-year period, is the only large project. A 15,000-square-foot medical/personal service building (Auda Salon Studios) on NW 38th Avenue is the only other commercial project in recent years. However, two projects of smaller scale along Brady Road near the subject sites are proposed, including a daycare (Kiddie Academy, 11,000 SF) and a convenience/retail project (Camas Station, 14,000 SF). Two mid/high-density residential projects have also been built in this area: Kielo Apartments (276 units, completed 2020-21) and Parker Village (60 units, completed 2017-18). Additionally, the Casey Apartments (125 units) is currently under construction.

FIGURE 2.3: DEVELOPMENT IN THE GRASS VALLEY AREA



SOURCE: Clark County, Google, Johnson Economics



PROPOSED ALTERNATIVE USES

The north site currently has Industrial comp plan designation and Business Park zoning, while the south site has Commercial designation and Regional Commercial zoning. The proposed comp plan amendment and zone change would give both sites a Multifamily High designation and Multifamily-18 zoning (MF-18). As noted, the sites sit at the boundary of employment and residential zones.

BUSINESS PARK (BP)

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

This zone provides for employment growth in the city by protecting industrial areas for future employment. Design of business park facilities in this district will be campus-style, with landscaped buffers, and architectural features compatible with surrounding areas. (Chapter 18.05.050)

As discussed on the previous page, there has been no new development of this format in Business Park or other industrial zones north and west of the subject sites in recent years. The industrial land in this area that has been developed in recent years has been built out with a high school and a self storage facility, with very limited industrial employment.

REGIONAL COMMERCIAL (RC)

The purpose of the Regional Commercial (RC) zone according to the Code is:

This zone provides apparel, home furnishings, and general merchandise in depth and variety, as well as providing services for food clusters and some recreational activities. Regional commercial is the largest of the commercial zones and is designed to serve the region or a significant portion of the region's population. (Chapter 18.05.050)

As with the Business Park zone, there has been no new development of the intended Regional Commercial format in the area north and west of the subject sites in recent years. There has, however, been a successful and important office project of a headquarter/campus format (Fisher Investments) as well as a smaller office project with a service format. Additionally, a proposed daycare (Kiddie Academy) and a retail project with a neighborhood/convenience format and a fueling station (Camas Station) have been approved adjacent to the sites, in a CC (Community Commercial) zone.

MULTIFAMILY-18 (MF-18)

The purpose of the Multifamily-18 (MF-18) zone according to the Code is:

These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones. (Chapter 18.05.040)

Three developments of this format have taken place in the Grass Valley area over the past five years, representing both rowhouses (Parker Village) and apartments, with mid-rise (the Casey) as well as a low-rise (Kielo) formats in the apartment category.



SITE SUITABILITY FOR ALTERNATIVE USES

The following is a general discussion of the suitability of the two sites for the alternative uses based on market considerations, physical characteristics, and access.

NORTH SITE: BUSINESS PARK (BP)

The Business Park (BP) zone allows for a wide range of commercial and industrial uses, many of which could technically be accommodated on the north site. However, the site's physical and locational attributes render many of these uses infeasible, while other uses are unrealistic due to weak market conditions.

- Compatibility:** Some industrial uses dependent on frequent or heavy inbound or outbound freight may not be compatible with the surrounding residential and educational uses, due to congestion in the morning and afternoon. This is most problematic at the beginning and the end of the school day, when students arriving or departing by foot are crossing roads, and parents are delivering or picking up students by car. Moreover, the visual compatibility with industrial buildings, as well as large office buildings, may be an issue on the main (north) portion of the site, which is in the view of homes along NW Brady Road. Deep setbacks and landscaping might improve the visual compatibility to some extent, though this would also reduce the usable portion of the site.
- Scale/Configuration:** In terms of acreage, the site has adequate scale for most business park uses. However, the configuration renders the narrow south portion of the site unusable for the campus-style projects envisioned in this zone, though smaller commercial buildings could be accommodated. As such, only the northern portion of the site is suitable for industrial business park use from a configuration standpoint.
- Topography:** The sloping topography makes industrial development of the narrow south portion of the site difficult from an economic standpoint. It might also be an obstacle to large industrial users on parts of the north portion, as it makes it more costly to accommodate large buildings. As industrial users pay the least of the major uses for land and buildings, narrow buildings (higher construction costs per square foot) in a terraced development (higher development costs) are generally infeasible. Moreover, slopes are generally viewed negatively from a freight standpoint, while also being seen as unattractive for employee parking. The topography would present less of a challenge to a business park offering more standard office space, though user demand for such space is currently concentrated in areas with extensive commercial amenities (see below).
- Traffic/Access:** The site's regional access via Highway 14, 192nd Avenue and Brady Road is likely adequate for most business park uses. Local arterial access via Payne Road/18th Avenue, 16th Avenue, and Parker Street/Brady Road is also likely adequate. However, these arterials are two-lane roads, and congestion around the schools during the beginning and end of the school day effectively reduces the access, especially from 18th Avenue. Steep elevation change further complicates the access from 18th Avenue. Brady Road is thus the best access point.
- Market Conditions:** The industrial market is currently dominated by demand for distribution and e-commerce fulfillment space, concentrated in areas with good inter-regional freeway access. Outside these areas, much of the demand is for heavy/durable goods manufacturing spaces and construction storage. Apart from the Intel campus in Hillsboro, there has been very limited demand for flex buildings of a tech/R&D format, like the buildings from the 1990s north and west of the site. Suburban business park users with more of a professional/office format generally seek locations near commercial amenities (e.g., Columbia Tech Center).



In Camas, absorption of industrial space has averaged 25,000 square feet, or roughly 1.7 acres, annually in recent years (see Market Analysis section). Office space absorption has averaged 15,000 square feet, or 1.4 acres annually. Given the site's lack of suitability (and entitlement) for heavy manufacturing, and its lack of proximity to commercial areas, only a small portion of the current industrial and office space demand can realistically be captured on the site, representing absorption of less than one acre annually on average.

SOUTH SITE: REGIONAL COMMERCIAL (RC)

The Regional Commercial (RC) zone is intended for establishments with regional trade areas, but allows for a wide range of commercial uses. The most suitable uses at the subject site are those with small footprints and a neighborhood orientation, though the development of a convenience center for this specific segment on an adjacent site (Camas Station) will make it difficult to find adequate support for similar establishments on the subject site.

- **Compatibility:** The regional establishments intended for the Regional Commercial (RC) zone include many “big-box” stores dependent on large scale in order to attract demand from a regional trade area. The traffic generated by such stores would not be compatible with the residential and educational uses around the site. However, the RC zone also allows for many smaller business formats with a neighborhood or community orientation. These would in general be compatible with surrounding uses.
- **Scale/Configuration:** At 6.6 acres, the site does not have adequate scale for a regional commercial center. The flag-shaped configuration of the site makes it difficult to accommodate even a smaller grocery-anchored community center. The most likely commercial format is a non-grocer neighborhood center.
- **Topography:** The east portion of the site has a relatively steep slope to the east (Brady Road), which requires significant, costly site work in order to be usable. Buildings will sit well above the road, which will reduce the signage effect, making this part of the site less marketable for commercial users. Steep uphill access from Brady Road might also be a challenge. The west portion is adequately flat for commercial development.
- **Traffic/Access:** From a capacity standpoint, the two-lane roads to the site are inadequate for the type of shopping traffic associated with regional commercial centers. As discussed, there is already congestion on the roads around the site at the beginning and end of the school day. From a demand standpoint, the roads around the site do not currently have the traffic volume required to sustain most types of commercial activity. Johnson Economics has conducted extensive research on commercial development in the Portland Metro Area over the past decade, and found very few examples of suburban development along roads with a daily traffic volume below 15,000. The current volume is 7,600 on Brady Road and 2,800 at 16th Avenue/Tidland Street, according to TrafficMetrix. The adjacent site at the corner of 16th and Brady, where Camas Station has been proposed, has the additional exposure to traffic on the east leg of 16th Avenue (6,100), which puts it close to the threshold for neighborhood/convenience centers.
- **Market Conditions:** In general, the market for commercial space has been weak in recent years, due to the shift to online retail. Most new development is taking place in areas with substantial population growth. In Camas, absorption of retail space has averaged 3,600 square feet, or 0.3 acres, annually since 2016. Much of the resident demand flows out of the city to the large commercial area around the Columbia Tech Center. Some of this demand can likely be captured in neighborhood centers with a convenience format, like the proposed Camas Station project. However, with this center providing 14,000 square feet of convenience, gas, coffee, and additional retail and service, we regard the potential for additional establishments at this location to be very limited – especially taking into account the limited traffic exposure.



BOTH SITES: MULTIFAMILY 18 (MF-18)

The MF-18 zone is intended for multifamily and attached single-family housing. The two sites are suitable for these housing formats, as indicated by the adjacent Parker Village. The sites are located at the transition between employment and residential areas – where this type of housing is encouraged – and possess strong residential qualities, including good views and pedestrian access to schools and parks.

- **Compatibility:** Multifamily and attached single-family housing on the sites are generally compatible with surrounding housing, schools, and park. The only possible exception is tall mid-rise buildings located across from detached single-family homes along 18th Avenue and Brady Road. Without adequate setbacks, such buildings might feel too massive near detached homes. However, the most likely development format on these sites in the current market are two- and three-story structures (four-story structures are typically only feasible closer to commercial amenities, where pricing is higher). We also regard the residential uses to be compatible with the nLight building west of the north site, as this building is set back quite far from the property line, and screened by a row of trees. We therefore find the proposed residential use on both sites to be fully compatible with surrounding uses.
- **Topography:** Multi-family and attached-home development is typically feasible on uneven topography due to the ability to locate buildings and parking areas at different elevations. The relatively small footprints of the buildings also allow for terraced development, which is an advantage in terms of capturing pricing premiums for views. No portion of the sites appears to steep for this type of development.
- **Traffic/Access:** The sites have adequate access for the proposed residential uses, and the pedestrian access to schools, park, and commercial amenities at the proposed Camas Station enhances the residential marketability of the sites. Though the traffic will increase compared to the current undeveloped state, the uses represent lower intensity and peak-hour traffic than typical commercial and industrial uses. Moreover, the adjacent schools and proposed commercial center within walking distance will allow for trip reductions at these sites. Given the many Camas residents who commute to the west, the sites would also offer shorter commutes and reduced traffic compared to other buildable multifamily land in the city.
- **Market Conditions:** The market for affordable housing forms, including rental apartments and attached homes, is strong all across the region, and the recent increase in mortgage rates is likely to shift additional housing demand to these housing formats. Though Camas has traditionally been a low-density housing market, its residential appeal – created by good schools, safe neighborhoods, outdoor recreation opportunities, and a quaint, vibrant downtown – extends into attached-home and multifamily markets as well. This was recently demonstrated by the rapid absorption of the 276-unit Kielo at Grass Valley apartment project, which leased up at a rate of 31 units per month, representing roughly 20 acres annually.

Our modeling of residential demand over the coming five years in Camas indicate a need for nearly 400 additional multifamily units and around 150 additional attached homes. We regard the subject sites to be well positioned to capture this demand, due to their views, access to schools and park, and relative proximity to employment and commercial areas to the west and in Downtown Camas.



III. LAND CAPACITY ANALYSIS

2015-35 COMPREHENSIVE PLAN

The following figure presents the estimated buildable acres of commercial, industrial and residential land in Camas as identified in the City's most recently adopted Camas 2035 Comprehensive 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, 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 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).

FIGURE 3.1: ESTIMATED LAND NEED AND CAPACITY, CITY OF CAMAS COMPREHENSIVE PLAN (2015-35)

Land Use Category	Density	Land Need (2015-35)			Land Supply / Capacity		Surplus Supply / Capacity	
		Jobs	Units	Acres	Net Acres (CP) ¹	Capacity (jobs/units)	Net Acres (CP)	Capacity (jobs/units)
Commercial	20.0 jobs/ac	6,744		337	464	9,280	127	2,536
Industrial	9.0 jobs/ac	4,438		493	660	5,940	167	1,502
<i>Employment</i>	<i>13.5 jobs/ac</i>	<i>11,182</i>		<i>830</i>	<i>1,124</i>	<i>15,220</i>	<i>294</i>	<i>4,038</i>
Residential	6.0 units/ac		3,868	645	876	5,256	231	1,388

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)

2021 CLARK COUNTY BUILDABLE LANDS REPORT

CURRENT LAND SUPPLY

The most up-to-date land capacity estimates for Camas are found in the 2021 Clark County Buildable Lands Report, which was finalized in June 2022. This updated VBLM found a diminished supply of net buildable lands in the commercial and residential categories, but a slight increase in the industrial category:

- 296 acres of Commercial Land (down from 464 ac. in 2015)
- 667 acres of Industrial Land (up from 660 ac.)
- 710 acres of Residential Land (down from 876 ac.)

CURRENT LAND CAPACITY VS. RECENT ABSORPTION

The Buildable Lands Report provides estimates of development pace from the 2016-2020 period. According to the report, land absorption in Camas over the 2016-20 period represented 60 acres of residential land annually, 6 acres of commercial land annually, and 1.6 acres of industrial land annually. At this pace, the residential category is the most likely to exhaust its supply of land by 2035. The current land supply represents:

- Over 50 years of Commercial Land (5.8 acres/year)
- Over 400 years of Industrial Land (1.6 acres/year)
- 12 years of Residential Land (59.6 acres/year)



ABILITY TO MEET COMP PLAN TARGETS WITH CURRENT LAND CAPACITY

The Camas 2035 Comp Plan adopted an employment growth target of 11,182 jobs over the 20-year period. In 2015, the total employment land (commercial and industrial) had capacity for 15,220 jobs, at the assumed employment densities of 20 jobs per commercial acre and 9 jobs per industrial acre (13 jobs/ac. weighted average). The current supply of employment land (963 ac. total) has capacity for 11,923 jobs at these densities, thus exceeding the original 20-year target.

The growth target of 11,182 jobs adopted in 2015 was very high compared to actual employment at the time (7,469 in 2015). This was likely because it was erroneously based on the number of employed workers residing in the city (9,093 in 2013) rather than the number of jobs in the city. Between 2015 and mid-2022, 2,058 jobs were created in Camas, according to the Washington Employment Security Department (June 2022 estimates used for 2022). This represents only 18% of the target, requiring the current buildable land to accommodate the remaining 82%. Still, the current capacity for 11,923 jobs is more than adequate to accommodate the 9,124 jobs that remain of the 2035 target, representing a surplus of 286 acres.

For residential use, the Comp Plan has a target population growth of 11,255, or 3,868 new households. Over the 2015-22 period, 1,996 new housing units were completed in Camas, according to the Washington Office of Financial Management, representing 52% of the growth target, while 1,872 units remain to reach the 2035 target. In 2015, the residential land capacity in Camas could accommodate 5,256 units at the assumed six units per acre. As of the 2021 Buildable Lands Report, the 710 acres of net buildable residential land can accommodate 4,260 units at the same density. In other words, the current residential capacity is more than enough to accommodate the entire 20-year growth target, and more than twice the needed amount to accommodate the 1,872 units remaining of the 2035 target. The current residential surplus is roughly 400 acres.

FIGURE 3.2: CURRENT LAND CAPACITY VS. REMAINING GROWTH TARGETS

	Target Growth 2015-35	Actual Growth 2015-22 ¹	Remaining Growth			Current Capacity 2022-35	Surplus Capacity 2022-35
			Target 2022-35	Density 2022-35	Land Need 2022-35		
Employment	11,182 jobs	2,058 jobs	9,124 jobs	13.5 jobs/ac. ²	677 ac.	963 ac.	286 ac.
Population/Housing ³	3,868 units	1,996 units	1,872 units	6.0 units/ac.	312 ac.	710 ac.	398 ac.

¹ Using June 2022 employment data; ² Weighted average density (20.0 jobs/ac for commercial and 9.0 for industrial); ³ 11,255 population target.

SOURCE: Camas 2035; 2021 Clark County Buildable Lands Report, WA ESD, WA OFM, Johnson Economics

ABILITY TO MEET COMP PLAN TARGETS WITH PROPOSED AMENDMENT

The proposed comp plan amendment will reduce the amount of employment land by 31 acres (24 ac. industrial and 7 ac. commercial). This will only have a minor impact on the surplus capacity of employment land, which will be reduced from 286 to 255 acres. Conversely, the residential capacity will increase by 31 acres, to 429 acres.

FIGURE 3.3: PROPOSED LAND CAPACITY VS. REMAINING GROWTH TARGETS

	Remaining Growth	Current Capacity	Proposed Capacity		Surplus Capacity Net of Change
	Land Need		Change	New Capacity	
Employment	677 ac.	963 ac.	-31 ac.	932 ac.	255 ac.
Population/Housing	312 ac.	710 ac.	31 ac.	741 ac.	429 ac.

SOURCE: Camas 2035; 2021 Clark County Buildable Lands Report, WA ESD, WA OFM, Johnson Economics



IMPACT OF THE PROPOSED AMENDMENT ON LAND SUPPLY

Relative to the adopted growth targets, the proposed comp plan amendment will increase the imbalance in the surplus of residential vs. employment land. However, the actual absorption pace presented in the Buildable Lands Report indicates that the residential category will exhaust its supply of land first. Thus, relative to actual development patterns and community needs, the proposed amendment will contribute to greater balance in the land supply. As mentioned, the adopted growth target for employment was based on modeling workers residing in, rather than working in, Camas in 2013. Instead of the intended 3.7% annual growth rate, the adopted target effectively assumes 4.2% annual growth. In comparison, employment growth over the 2015-21 period has averaged 3.0% annually. Thus, the comp plan's unrealistic employment growth assumptions result in artificially low estimates of surplus employment land currently. In other words, the current actual surplus of employment land is likely much greater than the indicated 286 acres.

CAMAS HOUSING ACTION PLAN (2021)

The Housing Action Plan (HAP) completed for the City of Camas in 2021 includes a thorough analysis of housing availability and needs in the city. The plan identifies a need for additional multifamily and attached single-family housing, and recommends strategies that can encourage additional development in these categories. These strategies include rezoning employment land to multifamily residential land. Again, though this would increase the imbalance of surplus land relative to adopted growth targets, it would help reduce the imbalance in the actual development patterns and needs in the city.

According to the HAP report, there is only around 70 acres of developable multifamily-zoned land within the Camas UGA after the City recently acquired 24 buildable acres for a park. At the achieved densities assumed for future buildout of high-density residential land in Camas in the Buildable Lands Report, this represents 600 housing units. Some of this land is located in the North Shore area, without current access to infrastructure. These sites are unlikely to develop over the near term, as they are dependent on other sites developing first and bringing the infrastructure closer (some of these sites also have significant topographical challenges). Thus, the near-term capacity for this type of housing is likely well below this figure. The proposed comp plan amendment and zone change would contribute additional multifamily land with near-term development potential.

The HAP report also includes an analysis of commute times for residents in the city. Camas has a large share of commuters, most of whom commute to the west via Highway 14. The location of the subject sites means that they would provide housing closer to this employment than the other major tracts of buildable multifamily land in the city. Moreover, the sites would also provide housing close to new employment in the Grass Valley area. Thus, with residential use, the sites would contribute less new traffic and shorter commutes than the other buildable multifamily sites in the city.



IV. MARKET ANALYSIS

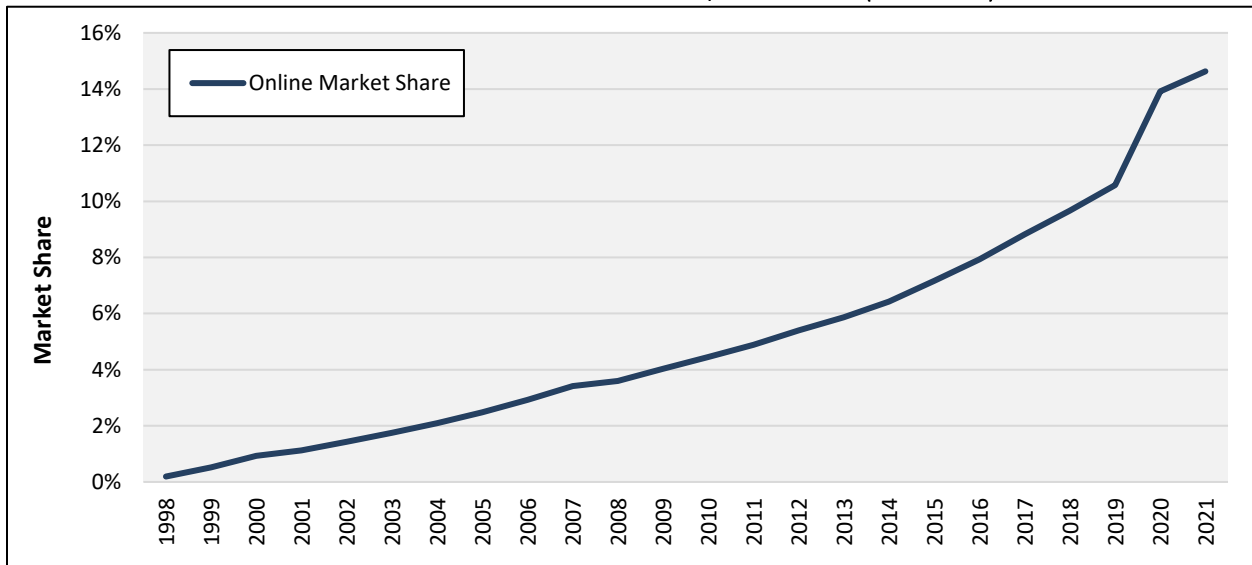
In this section, we evaluate market trends and future demand prospects for commercial, industrial, and residential uses in Camas. For context, we include broader trends of importance observed on the national or regional level.

COMMERCIAL

RETAIL TRENDS

The commercial real estate market has undergone dramatic changes over the past decade. Within the retail segment, the shift to online shopping has reduced the need for brick-and-mortar space, especially from retailers selling physical goods. Pre-COVID, online retailing accounted for around 10% of all retail spending – after gaining roughly one percentage point per year over the last few years. During COVID, the online market share jumped to 15%.

FIGURE 4.1: E-COMMERCE SHARE OF ALL RETAIL, UNITED STATES (1998-2021)



SOURCE: U.S. Dept. of Commerce, JOHNSON ECONOMICS

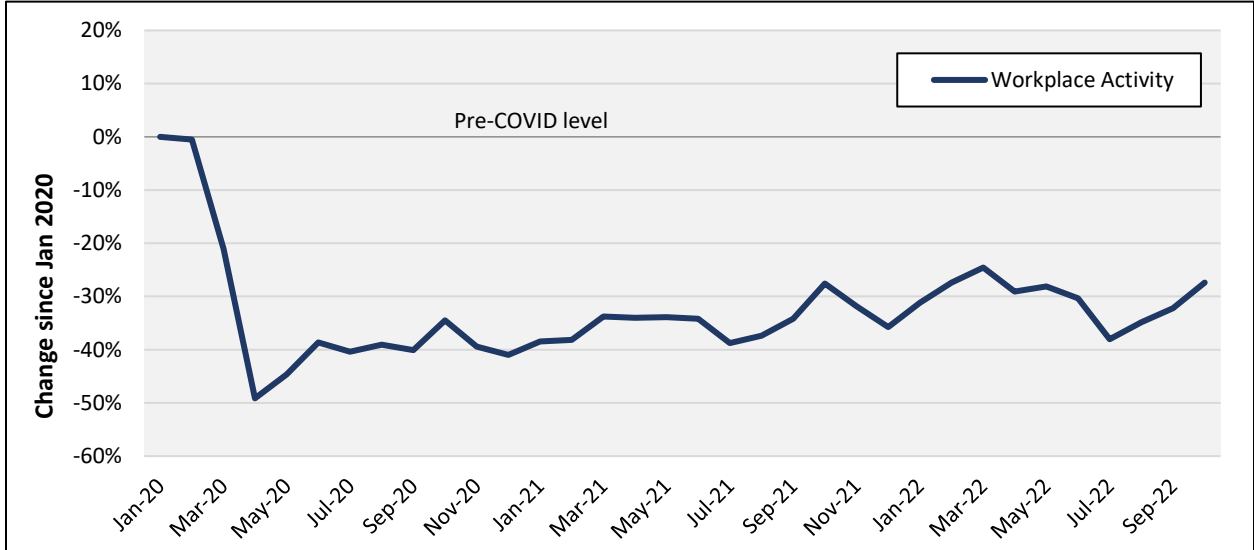
An older trend, which continues to change the retail market, is the shift from goods to services. Since the middle of the last century, the share of personal spending on physical goods has declined from over 60% to around 30%. Commercial tenants that benefit from this shift include restaurants, coffee shops, healthcare providers, beauty salons, and financial advisors. This has led to increased demand for smaller spaces while demand for large spaces has declined due to online competition. Over the past decade, only one-fifth of the net absorption of retail space has been driven by physical goods retailers, as service providers and eating/drinking places have dominated.

OFFICE TRENDS

Within the office segment, there already was a declining trend in the use of space per worker during the past decade, reflecting the increasing use of open floor plans without individual offices. COVID-19 led to further reductions as many workers began working from home. Though many have returned to the office as the pandemic has subsided, high rates of remote work are expected to continue going forward, as the systems are now in place and many workers show a preference for this arrangement. In Clark County, the number of workers at workplaces (mon-fri) remains 27% below the pre-COVID level as of October 2022 (see next page, workplaces are places of employment identified by Google, not including residences). The activity level has hovered around the current level over the past year, and thus does not indicate a return to pre-COVID levels any time soon.



FIGURE 4.2: WORKPLACE ACTIVITY COMPARED TO PRE-COVID (JANUARY 2020) LEVELS, CLARK COUNTY

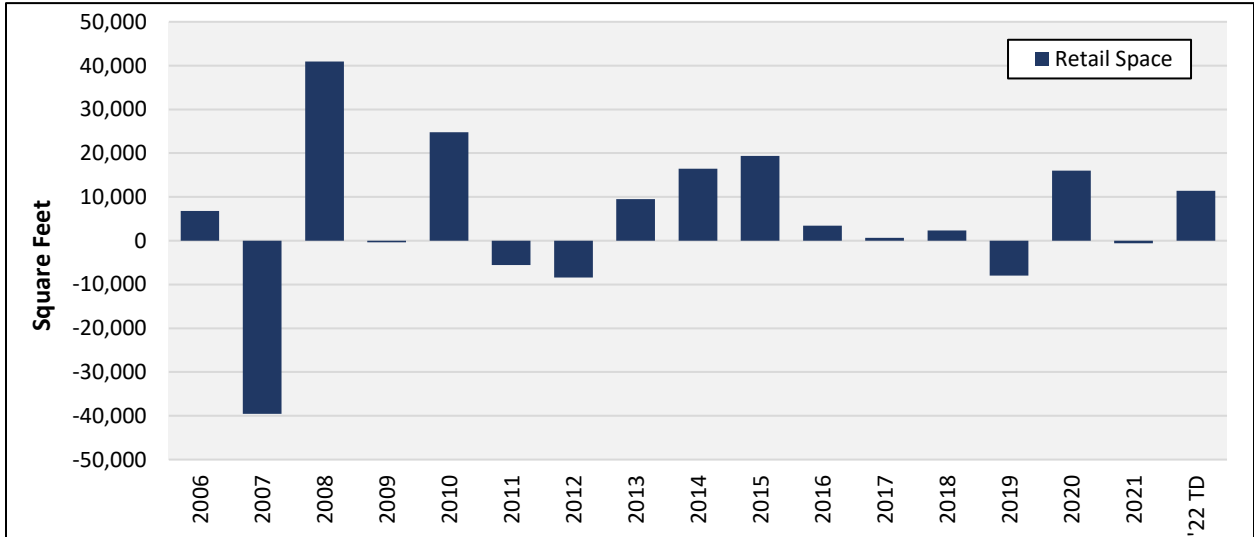


SOURCE: Google, JOHNSON ECONOMICS

HISTORICAL RETAIL SPACE ABSORPTION

The recent weakness in the retail market has been evident in Camas as well. Since 2016, only 22,000 square feet of retail space has been absorbed in the city on a net basis, including food/beverage space. This represents 3,600 square feet annually, or 0.3 acres assuming a typical suburban floor area ratio (FAR). In Clark County, retail space absorption has averaged 127,000 square feet annually over the same period, down from 285,000 per year over the prior 10 years.

FIGURE 4.3: HISTORICAL NET ABSORPTION OF RETAIL SPACE, CAMAS (2006-22)



SOURCE: CoStar

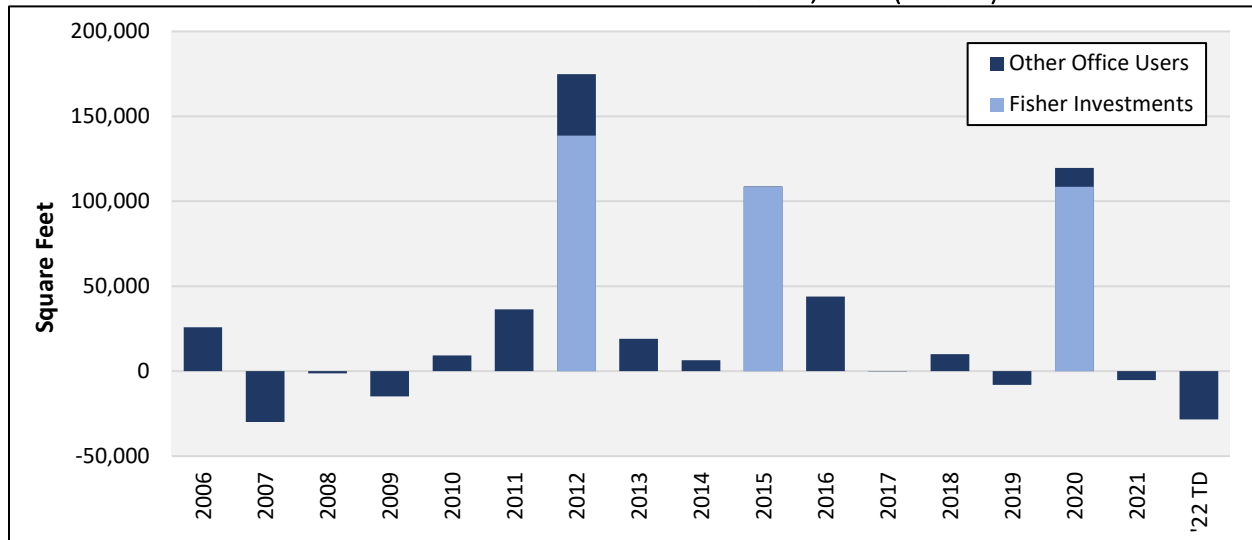
HISTORICAL OFFICE SPACE ABSORPTION

The office market in Camas has also shown a weak trend in recent years, at least if we ignore the 2020 expansion at Fisher Investments, which represented 108,000 square feet. With the latter included, the city has averaged 15,000 square feet of net absorption annually since 2016, representing just over one acre per year with typical FARs.



Combined with the retail absorption, this indicates 1.3 acres of annual absorption. With the Fisher expansion excluded, the office market has seen negative absorption (loss of occupied space), representing -3,400 square feet (-0.2 ac) annually. Note that the CoStar data does not capture all owner-user activity. The following chart includes manual adjustments to correct the absorption years for Fisher Investments in 2012, 2015, and 2020.

FIGURE 4.4: HISTORICAL NET ABSORPTION OF OFFICE SPACE, CAMAS (2006-22)



SOURCE: CoStar

FUTURE RETAIL SPACE DEMAND

Due to the large retail concentrations west of Camas, much of the retail demand from Camas residents is met by establishments outside the city. According to Environics, retail sales (including food/beverage) in Camas is only 48% of resident demand in 2022. The sales leakage is greatest for big-ticket items. The following table compares estimates of sales inside the city to demand from households residing within the city. The demand estimates are based on local demographics and the Census Bureau’s Consumer Expenditures Survey. Sales estimates are derived from the Census Bureau’s Retail Sales Survey.

FIGURE 4.5: RETAIL SUPPLY AND DEMAND, CAMAS (2022)

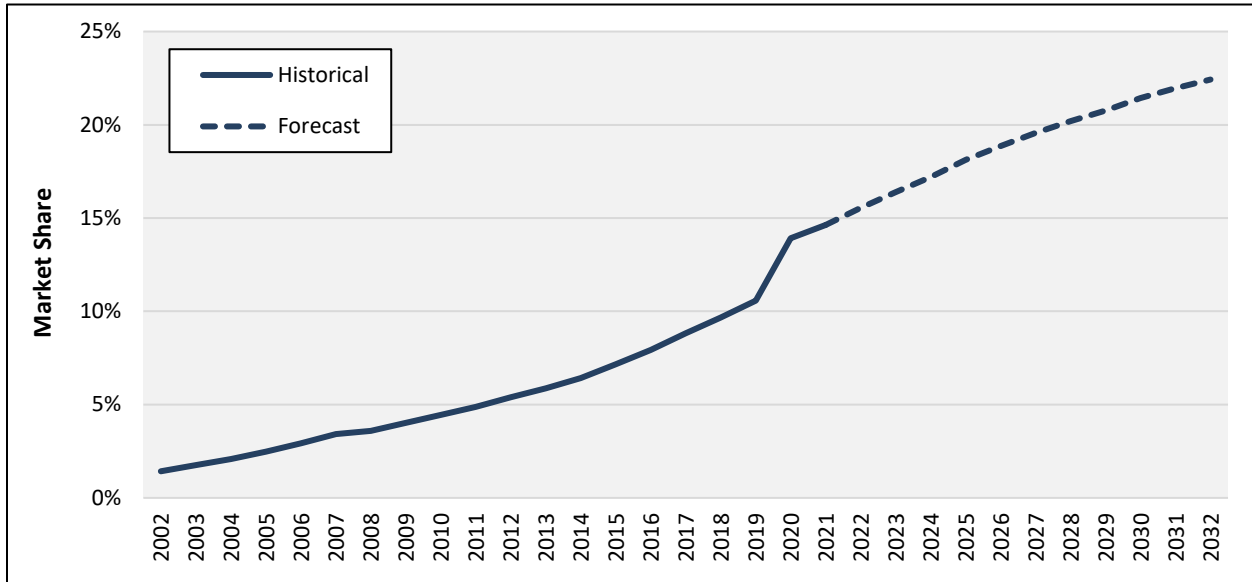
RETAIL SUPPLY-DEMAND, CAMAS 2022		2022 Demand	2022 Supply	Demand Gain/Leakage	
Retail Category (NAICS)	(Consumer Spending)	(Retail Sales)	(Total \$)	(%)	
Motor Vehicle and Parts Dealers-441	\$133,212,543	\$33,842,041	(\$99,370,502)	-75%	
Furniture and Home Furnishings Stores-442	\$13,585,021	\$3,370,938	(\$10,214,083)	-75%	
Electronics and Appliance Stores-443	\$7,937,200	\$1,821,572	(\$6,115,628)	-77%	
Building Material, Garden Equip Stores -444	\$45,983,770	\$17,248,741	(\$28,735,029)	-62%	
Food and Beverage Stores-445	\$85,886,445	\$49,136,544	(\$36,749,901)	-43%	
Health and Personal Care Stores-446	\$33,224,227	\$12,125,205	(\$21,099,022)	-64%	
Gasoline Stations-447	\$42,803,167	\$19,146,114	(\$23,657,053)	-55%	
Clothing and Clothing Accessories Stores-448	\$24,739,059	\$7,644,275	(\$17,094,784)	-69%	
Sporting Goods, Hobby, Book, Music Stores-451	\$9,731,411	\$5,055,633	(\$4,675,778)	-48%	
General Merchandise Stores-452	\$75,026,228	\$63,287,650	(\$11,738,578)	-16%	
Miscellaneous Store Retailers-453	\$13,180,762	\$10,366,955	(\$2,813,807)	-21%	
Foodservice and Drinking Places-722	\$72,981,794	\$43,197,835	(\$29,783,959)	-41%	
Total Including Food/Drinking Places	\$558,291,627	\$266,243,503	(\$292,048,124)	-52%	

SOURCE: Environics/Claritas, JOHNSON ECONOMICS



JOHNSON ECONOMICS models future retail sales via population forecasts, net of the anticipated continued shift to online shopping. Current demand from Camas residents is escalated assuming the residential forecast presented later in this section, which estimates 2.5% annual growth over the next years. Loss in demand to online retail is estimated using a nationwide forecast of market share by FTI Consulting. The forecast for all retail, including vehicles and gasoline, but excluding food and drinking places, is displayed below. The forecast indicates an online market share of 22% by 2032.

FIGURE 4.6: ONLINE RETAIL MARKET SHARE FORECAST, UNITED STATES



SOURCE: FTI Consulting, JOHNSON ECONOMICS

When modeling future retail space demand, we combine sales estimates for food/drinking places and true retailers, with online retail subtracted from the latter. Given the assumed shift to online retail, the modeled household growth is only expected to generate an increase of \$2.6 million in physical retail sales in Camas over the 2022-27 period. However, the food/drinking places are projected to see a sales increase of \$5.6 million. At a typical \$325 per square foot (annual average, according to CoStar) the total sales growth represents an increase in retail space demand of 26,000 square feet, or 2.4 acres at a standard 0.25 FAR. This reflects roughly 5,000 square feet and 0.5 acres on an annual basis, which is 40% greater than the average annual absorption since 2016 reported by CoStar.

FIGURE 4.7: FORECAST OF RETAIL SPACE DEMAND, CAMAS (2022-27, 2022 DOLLARS)

CHANGE IN RETAIL LAND NEED, 2022-27		CAMAS SALES				
		at 2.5% annual household growth		2022 Sales	Share	2027 Sales
2022	Retail, Physical Stores	\$223,045,668	84.4%	\$225,728,024	75.6%	\$2,682,356
	Retail, Online Stores	\$41,070,160	15.6%	\$72,893,795	24.4%	\$31,823,636
	Food/Drinking Places	\$43,197,835	100.0%	\$48,841,511	100.0%	\$5,643,676
2022-27	Physical Retail + Food/Drinking Places	\$266,243,503		\$274,569,534		\$8,326,031
	Change in Occupied Space (at \$325/SF)					25,619 sqft.
	Change in Land Need (at 0.25 FAR)					2.4 Ac.

SOURCE: JOHNSON ECONOMICS



FUTURE OFFICE SPACE DEMAND

We model demand for office space in Camas via employment projections in the typical office industries. We then apply industry-specific rates of office utilization to this job growth. Our job growth assumptions are in part based on pre-COVID growth in Camas (2015-19) and projections from the Washington Employment Security Department (ESD) for Southwest Washington. The ESD forecasts are conservative in nature and underestimated the growth pre-COVID. On the other hand, the historical growth rates from the 2015-19 period likely overestimate the long-term future growth potential, as this was a period of strong suburban expansion after weakness following the 2008-09 recession. When establishing future assumptions for Camas, we therefore reconcile these data sources and also consider our regional industry expectations. We also consider specifics in the Camas market, for instance the impact of Fisher Investments in the financial sector. The annual growth rates assumed in our forecast are displayed in column C below.

FIGURE 4.8: ASSUMED ANNUAL EMPLOYMENT GROWTH RATES, CAMAS (2022-27)

Growth Assumptions		Annual Growth Rates		
NAICS	Industry	A) Historical AAGR, 2015-19	B) Projected AAGR (ESD), Long-Term	C) Assumed AAGR (JE), 2022-27
51	Information	13.0%	3.2%	4.1%
52-53	Financial Activities	12.1%	1.4%	3.4%
54-56	Prof./Biz Services	2.6%	2.3%	2.5%
61-62	Education & Health	4.4%	2.3%	3.3%
81	Other Services	4.7%	2.3%	3.2%
92	Public Administration	0.3%	1.2%	0.7%

SOURCE: WA ESD, U.S. Census Bureau, JOHNSON ECONOMICS (JE)

After projecting employment in 2022 and 2027, we apply typical rates of office utilization within each industry. For this, we rely on figures from E. D. Hovee & Co., used in the 2014 Urban Growth Report for the Portland Metro region. However, we apply an upward adjustment to the financial sector due to Fisher Investments' large share of this sector. Finally, we apply square footage factors per employee to the projected office employment, generally assuming averages of 200-300 square feet, depending on industry. For this determination, we rely on several employment density analyses conducted by JOHNSON ECONOMICS over the past decade. However, we make a downward adjustment to the financial sector reflecting the higher density of Fisher Investments.

With the outlined assumptions, the model indicates growth in office employment of roughly 100 workers annually over the next five years. This represents around 20,000 square feet of space, or 100,000 over a five-year period. With an FAR or 0.33, this translates into land demand of 6.9 acres over five years, or 1.4 acres annually. Combining this with the modeled retail demand, we arrive at an estimated need for 1.9 acres of commercial land annually. This represents 9.5 acres over five years and 38 acres over a 20-year planning period.

FIGURE 4.9: FORECAST OF OFFICE SPACE DEMAND, CAMAS (2022-27)

Office Space Demand	Total Jobs		Office Share	Office Jobs			Avg. SqFt. Per Job	Office Space Demand		
	2022	2027		2022	2027	2022-27		2022	2027	2022-27
Information	128	156	25%	32	39	7	200	6,400	7,824	1,424
Financial Activities	2,234	2,640	87%	1,944	2,297	354	175	340,127	402,016	61,889
Prof./Biz Services	1,186	1,342	76%	895	1,013	118	225	201,472	227,947	26,475
Education & Health	569	669	30%	171	201	30	275	46,943	55,216	8,274
Other Services	89	104	32%	28	33	5	300	8,544	10,001	1,457
Government	208	215	43%	89	93	3	250	22,360	23,154	794
Total, Office Sectors	4,414	5,128		3,160	3,676	517		625,845	726,158	100,313

SOURCE: WA Employment Security Department, U.S. Census Bureau, Hovee & Co., JOHNSON ECONOMICS



INDUSTRIAL

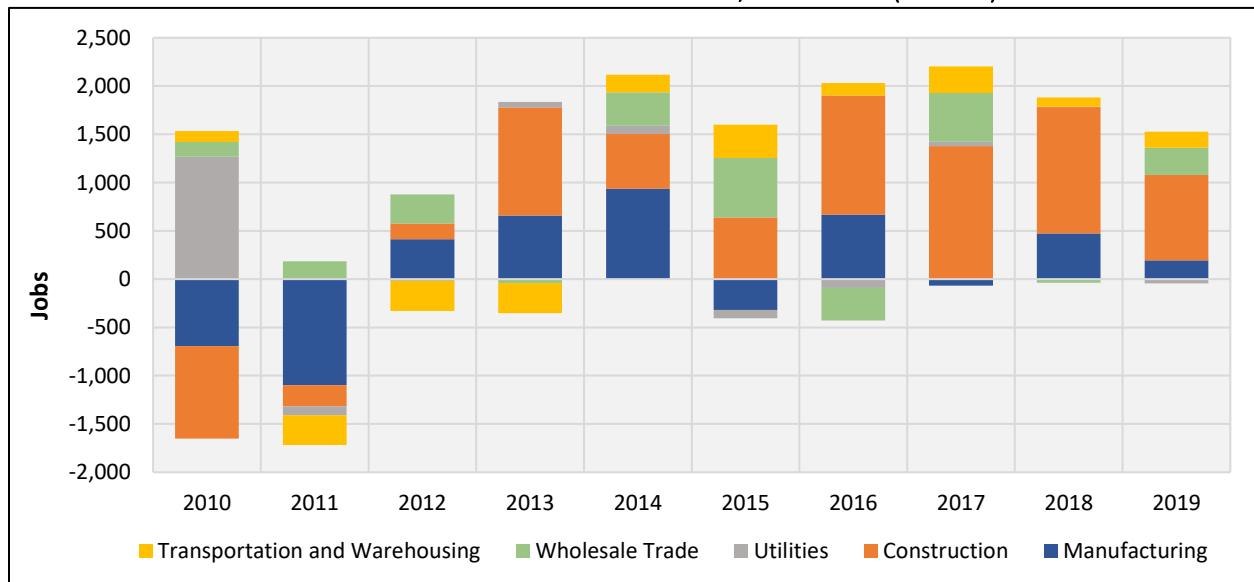
BROAD INDUSTRIAL TRENDS

The market for industrial space has also undergone major changes in recent years, reflecting technological advances and shifts in the economy. Demand for warehouse and distribution space has been boosted by e-commerce, which has moved storage needs from retail stores to warehouses. At the same time, the growth of high-tech supply chain management systems that require investments and expertise have caused a consolidation within the warehousing and distribution industry, with increasing reliance on larger third-party operators. New and large buildings that can more efficiently accommodate modern logistics operations have therefore been in high demand. With distribution driving much of the demand, there has been a particular need for sites with good freeway access.

Manufacturing has seen some improvement over the past decade, after a long period of declines. High-tech manufacturing was a major driver of growth in the Portland Metro Area in the 1990s, led by Intel, but experienced stagnation and declines over the next decades due to competition from locations in the southern states and Asia. The industry has seen modest growth in Clark County over the past decade. Stronger gains have been seen in other durable goods categories.

In Clark County, these shifts have led to development of large distribution centers at the Port of Vancouver and in Ridgefield. New manufacturing buildings have also been built, but in smaller numbers and sizes, mostly on port properties. Clark County has also seen an increase in the demand for smaller warehouses due to rapid growth in the construction industry. The following chart shows Clark County job growth in the sectors that dominate the industrial market. In the last five year before COVID, construction accounted for two-thirds of the job growth, while manufacturing represented 12%.

FIGURE 4.10: JOB GROWTH IN INDUSTRIAL SECTORS, CLARK COUNTY (2010-19)



SOURCE: U.S. Dept. of Commerce, JOHNSON ECONOMICS

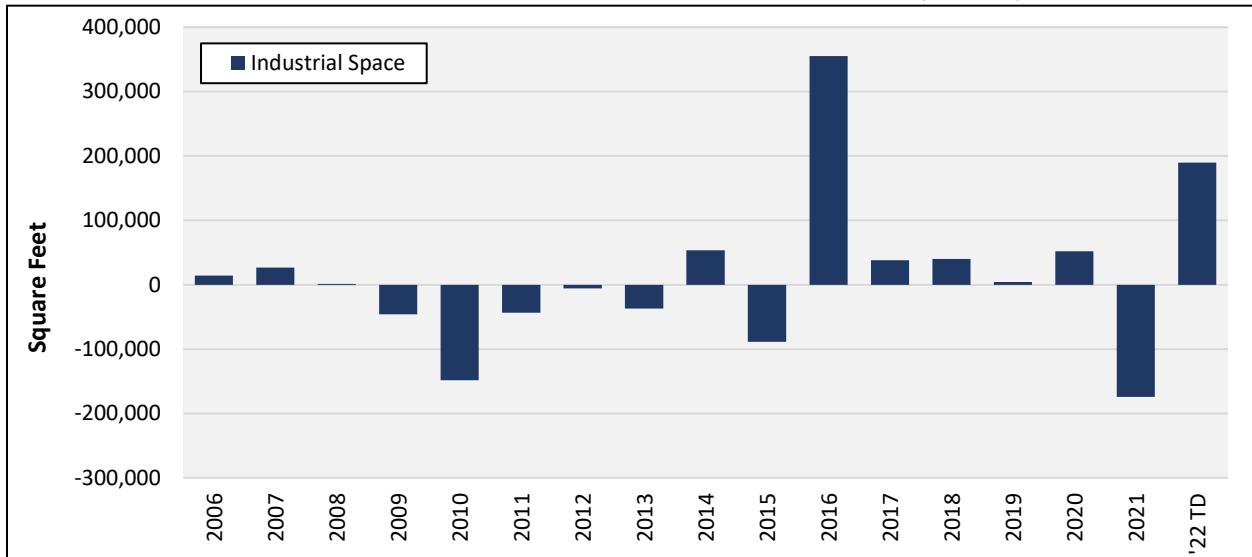
HISTORICAL INDUSTRIAL SPACE DEMAND

In Camas, occupancy of industrial space, including flex and specialty buildings, declined by 320,000 square feet between the 2008-09 recession and 2015. According to CoStar, much of the space was re-occupied in 2016, when the net absorption was 350,000 square feet, with WaferTech being the main contributor. Since then, the market has



averaged 25,000 square feet (~1.4 ac.) of positive absorption annually. More than half of this was CubeSmart Self Storage on 38th Avenue. The market lost industrial occupancy in 2021, when Karcher moved out of its building on Pacific Rim Boulevard, but regained most of this in 2022 as Northwest Paper Box moved in. Note that the Mill property is considered fully occupied.

FIGURE 4.11: HISTORICAL NET ABSORPTION OF INDUSTRIAL SPACE, CAMAS (2006-22)



SOURCE: CoStar

FUTURE INDUSTRIAL DEMAND

For estimating future industrial demand, we use the same approach as for office space, by modeling employment growth. However, we use the growth rates achieved over the 2017-22 period for historical reference points, rather than the pre-COVID 2015-19 period, as the industrial sectors have been less impacted by remote work than the office sectors in the wake of COVID. As with the office industries, our assumptions for future growth are generally between the conservative ESD regional forecasts and the recent averages from Camas. In the manufacturing industry, we assume moderate growth in coming years, after winddown of Mill operations caused declines in recent years (preliminary 2022 data indicates positive growth). The strongest growth is anticipated in the transportation and warehousing industry, which is benefitting from e-commerce growth.

FIGURE 4.12: ASSUMED ANNUAL EMPLOYMENT GROWTH RATES, CAMAS (2022-27)

Growth Assumptions		Annual Growth Rates		
NAICS	Industry	A) Historical AAGR, 2017-22	B) Projected AAGR (ESD), Long-Term	C) Assumed AAGR (JE), 2022-27
23	Construction	9.4%	2.0%	3.6%
31-33	Manufacturing	-1.0%	0.8%	0.2%
42	Wholesale Trade	3.3%	0.7%	2.2%
22,48-49	Transp., Wareh., Utilities	24.8%	0.1%	11.0%

SOURCE: WA ESD, U.S. Census Bureau, JOHNSON ECONOMICS

Assumptions for space utilization are again largely derived the Portland Metro 2014 Urban Growth Report, with per-employee floor areas of 600-1,850 square feet. With the projected growth of roughly 20 new jobs annually taking



place in industrial buildings, this results in a projected need for 93,000 square feet over five years, or nearly 20,000 square feet annually. At an FAR of 0.4, this represents 1.1 acres annually. Note that these are expectations for annual averages. Industrial development typically takes place in few large projects rather than small annual increments. Moreover, certain storage or warehousing projects can be realized with limited associated job growth. At 1.1 acres annually, the modeled demand growth represents 5.5 acres over five years and 22 acres over 20 years.

FIGURE 4.13: FORECAST OF INDUSTRIAL SPACE DEMAND, CAMAS (2022-27)

Industrial Space Demand Employment Sector	Total Jobs		Industrial Share	Industrial Jobs			Avg. SqFt. Per Job	Industrial Space Demand		
	2022	2027		2022	2027	2022-27		2022	2027	2022-27
Construction	369	440	58%	214	255	41	600	128,412	153,251	24,839
Manufacturing	2,074	2,095	68%	1,410	1,424	14	600	846,192	854,688	8,496
Wholesale Trade	457	510	64%	292	326	34	800	233,984	260,880	26,896
Transport., Wareh., Util.	34	57	78%	27	45	18	1,850	49,062	82,672	33,610
Total, Ind. Sectors	7,749	8,605		1,943	2,051	107		1,257,650	1,351,491	93,841

SOURCE: WA Employment Security Department, U.S. Census Bureau, Hovee & Co., JOHNSON ECONOMICS

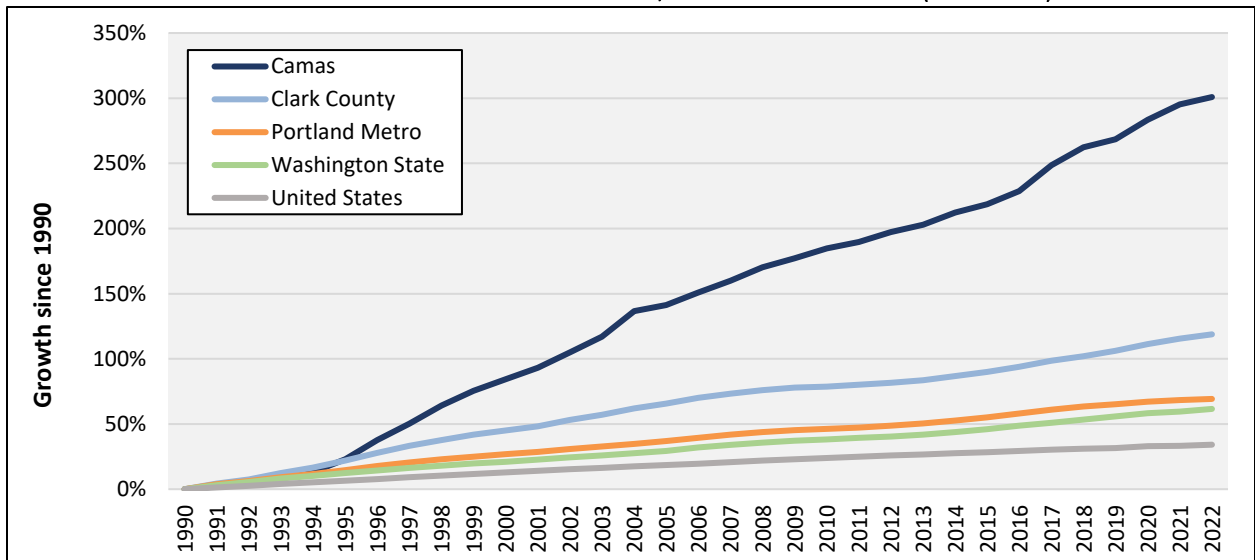
RESIDENTIAL

BROAD RESIDENTIAL TRENDS

Clark County has experienced strong population growth in recent decades, outpacing the other counties in the region. Since 1990, the population has grown by 119%, which is nearly twice as fast as the Portland Metro Area (+69%) and 3.5 times as fast as the nation as a whole. Financial and quality of life considerations have been among the factors often cited by new residents, including housing affordability, the lack of a state income tax, good schools, and outdoor recreation opportunities. The in-migration accelerated during COVID, as people moved out of Portland and other large cities.

Camas has been among the fastest growing cities in the County, tripling in size since 1990, growing at more than twice the Clark County rate. Between 2010 and 2022, the city grew from 19,400 to 27,300, adding 7,900 residents. This represents an increase of 41%, or 2.9% per year on average.

FIGURE 4.14: POPULATION GROWTH SINCE 1990, GEOGRAPHIC COMPARISON (1990-2022)

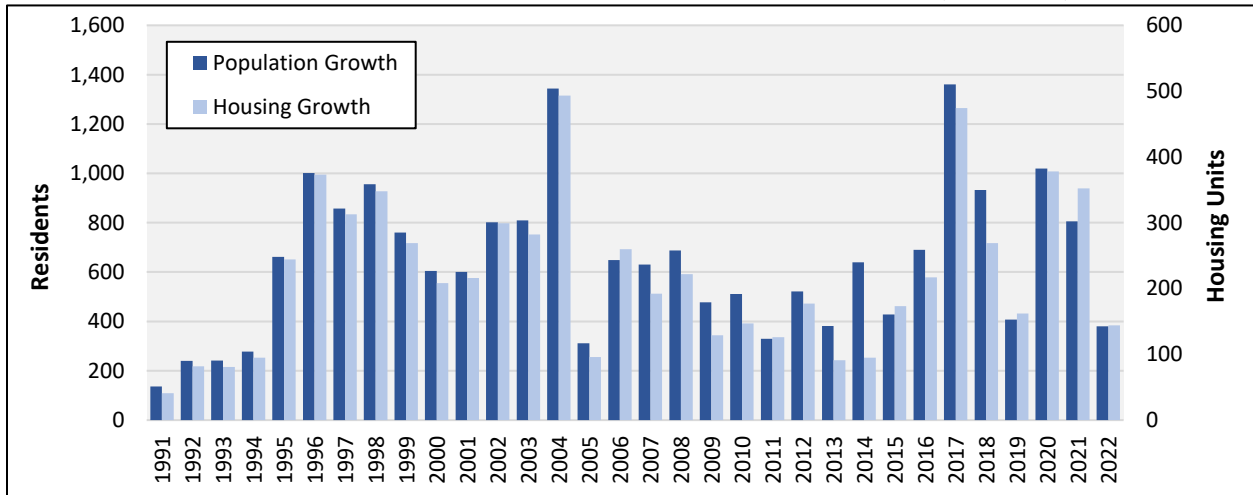


SOURCE: WA OFM, PSU PRC, JOHNSON ECONOMICS



The city’s growth was strongest in the late 1990s, when the annual growth rate averaged roughly 10.0% per year. The weakest growth was after the 2008-09 recession, when the rate hovered around 2.0% per year. This is still strong – the long-term regional growth rate is 1.2% – and indicates considerable demand pressures. The growth gained momentum over the last decade, averaging 3.8% per year over the 2017-2021 period, when the city added 4,500 residents. This increase was accommodated by increased housing supply, which totaled 1,600 units over the five years.

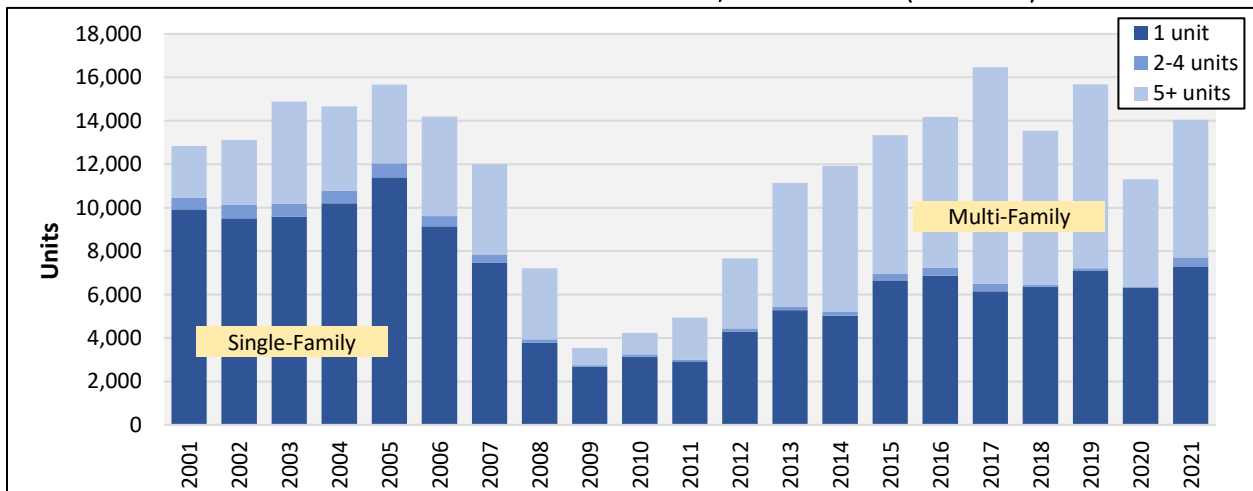
FIGURE 4.15: POPULATION GROWTH AND HOUSING INVENTORY GROWTH, CAMAS (1991-2022)



SOURCE: WA OFM, JOHNSON ECONOMICS

Regionally, there has been a shift in demand over the past two decades, from single-family ownership homes to multi-family rental units. The shift was catalyzed by the foreclosure crisis and ensuing recession at the end of the 2000s, which led to stricter credit requirements for homebuyers. The recession also caused an increase in college enrollment, at rapidly growing tuition costs, something that in tandem with rapidly rising rent levels made it difficult to save up for downpayments. Rental apartments became the only viable housing form for many young households, which in turn led to a shift in housing construction, from single- to multi-family units. Rapid price gains in the single-family market has continued to sustain demand for the more affordable multi-family homes in recent years.

FIGURE 4.15: RESIDENTIAL BUILDING PERMITS BY TYPE, PORTLAND METRO (2001-2022)

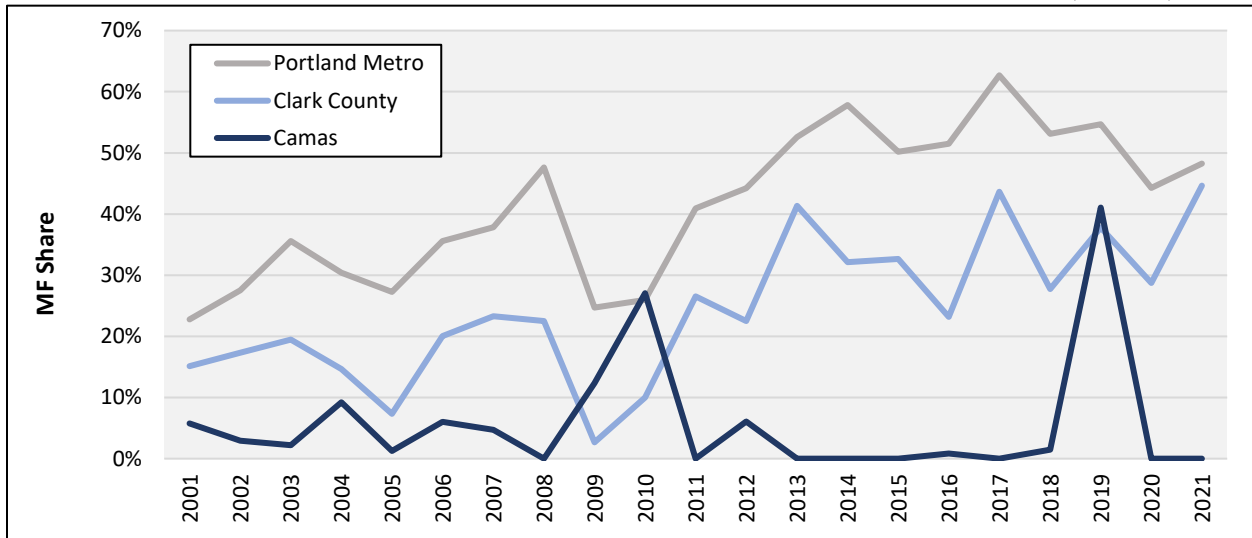


SOURCE: U.S. Census Bureau, Johnson Economics



The same shift has taken place in Clark County, where the multi-family share of new housing production went from 15% in the early 2000s to 45% by 2021. Camas has not participated in this shift to the same degree. If we exclude the 276-unit Kielo at Grass Valley in 2019 (and the Casey in 2022), the share of issued multifamily building permits has remained around 0% over the past 10 years.

FIGURE 4.16: MULTI-FAMILY SHARE OF ISSUED RESIDENTIAL BUILDING PERMITS, GEOGRAPHIC COMPARISON (2001-21)

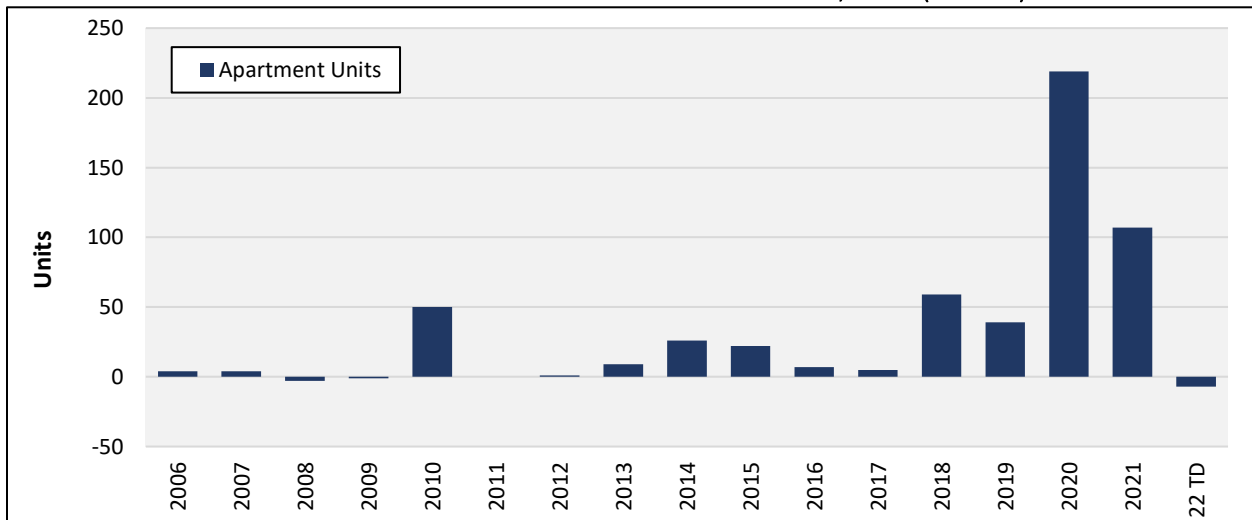


SOURCE: HUD, JOHNSON ECONOMICS

HISTORICAL MULTI-FAMILY DEMAND

Reflecting the very limited supply of new units, market absorption of apartments in Camas was very modest until 2018-19, when roughly 50 units were absorbed annually, and 2020-21, when the absorption averaged more than 160 units annually due to lease-up of Kielo at Grass Valley. In isolation, Kielo achieved absorption of 31 units per month on average (~20 ac./yr). This is unusually high, indicating strong demand. Thus, Camas would likely have absorbed many more units with additional supply.

FIGURE 4.17: HISTORICAL NET ABSORPTION OF APARTMENT UNITS, CAMAS (2006-22)



SOURCE: CoStar



RESIDENTIAL DEMAND FORECAST – HOUSEHOLD GROWTH

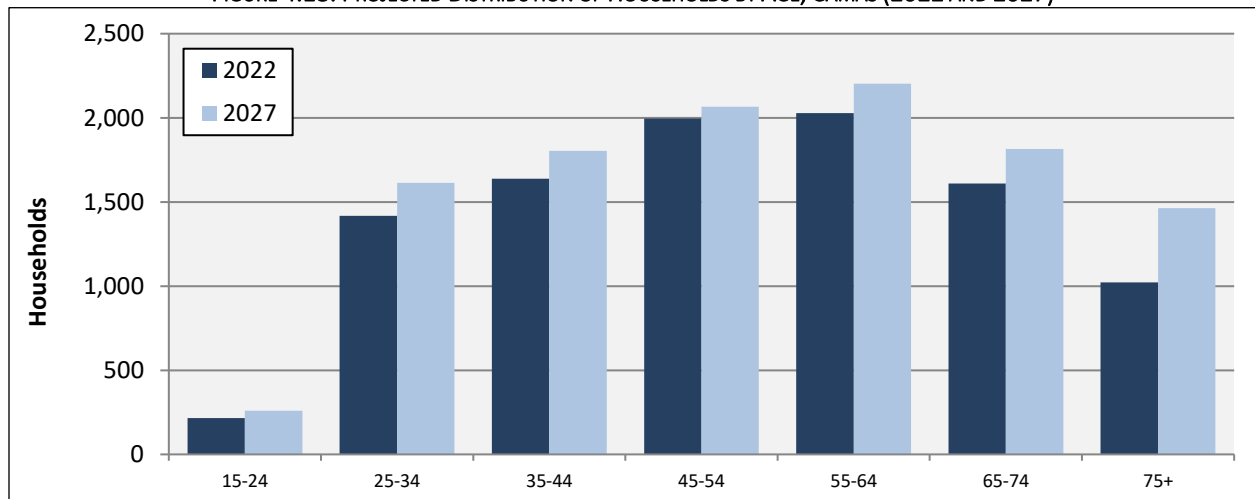
Since 2010, the population growth in Camas has averaged 2.9% per year. Over the same period, the housing inventory has increased 2.7% per year on average. The latter serves as a proxy for household growth, and is in line with extrapolated household estimates from the Census Bureau. These growth rates correlate well with the pre-COVID job growth in the areas where Camas residents work.¹ The weighted average job growth for these areas (weighted by number of Camas residents working in each area) over the last decade was 2.9% – identical to the population growth in Camas. Applying Johnson Economics’ expectations for annual job growth in the same areas over the next five years (3.1% weighted average) indicates growth in housing demand of 2.9% per year in Camas, or 1,500 new households over five years. Taking into account the impact of the current slowdown in the housing market due to high interest rates, we would assume 1,300 new households over the five-year period, for an annual growth rate of 2.5%. Note that this projection is based on the historical relationship between housing absorption and surrounding job growth. The underlying demand (preference) for housing in Camas regardless of financial ability is likely much higher.

PROJECTED HOUSING DEMAND

Johnson Economics has developed a housing demand model that allocates anticipated household growth into demand for housing of different forms. Our model begins with a segmentation of the existing household base by age and income, as these are the variables that best predict housing preferences. The model accounts for aging and mortality, as well as migration patterns related to surrounding job growth (by age and wage) and retiree migration. For this segmentation, we rely in part on trended census estimates provided by Neustar. Local, segment-specific propensity rates calculated from census microdata are used to allocate the new growth to different types of housing. Some adjustments are made to account for financing hurdles in the ownership market (e.g., the high mortgage rates anticipated over the near term are modeled to result in a 17% shift from ownership to rental demand).

The following chart displays the anticipated distribution of housing demand across age segments over the forecast period. The projections indicate growth across many age groups, including at the early family stage (millennials, age 25-44), among empty nesters (age 55-64) and among seniors (baby boomers, 65+). The growth among seniors is primarily due to aging-in-place, while the growth among millennials is more reflective of in-migration.

FIGURE 4.18: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY AGE, CAMAS (2022 AND 2027)



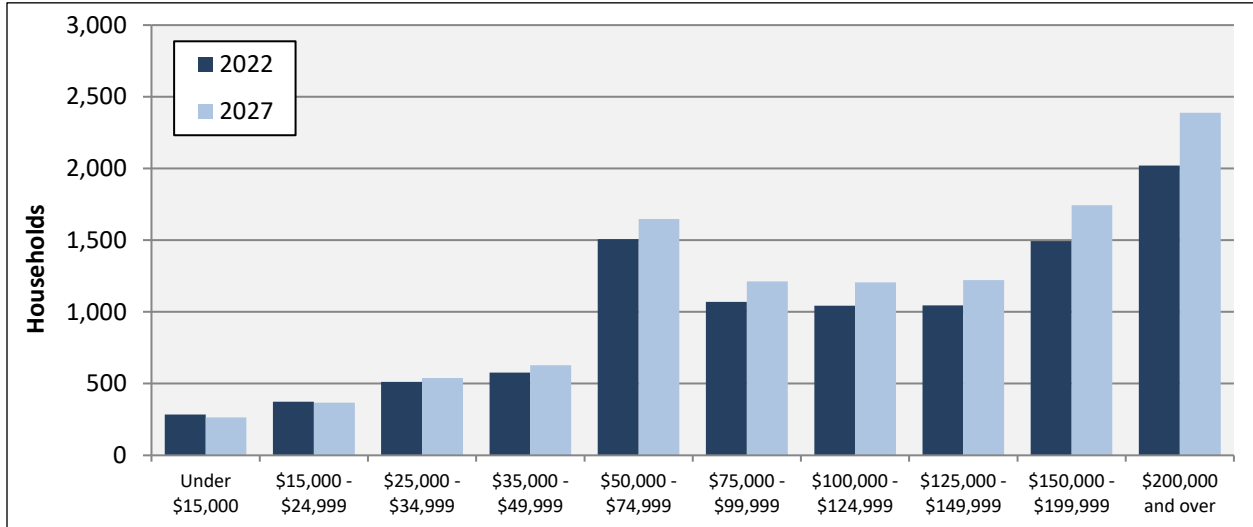
SOURCE: Neustar, Johnson Economics

¹ In 2019: 16.9% in Camas; 45.2% in other parts of Clark County; 36% in other parts of Portland Metro. Excludes tele-commuters. Data from U.S. Census Bureau.



With respect to income, the demand growth is anticipated to be concentrated among middle- and upper-income segments, with declines at the lowest income levels. This is in keeping with recent trends, reflecting the appeal of Camas to affluent households.

FIGURE 4.9: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY INCOME, CAMAS (2022 AND 2027)



SOURCE: Neustar, Johnson Economics

The following table summarizes our estimates of demand growth by housing type, both for the five years and annually. Detached single-family ownership homes dominate the projected demand, representing a net increase of roughly 700 units over five years. If we include detached rental homes, which typically come from the existing housing stock, there is an estimated net need for 760 new detached homes. Attached homes are projected to represent a total need for roughly 150 homes. Rental apartments are projected to see the strongest demand growth in relative terms, for an estimated 365 units. If we include condominiums, the net need for new multifamily units is estimated to 385.

At an assumed density of 18 units per acre, the multifamily demand represents land absorption of 4.3 acres annually. Assuming 10 units per acre for the attached single-family homes, these represent 3.1 acres of annual absorption. Together the multifamily and attached homes represent 7.4 acres of projected annual absorption, or 37 acres over five years and 148 acres over a 20-year planning period.

Again, this forecast is based on the historical job/housing relationship and existing single-/multifamily splits in the city. It may underestimate the preference for housing among low- and middle-income households, who are currently underrepresented. Additional housing at appropriate price points would thus likely accommodate additional growth.

FIGURE 4.20: RESIDENTIAL DEMAND FORECAST, CAMAS (2022-27)

RES. DEMAND 2022-27	5-YEAR DEMAND GROWTH			ANNUAL DEMAND GROWTH		
	Owners	Renters	Total	Owners	Renters	Total
Single-family detached	688	70	758	138	14	152
Single-family attached	129	25	154	26	5	31
Multi-family	20	365	385	4	73	77
Total	836	461	1,297	167	92	259

SOURCE: JOHNSON ECONOMICS



V. CONCLUSIONS

LAND CAPACITY

The City of Camas currently has adequate land capacity to accommodate the population and employment growth assumed in the 2015-2035 Comprehensive Plan. There is a surplus of 398 acres of residential land and 286 acres of employment land. The proposed comprehensive plan amendment will only have minor impact on the land capacity, increasing the residential surplus to 429 acres and reducing the employment surplus to 255 acres.

The actual growth that has taken place in the city since the comp plan was adopted has been stronger than assumed for residential growth, but weaker than assumed for employment growth. The residential growth over the 2015-22 period represents 52% of the adopted 20-year growth target, while the employment growth represents 18%.

According to the 2021 Clark County Buildable Lands Report, land absorption in Camas over the 2016-20 period represented absorption of 60 acres of residential land per year on average, 6 acres of commercial land annually, and 1.6 acres of industrial land annually. At these rates, the current land supply represents over 50 years of commercial land and over 400 years of industrial land, while the residential land represents only 12 years of absorption. From a land capacity standpoint, the proposed re-allocation of commercial and industrial land to residential land would thus improve the balance in the land supply.

MARKET TRENDS

Part of the reason for the weaker than expected employment growth in Camas in recent years is the relative weakness of the high-tech manufacturing sector, which expanded rapidly in Camas in the 1990s. The winddown of operations at the Mill has also played a part. Recent industrial development in Clark County has been concentrated at the ports (especially heavy industries) and along interstate freeways (distribution). Development of new office space has been concentrated in locations with extensive commercial amenities (e.g., Columbia Tech Ctr.), though with recent headwinds from increased at-home work in the wake of COVID. Commercial development continues to be slowed by the ongoing shift to online retail.

Residential growth has been stronger than expected in Camas, reflecting strong county-wide in-migration. Much of the growth in Camas can be attributed to job growth in Camas and East Vancouver. The increased demand for safe and attractive suburban housing during COVID has also played a role.

All across the region, there has been a shift in demand from single- to multifamily housing in recent years, as single-family homes have become financially unattainable for a growing share of the population. While the housing production in Clark County has evolved to match the new pattern, Camas has only to a limited degree shifted its housing production, and thus likely has some pent-up demand for multifamily housing. This is corroborated by the Camas Housing Action Plan (2021), which includes a detailed analysis of current and future housing needs in the city. The analysis finds a particular need for additional multi-family and attached single-family homes that can accommodate low- and middle-income households. Additional housing in these categories will likely help employment growth in the city by providing workforce housing that brings needed labor closer to Camas employment.

The most recent large-scale apartment project in Camas (Kielo, 2020-21) also appears to confirm the strong demand for multifamily housing. It leased up at an average rate of 31 units per month, which represents land absorption of roughly 20 acres per year. Our demand forecast for the next five years indicates absorption of 7.4 acres annually, including attached homes. This represents 37 acres over five years and 148 acres over 20 years. However, the forecast is partly based on existing single-/multi-family splits in the city, and may thus underestimate multifamily demand.



The markets for commercial and industrial space have seen moderate demand in recent years, averaging floor area absorption typically equivalent to 1.3 acres annually in the commercial segment and 1.4 acres annually in the industrial segment. Our forecasts for the next five years, based on anticipated employment and population growth, indicate absorption of 1.9 acres of commercial land annually and 1.1 acres of industrial land annually.

Given the limited need for employment land reflected in these market-based forecasts, the proposed re-allocation of industrial and commercial land to residential land is unlikely to have negative impact on employment growth, while it can alleviate pressures in the residential market. By accommodating needed workforce housing in the city, the re-allocation may in fact have a positive impact on employment growth.

SUITABILITY FOR DEVELOPMENT

The north site, which is currently zoned for business park use (BP), faces several obstacles to business park development, and we regard only the north portion of the site to be suitable for the campus-style format this zone is intended for. However, there is limited demand for buildings of this format in locations without extensive commercial amenities, as indicated by the lack of campus development around the site since the 1990s. There are also issues related to compatibility and congestion, especially around the beginning and end of the school day. The south portion of the site is both too narrow and has too much slope to be feasible for campus projects or other industrial developments of some scale.

The south site is zoned for regional commercial use (RC), intended for larger commercial establishments with regional trade areas. This is a segment of the retail market with excess capacity currently, and very little new development due to the rise of e-commerce. The site does not have the scale, configuration, or access needed to accommodate a retail center of this format. The most suitable commercial format on the site is a neighborhood/ convenience center with smaller buildings. However, the site does not have the traffic exposure typically needed to make this type of development feasible. Moreover, we expect demand for this type of space to be met by the retail center proposed on the adjacent site (Camas Station), which enjoys stronger traffic exposure. Additionally, the topography makes the eastern (Brady Rd) portion of the site difficult/costly to utilize, while access from the south or west raises questions of safety, congestion, and compatibility with the adjacent elementary school.

We regard both sites to be suitable for the proposed multifamily residential (MF-18) zoning, which is intended for multifamily and attached single-family housing. The sites are located at the transition between residential and employment land, where these housing forms are encouraged. Moreover, these uses are compatible with surrounding housing and schools, and do not face the issues related to scale, configuration, or topography that would complicate commercial or industrial development. On the contrary, the sloping topography represents an amenity in the form of views. Furthermore, the sites would provide housing within walking distance of schools, parks, and the proposed Camas Station commercial center, thus generating limited auto traffic. Given the many Camas residents who commute to the west, the sites would also offer shorter commutes and relatively less traffic compared to other buildable multifamily land in the city. A strong indication of the suitability for the proposed residential use is provided by Parker Village, a recent attached-home development located between the subject sites.

In conclusion, we regard the subject sites to represent desirable locations for housing, both from a community standpoint and from the perspective of renters, buyers, and developers. The sites are less suitable for employment uses, and less likely to be developed in light of current and anticipated market conditions. These findings are supportive of the proposed comp plan amendment and zone change.

SEPA Checklist with Lancaster Mobley Traffic Memo

6

Section

**Comprehensive Plan Amendment
and Rezone Request**

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1.

2. **Name of proposed project, if applicable:**

Mackay Family Properties Comprehensive Plan Amendment and Rezone

3. **Name of applicant:**

Dan MacKay

4. **Address and phone number of applicant and contact person:**

Applicant: Dan MacKay, 4041 NW Sierra Drive, Camas WA, phone: (360) 921-0134

Contact Person: Marty Snell, MacKay Sposito, 18405 SE Mill Plain Blvd. Suite 100
Vancouver, WA 98683, phone: (360) 823-1358

5. **Date checklist prepared:**

January 30, 2023

6. **Agency requesting checklist:**

City of Camas

7. **Proposed timing or schedule (including phasing, if applicable):**

City staff review by June, 2023; Planning Commission review summer/fall 2023; City Council review fall 2023. Decision made by December 31, 2023.

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

No.

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

Ecological Land Services (ELS) has conducted wetland delineations on some of the subject parcels, however it has been more than five (5) years since the work has been done.

10. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

No other applications or approvals are required for this particular proposal.

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

The applicant needs Camas City Council approval of the request to amend the Comprehensive Plan and zoning map.

12. Give a 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.)

The applicant is requesting to change the Comprehensive Plan designations of Industrial and Commercial to Multifamily High and the zoning districts from Business Park (BP) and Regional Commercial (RC) to Multifamily-18 (MF-18).

13. 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.

The subject properties are located at 4511 NW 18th Avenue and 4245 NW 16th Avenue. Two properties, adjacent to each other, sit between NW Tidland Street and NW Brady Road while three other properties are located north of NW 18th Street and NW Tidland and extend to NW Brady Road. The tax lots for this application are: 125185000, 986055381, 125193000, 127367000, and 127372000. (See map below.)

Subject Parcels



B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

One of the subject properties, a former commercial nursery and landscape business, is a home site, which is relatively flat with some sloping topography (5-10%). The other properties are vacant, undeveloped lands. One property along NW Brady Road has varying slopes breaking both west to east and north to south (5-10% and 15-25%). Two adjacent properties along NW 18th Street have slopes breaking generally south to north. The largest lot has some slope (5-15%) with some relatively flat area on the north end.

Circle or highlight one: **Flat**, **rolling**, **hilly**, **steep slopes**, mountainous, other:

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

Per Clark County GIS, the steepest slope on one the properties is in the 15-25% range.

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.

Per Clark County GIS, the dominant soil type of the properties is Powell silt loam, 0 to 8 percent slopes (PoB).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications or history of unstable soils in the immediate vicinity.

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.

The request would not trigger any fill, excavation, or grading of the site.

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

Yes, erosion could occur due to clearing and grading of the properties during future site construction.

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

Not applicable to this application.

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

Not applicable to this application.

2. Air [Find help answering air questions](#)

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 to this application.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Not applicable to this application.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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

There are no surface water or surface water bodies on the site or in the vicinity.

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.

Not applicable.

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.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Not applicable.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6.

7. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [Find help answering ground water questions](#)

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

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

c. Water Runoff (including stormwater):

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

Not applicable.

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

No.

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

No.

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

Not applicable to this application.

4. Plants [Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other

- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed or altered with this application.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None proposed at this time.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals [Find help answering animal questions](#)

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

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

The area is within the Pacific Flyway for migratory waterfowl.

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

Not applicable with this application.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

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 with this application. This is a Comprehensive Plan Amendment and Rezone request.

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

No.

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

Not applicable with this application. This is a Comprehensive Plan Amendment and Rezone request.

7. Environmental Health [Find help with answering environmental health questions](#)

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

No.

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

a. 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 known.

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

Not applicable.

c. Describe special emergency services that might be required.

Not applicable with this application. This is a Comprehensive Plan Amendment and Rezone request.

d. Proposed measures to reduce or control environmental health hazards, if any.

None needed.

b. Noise

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

There are no known noise generating impacts emanating from other land uses in the area that affect this project.

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 with this application. This is a Comprehensive Plan Amendment and Rezone request.

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

Not applicable with this application.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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 subject properties are surrounded by a variety of uses. The northern three parcels are bounded by vacant industrial land to the north (with the larger property adjacent to Analog Devices, Inc. to use for its own potential expansion), an attached housing development and a city water reservoir to the south, industrial and educational uses (nLIGHT, Inc. and the Odyssey Middle School/Discovery High School campus) to the east, and NW Brady Road to the west.

The southern two properties are bounded by an attached housing development to the north, NW 16th Avenue and an approved commercial development (Camas Station) to the south, NW Brady Road to the east, and NW Tidland Street to the west. The southern two parcels are also across NW 16th Avenue from Prune Hill Sports Park and Prune Hill Elementary School. The southern and northern parcels are separated by a city reservoir located on 4 acres, on property purchased by the City of Camas from the MacKay family.

The proposal will not affect land uses nearby as the request for this Comprehensive Plan Amendment and Rezone is in keeping with residential use rather than commercial or industrial uses.

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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

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

No.

- c. Describe any structures on the site.**

One parcel contains a residential structure, accessory structures to residential use, and accessory structures from the historic commercial nursery and landscape business.

- d. Will any structures be demolished? If so, what?**

Not with this proposal. However, all structures would be demolished at a later date.

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

Two parcels are zoned Regional Commercial (RC) and three parcels are zoned Business Park (BP).

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

Two parcels are planned Commercial and three parcels are planned Industrial.

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

Not applicable.

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

Per Clark County GIS, one parcel presents indicators of wetlands and the other four parcels present indicators of slope greater than 5%.

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

Not applicable at this time.

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

None with this proposal.

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

None.

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

Approving the request would provide the opportunity for the property to develop as residential uses, rather than commercial or industrial. With most of the properties surrounded by residential development and educational facilities, changing the zoning to residential would advance compatibility of future land uses with the surrounding area. Compliance with the City of Camas' residential zoning districts would ensure compatibility of uses as well.

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

None needed.

9. Housing [Find help answering housing questions](#)

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

This application is for a Comprehensive Plan Amendment and Rezone only. However, if approved, there is the possibility of seeing 300-400 dwelling units under subsequent development applications. The units would likely be for middle to middle-high income households with the opportunity for some low-income households. The latter income group is dependent on a builder and the marketability of lower income housing in this area of Camas.

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

None at this time. However, one housing unit would be eliminated upon future development.

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

None needed.

10. Aesthetics [Find help answering aesthetics questions](#)

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.

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

Not applicable.

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

Not applicable with this application.

11. Light and Glare [Find help answering light and glare questions](#)

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

Not applicable.

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

Not applicable.

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

None known.

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

Not applicable with this application.

12. Recreation [Find help answering recreation questions](#)

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

Prune Hill Sports Park is across the street from one of the parcels. The northern more parcels are accessible to NW Brady/Parker Road. Ash Creek Park, which has not been developed, will be within walking distance ($\frac{1}{4}$ to $\frac{1}{3}$ of a mile) of the northern parcels. Grass Valley Park is within biking distance (1 mile) of the northern parcels.

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 with this application.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

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

No.

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

No.

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

Per Clark County GIS, there are no mapping indicators of historic sites, although GIS shows low, moderate, and moderate-high archaeological probabilities and an affirmative archaeological site buffer.

- 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 with this application

14. Transportation [Find help with answering transportation questions](#)

- 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 properties access NW 18th and 16th Avenues and NW Tidland Street and NW Brady Road. NW Brady Road links to State Route 14 (SR-14) less than three (3) miles from the intersection of NW 16th Avenue and NW Brady Road. The streets also feed to Pacific Rim Boulevard which feeds SE 192nd Avenue in east Vancouver. SE 192nd Avenue leads to SR-14 on the south.

- 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. C-TRAN's closest transit stop is located at SE 192nd Avenue and SE 34th Street in east Vancouver, which is approximately 1.2 miles away.

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

Not applicable with this application.

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

No.

- e. **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?**

This is an application for a Comprehensive Plan and Rezone request. However, the applicant hired Lancaster Mobley to conduct traffic generation analyses for development scenarios under commercial and business park use (current zoning) and under multifamily residential use (proposed zoning). Under current zoning, buildout could generate 11,490 weekday trips with 900 AM peak hour trips and 1,116 PM peak hour trips. Under the proposed zoning, a 'worst case' buildout scenario of 446 dwelling units could generate 3,006 weekday trip with 178 AM peak hour trips and 227 PM peak hour trips. The difference between the proposed zoning and current zoning could mean 8,484 fewer weekday trips and 722 fewer AM and 889 fewer PM peak hour trips. Lancaster Mobley did not analyze commercial vehicle and truck traffic impacts. That said, it stands to reason that buildout under current zoning would generate more commercial vehicle and truck trips than if the properties were built out as residential. The Lancaster Mobley traffic memo is attached to the SEPA checklist.

- f. **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.

g.

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

Not with this application. However, future development of the site would comply with the City of Camas' development standards for transportation impacts, including the payment of Traffic Impact Fees.

15. Public Services [Find help answering public service questions](#)

- 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.**

If the zone change is approved and the property develops, residential development does increase the need for all public services. Depending on the mix of housing types the demands for services will be variable. If the development attracts single headed households or 'empty nesters', the need for schools will be less than a traditional single family residential development.

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

None at this time.

16. Utilities [Find help answering utilities questions](#)

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

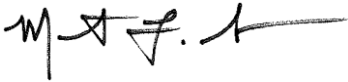
Not applicable with this application. However, the utilities underlined above serve the occupied parcel and are available to serve the other properties.

- 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.

Electricity is provided by Clark Public Utilities, natural gas is provided by Northwest Natural, telephone service is provided by multiple carriers, and water, sewer, and garbage service is provided by the City of Camas.

C. Signature [Find help about who should sign](#)

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.



SEPA Responsible Official

Type name of signee:

Martin L. Snell for Applicant Dan MacKay

Position and agency/organization: Planning Services Manager/MacKay Sposito

Date submitted: 1/30/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

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

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

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

The request to amend the Comprehensive Plan and zoning district, in and of itself, will not increase discharges to water or emissions to that air, nor will it result in the production, storage, or release of toxic or hazardous substances. It will also not produce noise.

- **Proposed measures to avoid or reduce such increases are:**

If the request is approved and development of the properties moves forward, it is anticipated the developer will comply with the City of Camas' rules and regulations to avoid or reduce discharges outlined about, including the production of noise. If developed as residential, it is highly unlikely that there will be toxic or hazardous substances on the properties, which cannot be said if the current zoning of industrial and commercial remains.

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

The request to amend the Comprehensive Plan and zoning district, in and of itself, will not affect plants, animals, fish, or marine life, which the last item is moot due to the location of the properties.

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

If the request is approved and development of the properties moves forward, it is anticipated the developer will comply with the City of Camas' rules and regulations to protect or conserve plants and animals.

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

The request to amend the Comprehensive Plan and zoning district, in and of itself, will not deplete energy or natural resources.

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

If the request is approved and development of the properties moves forward, it is anticipated the developer will comply with the City of Camas' rules and regulations to protect or conserve energy and natural resources. Any residential development will comply with the Washington State Energy Code, which has some of the nation's most protective rules and standards in place regarding energy conservation.

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

The request to amend the Comprehensive Plan and zoning district, in and of itself, will not use or affect environmentally sensitive areas or areas eligible or under study for government protection.

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

If the request is approved and development of the properties moves forward, it is anticipated the developer will comply with the City of Camas' critical areas rules and regulations. Due to the location of the properties, potential impacts to floodplains or prime farmlands is moot.

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 request to amend the Comprehensive Plan and zoning district does have a potential impact on land use but not shorelines. Approving the request and rezoning the properties from commercial and industrial to residential improves the compatibility of the properties to the surrounding area. As noted elsewhere and with one exception, the surrounding area is largely developed with residential, educational, and recreational uses. Given these surrounding uses, the properties developing as residential has a more positive affect on land use compatibility than if it were to develop as commercial and industrial.

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

If the request is approved and development of the properties moves forward, it is anticipated the developer will comply with the City of Camas' zoning rules, regulations, and standards, including with any design review guidelines that are adopted and effective at the time of development application.

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

The request to amend the Comprehensive Plan and zoning district, in and of itself, will not increase the demands to transportation or public services and utilities. As noted, development of the properties for residential use will result in less demand on the transportation infrastructure and public services than that of commercial and industrial development.

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

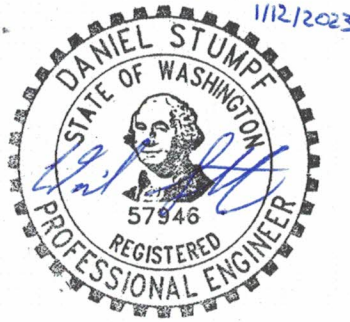
If the request is approved and development of the properties moves forward, it is anticipated the developer will comply with the City of Camas' development standards, including pertinent transportation and utilities (e.g. water, sewer, storm water) infrastructure requirements and payment of impact fees such as traffic, park and open space, fire and school impact fees. Residential development also pays system development charges (SDC's) and connection fees to offset the impact to the city's water and sewer systems.

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

The request does not conflict with any local, state, or federal laws or requirements protecting the environment.

Memorandum

To: Dan MacKay
From: Daniel Stumpf, PE
Date: January 12, 2023
Subject: Brady Road Comprehensive Plan Amendment
Trip Generation Analysis



Introduction

This memorandum reports and evaluates the potential transportation impacts related to a proposed comprehensive plan amendment/zone change of five properties (assessor parcels 125185000, 125193000, 127367000, 127372000, and 986055381) located at/near 4345 NW 16th Avenue in Camas, Washington. The proposal will rezone the five properties from *Community Commercial* (CC) and *Business Park* (BP) to *Multifamily-18* (MF-18).

The purpose of this memorandum is to examine and address potential transportation-related impacts from the proposed zone change. This study reviews the site's trip generation potential under both the existing and proposed zoning designations.

Location Description

The project site is located north of NW 16th/18th Avenue, south of NW Pacific Rim Boulevard, and west of NW Brady Road in Camas, Washington. The subject site is located in a developing mixed-use area of the City, with undeveloped & commercial/industrial uses to the north, Prune Hill Elementary School & single-family residential uses to the south, single-family residential uses to the east, and Discovery High School to the west.

The site includes five properties which encompass an approximate total of 30.99 acres. Each parcel is currently zoned and developed with the following:

- Assessor Parcel 125185000: BP, Undeveloped (11.15 acres)
- Assessor Parcel 125193000: BP, Undeveloped (8.56 acres)
- Assessor Parcel 127367000: CC, Nursery/Single-Family Residence (4.19 acres)
- Assessor Parcel 127372000: CC, Undeveloped/Outdoor Storage (2.39 acres)
- Assessor Parcel 986055381: BP, Undeveloped (4.7 acres)

Figure 1 presents an aerial image of the nearby vicinity with the project site outlined in yellow.



Figure 1: Aerial Photo of Site Vicinity (Image from Google Earth)

Site Trips

To determine the potential impacts of the proposed change in zoning, reasonable worst-case development scenarios for the existing and proposed zones were determined utilizing data for the most traffic-intensive uses permitted within each zone.

Existing CC and BP Zone

To determine a reasonable worst-case development scenario under the existing zoning, City of Camas Code Section 18.07.030, *Table 1 – Commercial and Industrial Land Uses*, was referenced and compared to a variety of land uses provided in the *Trip Generation Manual*¹. Land uses outright permitted in each zone were compared to land uses provided in the *Trip Generation Manual*. Based on this assessment, data from the following land use codes were used:

- CC Zone: 822, *Shopping Plaza (40-150k)*, based on the square footage of gross building floor area.
- BP Zone: 770, *Business Park*, based on the square footage of gross building floor area.

The existing CC zone area encompasses approximately 6.58 acres (i.e. approximately 286,600 square feet) of developable space while the existing BP zone area encompasses approximately 24.41 acres (i.e. approximately 1,063,300 square feet) of developable space. Per Camas Code Section 18.09.030, *Density and Dimensions – Commercial and Industrial Zones*, the CC zone does not have a maximum lot coverage whereas the BP zone has a maximum building lot coverage of 50%. Although the CC zone does not have a maximum lot coverage

¹ Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, 2021.



standard, it is assumed that any potentially proposed retail/commercial buildings would cover approximately 30% of the developable area while the remaining 70% of space would be dedicated to parking, public space, ROW improvements, etc. Assuming all buildings in each zone will be single story structures, the following may be constructed in each zone:

- CC Zone: Approximately 86,000 square feet of commercial building space.
- BP Zone: Approximately 531,700 square feet of commercial building space.

The reasonable worst-case development under the existing CC zone (i.e. ITE code 821) is expected to attract pass-by trips to the site. Pass-by trips are trips that leave adjacent roadways to patronize a land use and then continue in their original direction of travel. They do not add additional vehicles to the surrounding transportation system; however, they do add additional turning movements at site access intersections. A pass-by trip rate of 40 percent during the evening peak hour was determined using data from ITE code 821 of the *Trip Generation Manual*. For the purposes of this analysis, it is assumed that the morning peak hour and daily pass-by trip rates will approximately match the evening peak hour pass-by trip rate.

Proposed MF-18 Zone

To determine a reasonable worst-case development scenario under the proposed MF-18 zone, Camas Code Section 18.07.040, *Table 2 – Residential and Multifamily Land Uses*, was referenced and compared to a variety of land uses provided in the *Trip Generation Manual*. Based on an assessment of permitted uses that could reasonably be developed within the approximate 30.99-acre site, data from land use code 220, *Multifamily Housing (Low-Rise)*, was referenced to estimate the trip generation potential of the site based on the number of dwelling units.

To determine a dwelling unit count within the site, the maximum unit per net acre density rate from City code was referenced from Section 18.09.050, *Density and Dimensions – Multifamily Residential Zones*. Under an MF-18 zone a maximum 18 dwelling units per net acre of developable space can be constructed. For the purposes of this analysis it is assumed that a reasonable 20 percent reduction in site buildable area will be necessary to accommodate streets/right-of-way improvements, public space, etc. When considering the units per net acre density and the total site acreage, the reasonable worst-case development scenario of the proposed MF-18 zone may include the construction of 446 multifamily dwelling units over 24.79 net acres of developable space.

Trip Generation Comparison

The trip generation calculations show that under the existing CC and BP zones the subject site could reasonably generate up to 900 net new morning peak hour trips, 1,116 net new evening peak hour trips, and 11,490 net new average weekday trips. Under the proposed MF-18 zone the site could reasonably generate up to 178 morning peak hour trips, 227 evening peak hour trips, and 3,006 average weekday trips. Accordingly, the net change in trip generation potential of the site after the proposed rezone is projected to decrease by 722 morning peak hour trips, 889 evening peak hour trips, and 8,484 average weekday trips.

The trip generation estimates are summarized in Table 1. Detailed trip generation calculations are included as an attachment to this memorandum.



Table 1: Zone Change Trip Generation Summary

ITE Code	Size/Rate	AM Peak Hour			PM Peak Hour			Weekday Total	
		Enter	Exit	Total	Enter	Exit	Total		
Existing CC Zone									
Shopping Plaza (40-150k)	821	86,000 SF	188	116	304	373	404	777	8,126
<i>Pass-by Trips</i>	821	40%	61	61	122	155	155	310	3,250
Primary Trip Generation			127	55	182	218	249	467	4,876
Existing BP Zone									
Business Park	770	531,700 SF	610	108	718	169	480	649	6,614
Proposed MF-18 Zone									
Multifamily Housing (Low-Rise)	220	446 units	43	135	178	143	84	227	3,006
Net Change In Site Trip Generation Potential									
Existing Conditions (Primary Trips)			737	163	900	387	729	1,116	11,490
Proposed Conditions (Primary Trips)			43	135	178	143	84	227	3,006
Net Change in Trip Generation Potential			-694	-28	-722	-244	-645	-889	-8,484

Based on the trip generation analysis the proposed zone change is expected to result in a decrease in the trip generation potential of the site for both the morning and evening peak hours as well as for a typical weekday. Since the proposal is expected to nominally impact the surrounding transportation facilities, it's recommended that no transportation impact analysis will be necessary to capture the impacts of the proposal and no specific intersection will require study. Instead the preparation of this trip generation memorandum is sufficient to report the projected impacts of the comprehensive plan amendment/zone change.

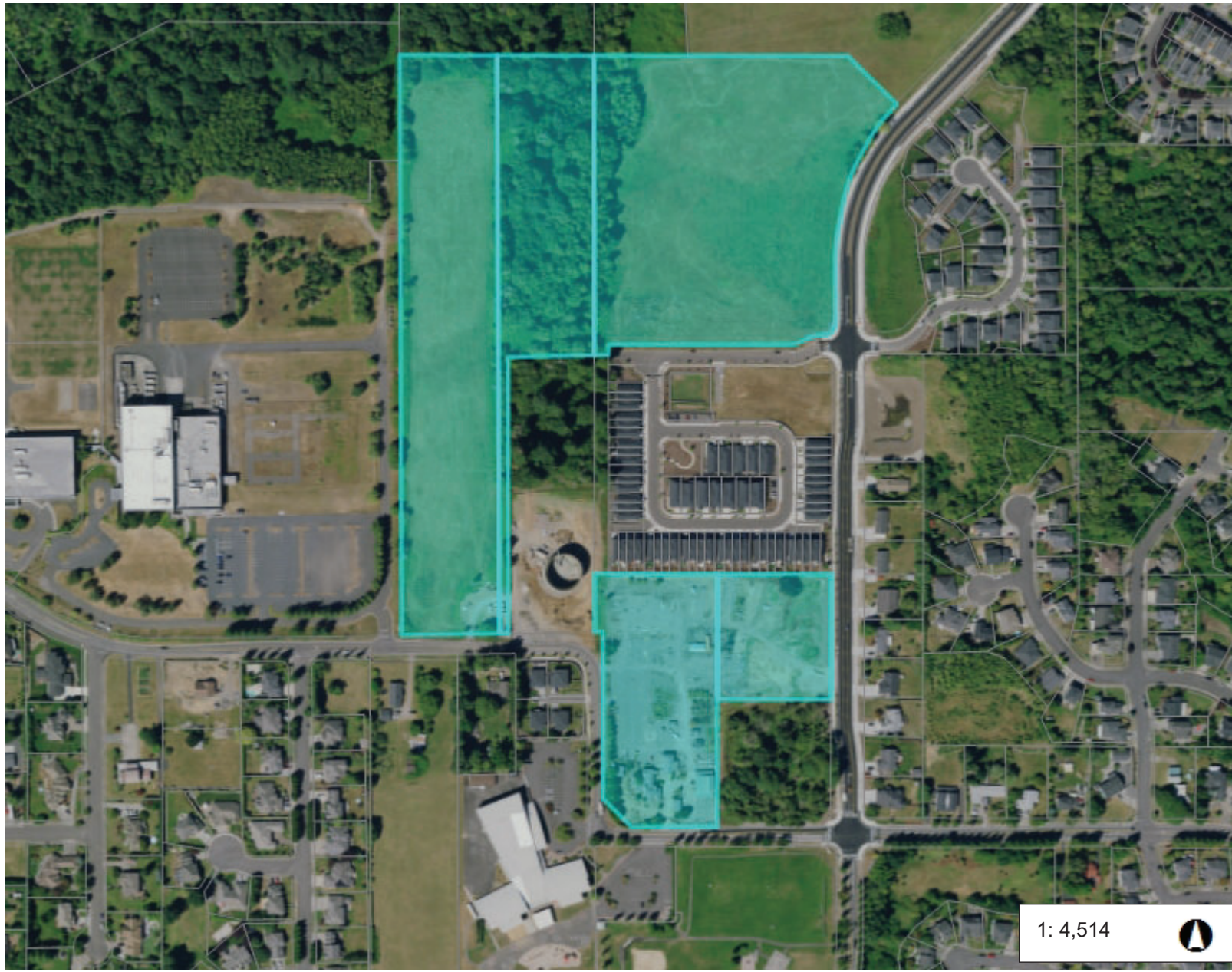
If you have any questions or concerns regarding this analysis or need further assistance, please don't hesitate to contact us.





Mackay Properties - 2023 CPA

Item 15.



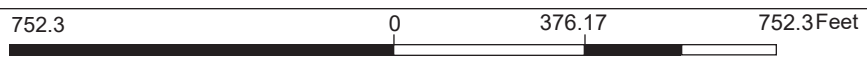
Legend

Taxlots

1: 4,514

Notes:

Five properties planned and zoned Comm. or LI, LI/BP



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

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



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Existing CC Zone

Land Use: Shopping Plaza (40-150k)
Land Use Code: 821
Land Use Subcategory: All Sites
Setting/Location: General Urban/Suburban
Variable: 1000 SF GFA
Trip Type: Vehicle
Variable Quantity: **86**

AM PEAK HOUR

Trip Rate: 3.53

	Enter	Exit	Total
Directional Split	62%	38%	
Trip Ends	188	116	304

PM PEAK HOUR

Trip Rate: 9.03

	Enter	Exit	Total
Directional Split	48%	52%	
Trip Ends	373	404	777

WEEKDAY

Trip Rate: 94.49

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	4,063	4,063	8,126

SATURDAY

Trip Rate: 116.15

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	4,994	4,994	9,988



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Existing BP Zone

Land Use: Business Park
 Land Use Code: 770
 Land Use Subcategory: All Sites
 Setting/Location: General Urban/Suburban
 Variable: 1000 SF GFA
 Trip Type: Vehicle
 Variable Quantity: **531.7**

AM PEAK HOUR

Trip Rate: 1.35

	Enter	Exit	Total
Directional Split	85%	15%	
Trip Ends	610	108	718

PM PEAK HOUR

Trip Rate: 1.22

	Enter	Exit	Total
Directional Split	26%	74%	
Trip Ends	169	480	649

WEEKDAY

Trip Rate: 12.44

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	3,307	3,307	6,614

SATURDAY

Trip Rate: 2.56

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	681	681	1,362



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Proposed MF-18 Zone

Land Use: Multifamily Housing (Low-Rise)
Land Use Code: 220
Land Use Subcategory: Not Close to Rail Transit
Setting/Location: General Urban/Suburban
Variable: Dwelling Units
Trip Type: Vehicle
Variable Quantity: **446**

AM PEAK HOUR

Trip Rate: 0.4

	Enter	Exit	Total
Directional Split	24%	76%	
Trip Ends	43	135	178

PM PEAK HOUR

Trip Rate: 0.51

	Enter	Exit	Total
Directional Split	63%	37%	
Trip Ends	143	84	227

WEEKDAY

Trip Rate: 6.74

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	1,503	1,503	3,006

SATURDAY

Trip Rate: 4.55

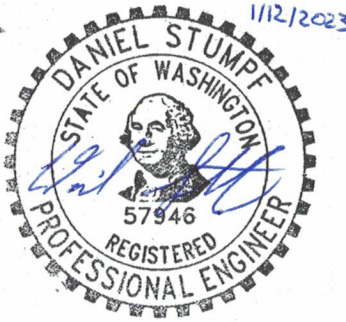
	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	1,015	1,015	2,030

Caution: Small Sample Size

Vehicle Pass-By Rates by Land Use									
Source: ITE Trip Generation Manual , 11th Edition									
Land Use Code	821								
Land Use	Shopping Plaza (40 - 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	15								
Average Pass-By Rate	40%								
Pass-By Characteristics for Individual Sites									
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

Memorandum

To: Dan MacKay
From: Daniel Stumpf, PE
Date: January 12, 2023
Subject: Brady Road Comprehensive Plan Amendment
Trip Generation Analysis



Introduction

This memorandum reports and evaluates the potential transportation impacts related to a proposed comprehensive plan amendment/zone change of five properties (assessor parcels 125185000, 125193000, 127367000, 127372000, and 986055381) located at/near 4345 NW 16th Avenue in Camas, Washington. The proposal will rezone the five properties from *Community Commercial* (CC) and *Business Park* (BP) to *Multifamily-18* (MF-18).

The purpose of this memorandum is to examine and address potential transportation-related impacts from the proposed zone change. This study reviews the site's trip generation potential under both the existing and proposed zoning designations.

Location Description

The project site is located north of NW 16th/18th Avenue, south of NW Pacific Rim Boulevard, and west of NW Brady Road in Camas, Washington. The subject site is located in a developing mixed-use area of the City, with undeveloped & commercial/industrial uses to the north, Prune Hill Elementary School & single-family residential uses to the south, single-family residential uses to the east, and Discovery High School to the west.

The site includes five properties which encompass an approximate total of 30.99 acres. Each parcel is currently zoned and developed with the following:

- Assessor Parcel 125185000: BP, Undeveloped (11.15 acres)
- Assessor Parcel 125193000: BP, Undeveloped (8.56 acres)
- Assessor Parcel 127367000: CC, Nursery/Single-Family Residence (4.19 acres)
- Assessor Parcel 127372000: CC, Undeveloped/Outdoor Storage (2.39 acres)
- Assessor Parcel 986055381: BP, Undeveloped (4.7 acres)

Figure 1 presents an aerial image of the nearby vicinity with the project site outlined in yellow.

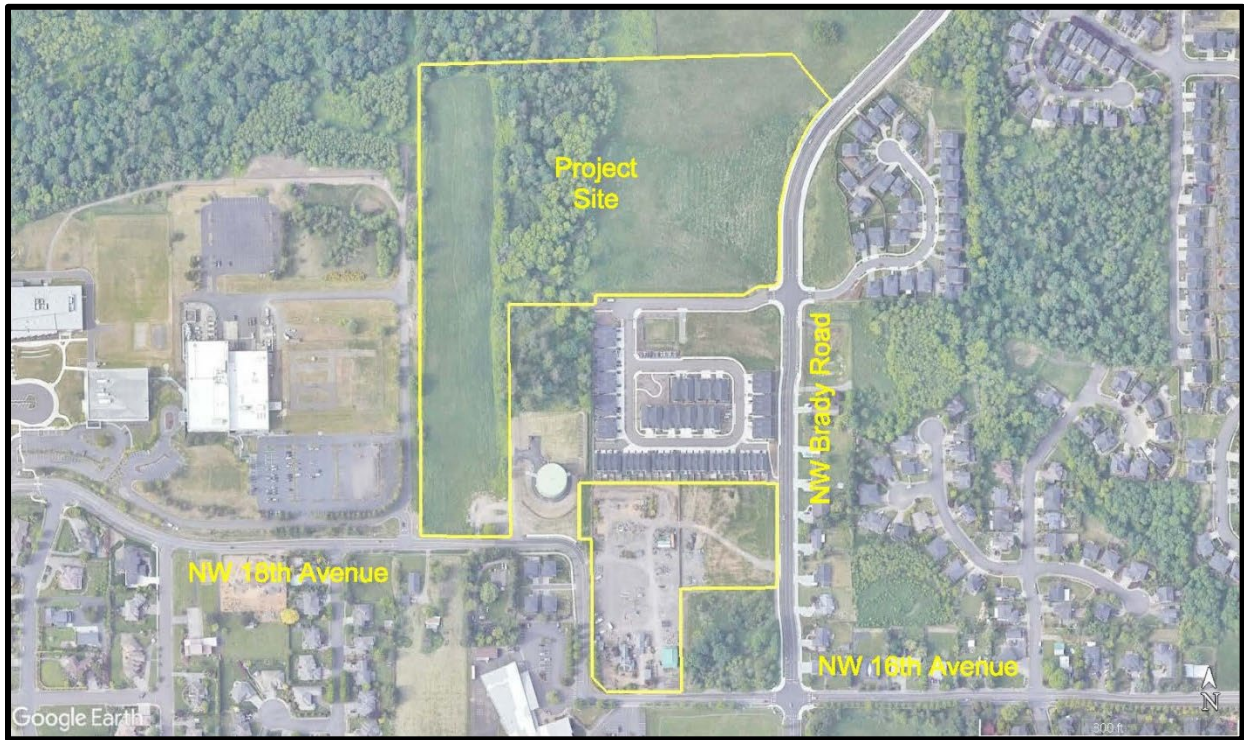


Figure 1: Aerial Photo of Site Vicinity (Image from Google Earth)

Site Trips

To determine the potential impacts of the proposed change in zoning, reasonable worst-case development scenarios for the existing and proposed zones were determined utilizing data for the most traffic-intensive uses permitted within each zone.

Existing CC and BP Zone

To determine a reasonable worst-case development scenario under the existing zoning, City of Camas Code Section 18.07.030, *Table 1 – Commercial and Industrial Land Uses*, was referenced and compared to a variety of land uses provided in the *Trip Generation Manual*¹. Land uses outright permitted in each zone were compared to land uses provided in the *Trip Generation Manual*. Based on this assessment, data from the following land use codes were used:

- CC Zone: 822, *Shopping Plaza (40-150k)*, based on the square footage of gross building floor area.
- BP Zone: 770, *Business Park*, based on the square footage of gross building floor area.

The existing CC zone area encompasses approximately 6.58 acres (i.e. approximately 286,600 square feet) of developable space while the existing BP zone area encompasses approximately 24.41 acres (i.e. approximately 1,063,300 square feet) of developable space. Per Camas Code Section 18.09.030, *Density and Dimensions – Commercial and Industrial Zones*, the CC zone does not have a maximum lot coverage whereas the BP zone has a maximum building lot coverage of 50%. Although the CC zone does not have a maximum lot coverage

¹ Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, 2021.



standard, it is assumed that any potentially proposed retail/commercial buildings would cover approximately 30% of the developable area while the remaining 70% of space would be dedicated to parking, public space, ROW improvements, etc. Assuming all buildings in each zone will be single story structures, the following may be constructed in each zone:

- CC Zone: Approximately 86,000 square feet of commercial building space.
- BP Zone: Approximately 531,700 square feet of commercial building space.

The reasonable worst-case development under the existing CC zone (i.e. ITE code 821) is expected to attract pass-by trips to the site. Pass-by trips are trips that leave adjacent roadways to patronize a land use and then continue in their original direction of travel. They do not add additional vehicles to the surrounding transportation system; however, they do add additional turning movements at site access intersections. A pass-by trip rate of 40 percent during the evening peak hour was determined using data from ITE code 821 of the *Trip Generation Manual*. For the purposes of this analysis, it is assumed that the morning peak hour and daily pass-by trip rates will approximately match the evening peak hour pass-by trip rate.

Proposed MF-18 Zone

To determine a reasonable worst-case development scenario under the proposed MF-18 zone, Camas Code Section 18.07.040, *Table 2 – Residential and Multifamily Land Uses*, was referenced and compared to a variety of land uses provided in the *Trip Generation Manual*. Based on an assessment of permitted uses that could reasonably be developed within the approximate 30.99-acre site, data from land use code 220, *Multifamily Housing (Low-Rise)*, was referenced to estimate the trip generation potential of the site based on the number of dwelling units.

To determine a dwelling unit count within the site, the maximum unit per net acre density rate from City code was referenced from Section 18.09.050, *Density and Dimensions – Multifamily Residential Zones*. Under an MF-18 zone a maximum 18 dwelling units per net acre of developable space can be constructed. For the purposes of this analysis it is assumed that a reasonable 20 percent reduction in site buildable area will be necessary to accommodate streets/right-of-way improvements, public space, etc. When considering the units per net acre density and the total site acreage, the reasonable worst-case development scenario of the proposed MF-18 zone may include the construction of 446 multifamily dwelling units over 24.79 net acres of developable space.

Trip Generation Comparison

The trip generation calculations show that under the existing CC and BP zones the subject site could reasonably generate up to 900 net new morning peak hour trips, 1,116 net new evening peak hour trips, and 11,490 net new average weekday trips. Under the proposed MF-18 zone the site could reasonably generate up to 178 morning peak hour trips, 227 evening peak hour trips, and 3,006 average weekday trips. Accordingly, the net change in trip generation potential of the site after the proposed rezone is projected to decrease by 722 morning peak hour trips, 889 evening peak hour trips, and 8,484 average weekday trips.

The trip generation estimates are summarized in Table 1. Detailed trip generation calculations are included as an attachment to this memorandum.



Table 1: Zone Change Trip Generation Summary

ITE Code	Size/Rate	AM Peak Hour			PM Peak Hour			Weekday Total	
		Enter	Exit	Total	Enter	Exit	Total		
Existing CC Zone									
Shopping Plaza (40-150k)	821	86,000 SF	188	116	304	373	404	777	8,126
<i>Pass-by Trips</i>	821	40%	61	61	122	155	155	310	3,250
Primary Trip Generation			127	55	182	218	249	467	4,876
Existing BP Zone									
Business Park	770	531,700 SF	610	108	718	169	480	649	6,614
Proposed MF-18 Zone									
Multifamily Housing (Low-Rise)	220	446 units	43	135	178	143	84	227	3,006
Net Change In Site Trip Generation Potential									
Existing Conditions (Primary Trips)			737	163	900	387	729	1,116	11,490
Proposed Conditions (Primary Trips)			43	135	178	143	84	227	3,006
Net Change in Trip Generation Potential			-694	-28	-722	-244	-645	-889	-8,484

Based on the trip generation analysis the proposed zone change is expected to result in a decrease in the trip generation potential of the site for both the morning and evening peak hours as well as for a typical weekday. Since the proposal is expected to nominally impact the surrounding transportation facilities, it's recommended that no transportation impact analysis will be necessary to capture the impacts of the proposal and no specific intersection will require study. Instead the preparation of this trip generation memorandum is sufficient to report the projected impacts of the comprehensive plan amendment/zone change.

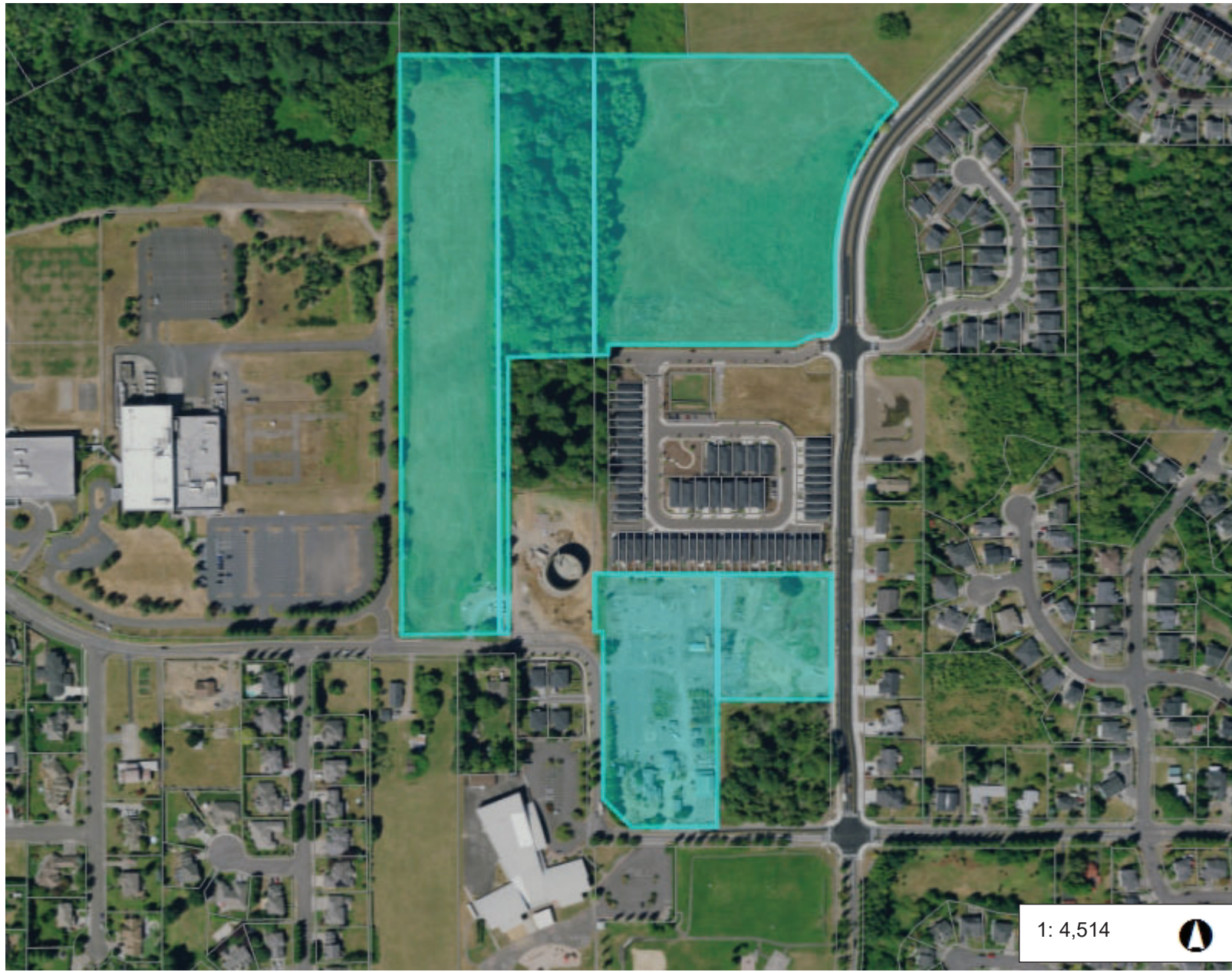
If you have any questions or concerns regarding this analysis or need further assistance, please don't hesitate to contact us.





Mackay Properties - 2023 CPA

Item 15.



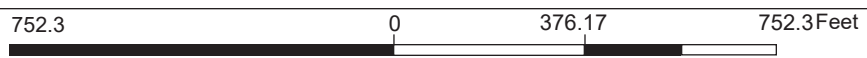
Legend

Taxlots

Notes:

Five properties planned and zoned Comm. or LI, LI/BP

1: 4,514



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

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



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Existing CC Zone

Land Use: Shopping Plaza (40-150k)
Land Use Code: 821
Land Use Subcategory: All Sites
Setting/Location: General Urban/Suburban
Variable: 1000 SF GFA
Trip Type: Vehicle
Variable Quantity: **86**

AM PEAK HOUR

Trip Rate: 3.53

	Enter	Exit	Total
Directional Split	62%	38%	
Trip Ends	188	116	304

PM PEAK HOUR

Trip Rate: 9.03

	Enter	Exit	Total
Directional Split	48%	52%	
Trip Ends	373	404	777

WEEKDAY

Trip Rate: 94.49

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	4,063	4,063	8,126

SATURDAY

Trip Rate: 116.15

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	4,994	4,994	9,988



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Existing BP Zone

Land Use: Business Park
Land Use Code: 770
Land Use Subcategory: All Sites
Setting/Location: General Urban/Suburban
Variable: 1000 SF GFA
Trip Type: Vehicle
Variable Quantity: **531.7**

AM PEAK HOUR

Trip Rate: 1.35

	Enter	Exit	Total
Directional Split	85%	15%	
Trip Ends	610	108	718

PM PEAK HOUR

Trip Rate: 1.22

	Enter	Exit	Total
Directional Split	26%	74%	
Trip Ends	169	480	649

WEEKDAY

Trip Rate: 12.44

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	3,307	3,307	6,614

SATURDAY

Trip Rate: 2.56

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	681	681	1,362



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Proposed MF-18 Zone

Land Use: Multifamily Housing (Low-Rise)
Land Use Code: 220
Land Use Subcategory: Not Close to Rail Transit
Setting/Location: General Urban/Suburban
Variable: Dwelling Units
Trip Type: Vehicle
Variable Quantity: **446**

AM PEAK HOUR

Trip Rate: 0.4

	Enter	Exit	Total
Directional Split	24%	76%	
Trip Ends	43	135	178

PM PEAK HOUR

Trip Rate: 0.51

	Enter	Exit	Total
Directional Split	63%	37%	
Trip Ends	143	84	227

WEEKDAY

Trip Rate: 6.74

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	1,503	1,503	3,006

SATURDAY

Trip Rate: 4.55

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	1,015	1,015	2,030

Caution: Small Sample Size

Vehicle Pass-By Rates by Land Use									
Source: ITE Trip Generation Manual , 11th Edition									
Land Use Code	821								
Land Use	Shopping Plaza (40 - 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	15								
Average Pass-By Rate	40%								
Pass-By Characteristics for Individual Sites									
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

Key Takeaways of:

‘Market and Land Need Analysis for a Proposed Comprehensive Plan Amendment and Rezone Request in Camas, Washington’

Johnson Economics

December 2022

**Mackay Family Properties Comprehensive Plan Amendment
and Rezone Request**

City of Camas 2023 Annual Review Cycle

The MacKay's Johnson Economics, LLC of Portland, OR, to analyze market and land needs and to report on said items in support of a request to change the Comprehensive Plan land use designations and zoning districts. The analysis and report is part and parcel of what is required when requesting that land for employment uses be changed to residential uses.

The Johnson Economics (JE) report comprises five sections: introduction, site analysis, land capacity analysis, market analysis, and conclusions. With the site analysis section, it is broken out into a discussion of the subject sites, proposed alternative uses, and site suitability for alternative uses. The land capacity analysis looks at the 2015-2035 Comprehensive Plan and the 2021 Clark County Buildable Lands Report. Regarding the market analysis, the discussion is broken out into three areas: commercial, industrial, and residential. The three (3) analysis sections lead to the conclusions of the report.

Section II Site Analysis

Site Suitability for Alternative Analysis

The report breaks out the subject sites by the north site (BP) and south site (RC). Both sites are looked at in terms of compatibility, scale/configuration, topography, traffic/access, and market conditions.

Key takeaways for the north site for BP uses are:

- **Compatibility:** *"Some industrial uses dependent on frequent or heavy inbound or outbound freight may not be compatible with the surrounding residential and educational uses, due to congestion in the morning and afternoon."* (p. 7)
- **Scale/Configuration:** *"In terms of acreage, the site has adequate scale for most business park uses. However, the configuration renders the narrow south portion of the site unusable for the campus-style projects envisioned in this zone, though smaller commercial buildings could be accommodated."* (p. 7)
- **Topography:** *"The sloping topography makes industrial development of the narrow south portion of the site difficult from an economic standpoint."* (p. 7)
- **Traffic/Access:** *"Local arterial access via Payne Road/18th Avenue, 16th Avenue, and Parker Street/Brady Road is also likely adequate. However, these arterials are two-lane roads, and congestion around the schools during the beginning and end of the school day effectively reduces the access, especially from 18th Avenue."* (p. 7)
- **Market Conditions:** *"Apart from the Intel campus in Hillsboro, there has been very limited demand for flex buildings of a tech/R&D format, like the buildings from the 1990s north and west of the site. Suburban business park users with more of a professional/office format generally seek locations near commercial amenities (e.g., Columbia Tech Center)".* (p. 7)
"Office space absorption has averaged 15,000 square feet, or 1.4 acres annually. Given the site's lack of suitability (and entitlement) for heavy manufacturing, and its lack of proximity to commercial areas, only a small portion of the current industrial and office space demand can realistically be captured on the site, representing absorption of less than one acre annually on average." (p. 8)

Key takeaways for the south site for RC uses are:

- **Compatibility:** “The regional establishments intended for the Regional Commercial (RC) zone include many “big-box” stores dependent on large scale in order to attract demand from a regional trade area. ***The traffic generated by such stores would not be compatible with the residential and educational uses around the site.***” (p. 8)
- **Scale/Configuration:** “***At 6.6 acres, the site does not have adequate scale for a regional commercial center. The flag-shaped configuration of the site makes it difficult to accommodate even a smaller grocery-anchored community center.*** The most likely commercial format is a non-grocer neighborhood center.” (p. 8)
- **Topography:** “***The east portion of the site has a relatively steep slope to the east (Brady Road), which requires significant, costly site work in order to be usable.***” (p. 8)
Traffic/Access: “***From a capacity standpoint, the two-lane roads to the site are inadequate for the type of shopping traffic associated with regional commercial centers. As discussed, there is already congestion on the roads around the site at the beginning and end of the school day.***” (p. 8)
- **Market Conditions:** “***Some of this demand can likely be captured in neighborhood centers with a convenience format, like the proposed Camas Station project. However, with this center providing 14,000 square feet of convenience, gas, coffee, and additional retail and service, we regard the potential for additional establishments at this location to be very limited – especially taking into account the limited traffic exposure.***” (p. 8)

Key takeaways for both sites for MF-18 uses are:

- **Compatibility:** “***Multifamily and attached single-family housing on the sites are generally compatible with surrounding housing, schools, and park.***” (p. 9)
However, the ***most likely development format on these sites in the current market are two- and three-story structures*** (four-story structures are typically only feasible closer to commercial amenities, where pricing is higher). We also regard the residential uses to be compatible with the nLight building west of the north site, as this building is set back quite far from the property line, and screened by a row of trees. ***We therefore find the proposed residential use on both sites to be fully compatible with surrounding uses.***” (p. 9)
- **Topography:** “***Multi-family and attached-home development is typically feasible on uneven topography due to the ability to locate buildings and parking areas at different elevations.***” (p. 9)
- **Traffic/Access:** “The sites ***have adequate access for the proposed residential uses, and the pedestrian access to schools, park, and commercial amenities at the proposed Camas Station enhances the residential marketability of the sites.*** Though the traffic will increase compared to the current undeveloped state, ***the uses represent lower intensity and peak-hour traffic than typical commercial and industrial uses.*** Moreover, the adjacent schools and proposed commercial center within walking distance will allow for trip reductions at these sites. Given the many Camas residents who commute to the west, the sites ***would also offer shorter commutes and reduced traffic compared to other buildable multifamily land in the city.***” (p. 9)
- **Market Conditions:** “***The market for affordable housing forms, including rental apartments and attached homes, is strong all across the region, and the recent increase in mortgage rates is likely to shift additional housing demand to these housing formats.***”

“Our modeling of residential demand over the coming five years in Camas indicate a need for nearly 400 additional multifamily units and around 150 additional attached homes. We regard the subject sites to be well positioned to capture this demand, due to their views, access to schools and park, and relative proximity to employment and commercial areas to the west and in Downtown Camas.” (p. 9)

Section III Land Capacity Analysis

Ability to Meet Comp Plan Targets with Current Land Capacity

This section looks at the Camas 2035 Comp Plan as well as the 2021 Clark County Buildable Lands Report. The JE report notes, “After the projected 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).” It also notes the findings of the 2021 BLR. JE notes the June 2022 finalized BLR, “This updated VBLM found a diminished supply of net buildable lands in the commercial and residential categories, but a slight increase in the industrial category: **296 acres of Commercial Land (down from 464 ac. in 2015); 667 acres of Industrial Land (up from 660 ac.) and 710 acres of Residential Land (down from 876 ac.)**” (p. 10)

With a discussion of current land capacity vs. recent absorption (2016-2020), the JE report notes the land supply for commercial, industrial, and residential represents certain years of supply based on those absorption rates. Specifically, “According to the report, land absorption in Camas over the 2016-20 period represented 60 acres of residential land annually, 6 acres of commercial land annually, and 1.6 acres of industrial land annually. **At this pace, the residential category is the most likely to exhaust its supply of land by 2035. The current land supply represents: over 50 years of Commercial Land (5.8 acres/year); over 400 years of Industrial Land (1.6 acres/year); and 12 years of Residential Land (59.6 acres/year)**” (p. 10)

With respect to the ability to meet the Comp Plan targets with the current land capacity, ***“The current supply of employment land (963 ac. total) has capacity for 11,923 jobs at these densities, thus exceeding the original 20-year target.”*** (1st paragraph, p. 11)

It also concludes, “Still, the ***current capacity for 11,923 jobs is more than adequate*** to accommodate the 9,124 jobs that remain of the 2035 target, ***representing a surplus of 286 acres.***” (2nd paragraph, p. 11)

For residential targets, “As of the 2021 Buildable Lands Report, the 710 acres of net buildable residential land can accommodate 4,260 units at the same density. In other words, the ***current residential capacity is more than enough*** to accommodate the entire 20-year growth target, and more than twice the needed amount to accommodate the 1,872 units remaining of the 2035 target. The ***current residential surplus is roughly 400 acres.***” (3rd paragraph, p. 11)

Impact of the Proposed Amendment on Land Supply

“Relative to the adopted growth targets, the proposed comp plan amendment will increase the imbalance in the surplus of residential vs. employment land. However, the actual absorption pace presented in the Buildable Lands Report indicates that the residential category will exhaust its supply of

land first. ***Thus, relative to actual development patterns and community needs, the proposed amendment will contribute to greater balance in the land supply.*** As mentioned, the adopted growth target for employment was based on modeling workers residing in, rather than working in, Camas in 2013. Instead of the intended 3.7% annual growth rate, the adopted target effectively assumes 4.2% annual growth. In comparison, employment growth over the 2015-21 period has averaged 3.0% annually. Thus, the comp plan’s unrealistic employment growth assumptions result in artificially low estimates of surplus employment land currently. ***In other words, the current actual surplus of employment land is likely much greater than the indicated 286 acres.***” (p. 12)

Camas Housing Action Plan (2021)

The JE report notes the Housing Action Plan (HAP) and comments on the thorough analysis. A key takeaway in the JE report states, “The plan identifies a need for additional multifamily and attached single-family housing, and recommends strategies that can encourage additional development in these categories. ***These strategies include rezoning employment land to multifamily residential land. Again, though this would increase the imbalance of surplus land relative to adopted growth targets, it would help reduce the imbalance in the actual development patterns and needs in the city.***” (1st paragraph, p. 12)

It notes the HAP reports around 70 acres of buildable multifamily zoned land in Camas and that 24 acres have been publicly acquired. It notes, ***“Some of this land is located in the North Shore area, without current access to infrastructure.*** These sites are unlikely to develop over the near term, as they are dependent on other sites developing first and bringing the infrastructure closer (some of these sites also have significant topographical challenges). Thus, the near-term capacity for this type of housing is likely well below this figure. ***The proposed comp plan amendment and zone change would contribute additional multifamily land with near-term development potential.***” (2nd paragraph, p. 12)

Section IV Market Analysis

This section evaluates market trends for commercial, industrial and residential uses in Camas. For commercial uses, retail and office trends are discussed along with historical retail and office space absorption rates.

Commercial

“The office market in Camas has also shown a weak trend in recent years, at least if we ignore the 2020 expansion at Fisher Investments, which represented 108,000 square feet. With the latter included, the ***city has averaged 15,000 square feet of net absorption annually since 2016, representing just over one acre per year with typical FARs.***” (bottom of p. 14)

Looking at office space demand, with certain outlined assumptions, JE forecasts future office space growth “in office employment of roughly 100 workers annually over the next five years. This represents around 20,000 square feet of space, or 100,000 over a five-year period. ***With an FAR of 0.33, this translates into land demand of 6.9 acres over five years, or 1.4 acres annually. Combining this with the modeled retail demand, we arrive at an estimated need for 1.9 acres of commercial land annually. This represents 9.5 acres over five years and 38 acres over a 20-year planning period.***” (2nd paragraph, p. 16)

JE also forecasts retail office space demand, which is summarized in figure 4.7 of the report. It concludes with, “At a typical \$325 per square foot (annual average, according to CoStar) the total sales growth **represents an increase in retail space demand of 26,000 square feet, or 2.4 acres at a standard 0.25 FAR. This reflects roughly 5,000 square feet and 0.5 acres on an annual basis**, which is 40% greater than the average annual absorption since 2016 reported by CoStar.” (3rd paragraph, p. 17)

Industrial

For industrial uses, JE reports a decline of 320,000 square feet of industrial space, including flex and specialty buildings, between the 2008-09 recession and 2015. The report notes that after re-occupied space in 2016 by WaferTech, “**Since then, the market has averaged 25,000 square feet (~1.4 ac.) of positive absorption annually**. More than half of this was CubeSmart Self Storage on 38th Avenue. The market lost industrial occupancy in 2021, when Karcher moved out of its building on Pacific Rim Boulevard, but regained most of this in 2022 as Northwest Paper Box moved in. Note that the Mill property is considered fully occupied.” (pp. 16-17)

JE uses the same approach in forecasting industrial demand as they do for office space. “With the projected growth of roughly 20 new jobs annually taking place in industrial buildings, **this results in a projected need for 93,000 square feet over five years, or nearly 20,000 square feet annually. At an FAR of 0.4, this represents 1.1 acres annually**. Note that these are expectations for annual averages. Industrial development typically takes place in few large projects rather than small annual increments. Moreover, certain storage or warehousing projects can be realized with limited associated job growth. At 1.1 acres annually, the modeled demand growth represents 5.5 acres over five years and 22 acres over 20 years.” (pp. 19-20)

Residential

“Camas has been among the fastest growing cities in the County, tripling in size since 1990, **growing at more than twice the Clark County rate**. Between 2010 and 2022, the city grew from 19,400 to 27,300, adding 7,900 residents. This represents an increase of 41%, or **2.9% per year on average**.” Figure 4.14 is a graph representing these data. Furthermore, “The city’s growth was strongest in the late 1990s, when the annual growth rate averaged roughly 10.0% per year. **The weakest growth was after the 2008-09 recession, when the rate hovered around 2.0% per year**. This is still strong – the long-term regional growth rate is 1.2% – and indicates considerable demand pressures. The growth gained momentum over the last decade, averaging 3.8% per year over the 2017-2021 period, when the city added 4,500 residents. This increase was accommodated by increased housing supply, which totaled 1,600 units over the five years.” (pp. 20-21)

Residential Shift

“**Regionally, there has been a shift in demand over the past two decades, from single-family ownership homes to multi-family rental units**. The shift was catalyzed by the foreclosure crisis and ensuing recession at the end of the 2000s, which led to stricter credit requirements for homebuyers. The recession also caused an increase in college enrollment, at rapidly growing tuition costs, something that in tandem with rapidly rising rent levels made it difficult to save up for down payments. Rental apartments became the only viable housing form for many young households, which in turn led to a shift in housing construction, from single- to multi-family units. **Rapid price gains in the single-family**

market has continued to sustain demand for the more affordable multi-family homes in recent years.”
(p. last paragraph, 21)

The report continues, **“The same shift has taken place in Clark County, where the multi-family share of new housing production went from 15% in the early 2000s to 45% by 2021. Camas has not participated in this shift to the same degree.** If we exclude the 276-unit Kiolo at Grass Valley in 2019 (and the Casey in 2022), the share of issued multifamily building permits has remained around 0% over the past 10 years.” (p. 1st paragraph, p.22)

Historic Demand

“Reflecting the very limited supply of new units, market absorption of apartments in Camas was very modest until 2018-19, when roughly 50 units were absorbed annually, and 2020-21, when the absorption averaged more than 160 units annually due to lease-up of Kiolo at Grass Valley. In isolation, Kiolo achieved absorption of 31 units per month on average (~20 ac./yr). **This is unusually high, indicating strong demand. Thus, Camas would likely have absorbed many more units with additional supply.**” (2nd paragraph, p. 22)

Projected Housing Demand

JE has developed a model that “allocates anticipated household growth into demand for housing of different forms.” The model takes into account household age and income levels, with the demand growth “anticipated to be concentrated among middle- and upper-income segments, with declines at the lowest income levels. This is in keeping with recent trends, reflecting the appeal of Camas to affluent households.”

Figure 4.20 of the JE Report shows a 5-year demand growth and an annual demand growth. In summary, the figure shows, “Detached single-family ownership homes dominate the projected demand, representing a net increase of roughly 700 units over five years. If we include detached rental homes, which typically come from the existing housing stock, there is an estimated net need for 760 new detached homes. Attached homes are projected to represent a total need for roughly 150 homes. **Rental apartments are projected to see the strongest demand growth in relative terms, for an estimated 365 units.** If we include condominiums, the net need for new multifamily units is estimated to 385.” (2nd paragraph, p. 24)

Again, this forecast is based on the historical job/housing relationship and existing single-/multifamily splits in the city. **It may underestimate the preference for housing among low- and middle-income households, who are currently underrepresented. Additional housing at appropriate price points would thus likely accommodate additional growth.**” (4th paragraph, p. 24)

Section V Conclusions

Land Capacity

According to the 2021 Clark County Buildable Lands Report, land absorption in Camas over the 2016-20 period represented absorption of 60 acres of residential land per year on average, 6 acres of commercial land annually, and 1.6 acres of industrial land annually. At these rates, the current land supply represents over 50 years of commercial land and over 400 years of industrial land, while the residential

land represents only 12 years of absorption. ***From a land capacity standpoint, the proposed re-allocation of commercial and industrial land to residential land would thus improve the balance in the land supply.*** (3rd paragraph, p. 25)

Market Trends

All across the region, there has been a shift in demand from single- to multifamily housing in recent years, as single-family homes have become financially unattainable for a growing share of the population. While the housing production in Clark County has evolved to match the new pattern, Camas has only to a limited degree shifted its housing production, and thus likely has some pent-up demand for multifamily housing. ***This is corroborated by the Camas Housing Action Plan (2021), which includes a detailed analysis of current and future housing needs in the city. The analysis finds a particular need for additional multi-family and attached single-family homes that can accommodate low- and middle-income households. Additional housing in these categories will likely help employment growth in the city by providing workforce housing that brings needed labor closer to Camas employment.*** (2nd paragraph, p. 25)

Given the limited need for employment land reflected in these market-based forecasts, ***the proposed re-allocation of industrial and commercial land to residential land is unlikely to have negative impact on employment growth, while it can alleviate pressures in the residential market.*** By accommodating needed workforce housing in the city, the re-allocation may in fact have a positive impact on employment growth. (2nd paragraph, p. 26)

Suitability for Development

We regard both sites to be suitable for the proposed multifamily residential (MF-18) zoning, which is intended for multifamily and attached single-family housing. The sites are located at the transition between residential and employment land, where these housing forms are encouraged. Moreover, these uses are compatible with surrounding housing and schools, and do not face the issues related to scale, configuration, or topography that would complicate commercial or industrial development. On the contrary, the sloping topography represents an amenity in the form of views. Furthermore, the sites would provide housing within walking distance of schools, parks, and the proposed Camas Station commercial center, thus generating limited auto traffic. Given the many Camas residents who commute to the west, the sites would also offer shorter commutes and relatively less traffic compared to other buildable multifamily land in the city. A strong indication of the suitability for the proposed residential use is provided by Parker Village, a recent attached-home development located between the subject sites. (3rd paragraph, p. 26)

In conclusion, we regard the subject sites to represent desirable locations for housing, both from a community standpoint and from the perspective of renters, buyers, and developers. The sites are less suitable for employment uses, and less likely to be developed in light of current and anticipated market conditions. These findings are supportive of the proposed comp plan amendment and zone change. (last paragraph, p. 26)



**MARKET AND LAND NEED ANALYSIS
FOR A PROPOSED COMPREHENSIVE PLAN AMENDMENT
AND ZONE CHANGE REQUEST
IN CAMAS, WASHINGTON**

PREPARED FOR
MACKAY FAMILY PROPERTIES
DECEMBER 2022

JOHNSON ECONOMICS, LLC
621 SW Alder St, Suite 506
Portland, Oregon 97205



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I. INTRODUCTION

JOHNSON ECONOMICS was retained by MACKAY FAMILY PROPERTIES to conduct a land need analysis in support of an application for a comprehensive plan amendment and zone change for five tax parcels in northwest Camas (parcel #: 127372000, 127367000, 125185000, 125193000, 986055381). The parcels in question are currently designated for commercial and industrial uses, with Regional Commercial (RC) and Business Park (BP) zoning. This report assesses the appropriateness of redesignating and rezoning the parcels to residential land with Multi-Family High designation and Multi-Family 18 zoning (MF-18).

The analysis evaluates the impact of the proposed changes to the supply of residential, commercial, and industrial land in the Camas UGA. The analysis also surveys current trends in these respective markets, and estimates future demand in Camas based on current market trajectories. Moreover, the analysis evaluates the suitability and likelihood of development for each of these uses on the subject sites, based on market and planning criteria.

The main tasks completed as part of this analysis are the following:

- Review of the City of Camas' current relevant planning documents and evaluate, update, and/or modify forecasts and capacity estimates based on current information. These include current comprehensive plan and zoning maps, the Camas 2035 Comprehensive Plan, the 2021 Housing Action Plan, and the Clark County 2021 Buildable Lands Report (June 2022).
- Physical inspection of the subject sites and evaluation of their suitability for residential, commercial, and industrial uses.
- Land capacity analysis, reconciling the current land supply in the Camas UGA according to the Buildable Lands Report and to the land need projects adopted in the 2035 Comprehensive Plan.
- Analysis of ongoing market trends and future market demand for residential, commercial, and industrial uses in Camas.
- Reconciliation of findings from the above tasks to determine the need and suitability for additional multifamily vs. commercial and industrial land at the subject site, in light of city-wide land capacity and needs.



II. SITE ANALYSIS

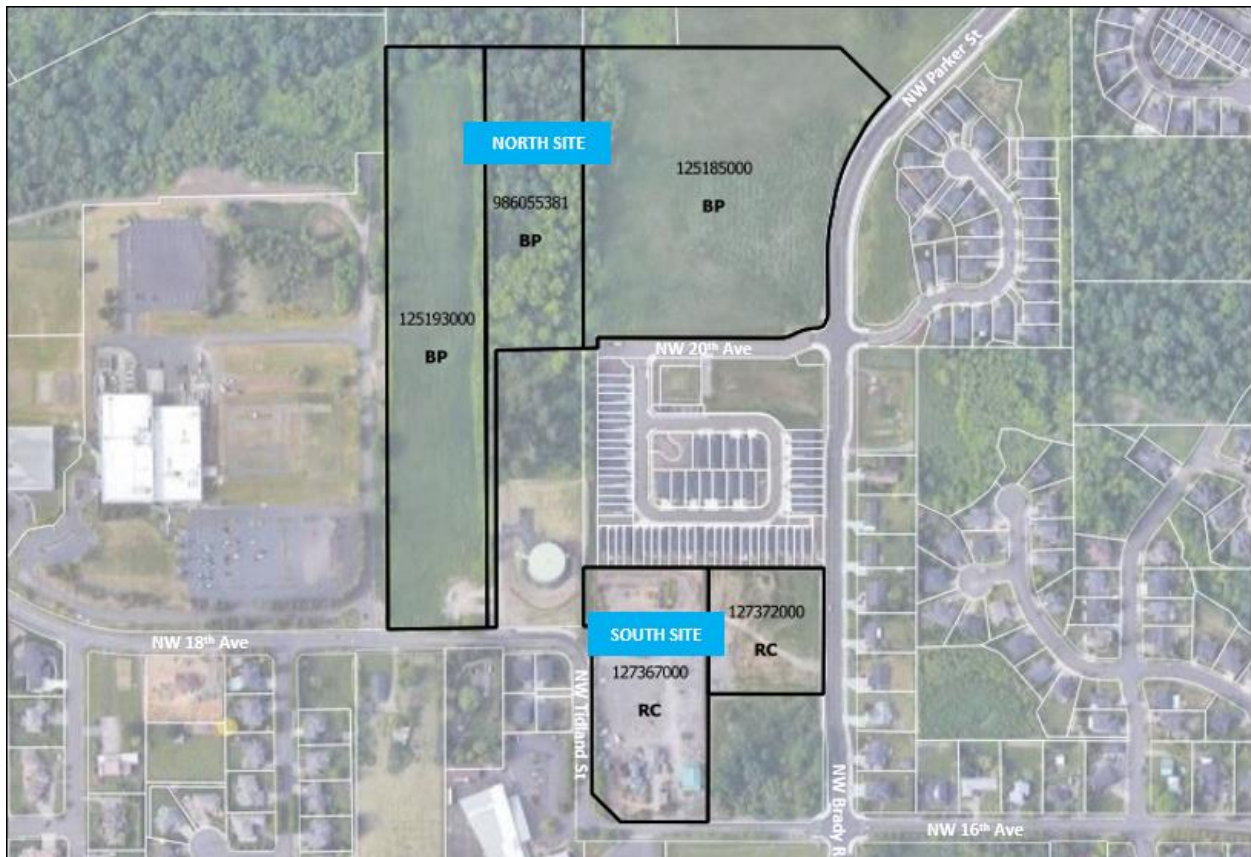
THE SUBJECT SITES

The two subject sites are both flag-shaped, made up of two and three tax parcels, respectively. The north site is the largest, measuring 24.4 acres across three parcels – all with industrial comp plan designation and Business Park (BP) zoning. Most of the acreage is open fields, while some is forested. The site has frontage along NW 18th Avenue, 16th Avenue, and Brady Road/Parker Street. The site slopes to the north and east, with the south portion being steepest.

The south site is 6.6 acres in size, across two tax parcels, with commercial comp plan designation and Regional Commercial (RC) zoning. The site was previously used for a nursery, but most of it is currently vacant. It has frontage along NW 16th Avenue, Tidland Street, and Brady Road. The highest point is at the southwest corner, as the site slopes to the northeast. The steepest part is the east portion, sloping down to Brady Road.

The area surrounding the sites is mostly residential, though the former Sharp campus is located to the west, currently occupied in part by the headquarters of nLight, as well as Odyssey Middle School and Discovery High School. The conversion of business park space to other uses observed at the Sharp campus is part of a broader trend, also seen at the former HP campus in East Vancouver. Prune Hill Elementary and Prune Hill Sports Park are located to the south of the sites. The land between the two sites is occupied by a water tower and attached housing. The area to the north and west is zoned for business park, while the small site located at the northwest corner of NW 16th Avenue and Brady Road is zoned Community Commercial (CC).

FIGURE 2.1: MAP OF SUBJECT SITES



SOURCE: Clark County, Google, Johnson Economics



The following map displays the sites in their local context, showing their situation at the boundary of residential and employment neighborhoods. Areas to the south and east are predominantly residential, while areas to the west and north – much of which is vacant – are zoned for industrial and commercial uses. An overview of development in this area to the west and north is included on the next page.

FIGURE 2.2: LOCAL CONTEXT



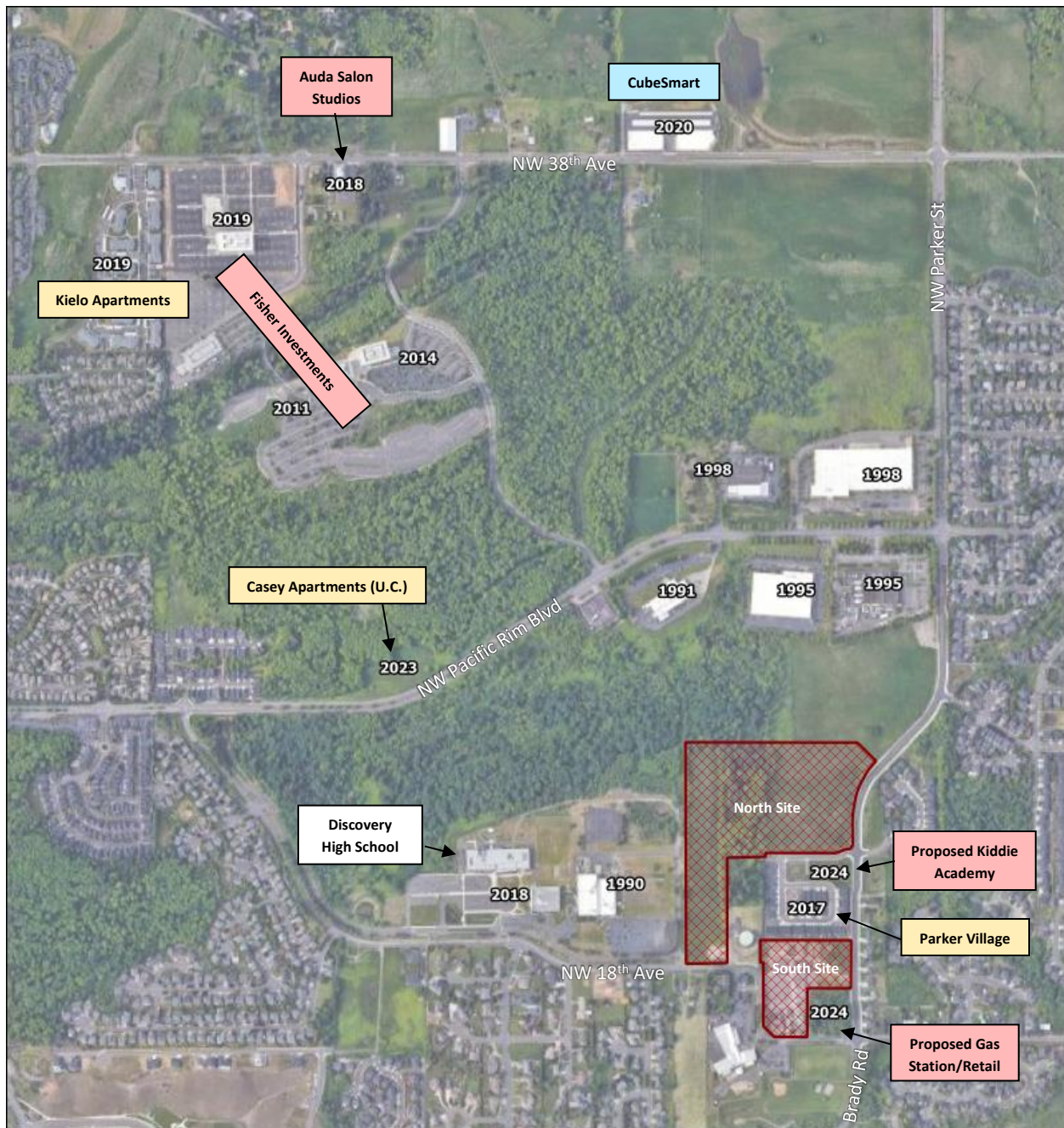
SOURCE: Clark County, Google, Johnson Economics

The following map shows recent and proposed development in the Grass Valley commercial/industrial area north and west of the sites. Building years for previously constructed commercial and industrial buildings are also included. Most of the industrial buildings in this area were built in the 1990s, predominantly along NW Pacific Rim Boulevard. The Sharp campus directly west of the subject sites is also in this category. The only project of recent date that can be classified as industrial is CubeSmart Self Storage on NW 38th Avenue (blue fill), representing very little employment.



Commercial development (pink fill) has also been limited. The Fisher Investments campus, representing 375,000 square feet built out over a 10-year period, is the only large project. A 15,000-square-foot medical/personal service building (Auda Salon Studios) on NW 38th Avenue is the only other commercial project in recent years. However, two projects of smaller scale along Brady Road near the subject sites are proposed, including a daycare (Kiddie Academy, 11,000 SF) and a convenience/retail project (Camas Station, 14,000 SF). Two mid/high-density residential projects have also been built in this area: Kielo Apartments (276 units, completed 2020-21) and Parker Village (60 units, completed 2017-18). Additionally, the Casey Apartments (125 units) is currently under construction.

FIGURE 2.3: DEVELOPMENT IN THE GRASS VALLEY AREA



SOURCE: Clark County, Google, Johnson Economics



PROPOSED ALTERNATIVE USES

The north site currently has Industrial comp plan designation and Business Park zoning, while the south site has Commercial designation and Regional Commercial zoning. The proposed comp plan amendment and zone change would give both sites a Multifamily High designation and Multifamily-18 zoning (MF-18). As noted, the sites sit at the boundary of employment and residential zones.

BUSINESS PARK (BP)

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

This zone provides for employment growth in the city by protecting industrial areas for future employment. Design of business park facilities in this district will be campus-style, with landscaped buffers, and architectural features compatible with surrounding areas. (Chapter 18.05.050)

As discussed on the previous page, there has been no new development of this format in Business Park or other industrial zones north and west of the subject sites in recent years. The industrial land in this area that has been developed in recent years has been built out with a high school and a self storage facility, with very limited industrial employment.

REGIONAL COMMERCIAL (RC)

The purpose of the Regional Commercial (RC) zone according to the Code is:

This zone provides apparel, home furnishings, and general merchandise in depth and variety, as well as providing services for food clusters and some recreational activities. Regional commercial is the largest of the commercial zones and is designed to serve the region or a significant portion of the region's population. (Chapter 18.05.050)

As with the Business Park zone, there has been no new development of the intended Regional Commercial format in the area north and west of the subject sites in recent years. There has, however, been a successful and important office project of a headquarter/campus format (Fisher Investments) as well as a smaller office project with a service format. Additionally, a proposed daycare (Kiddie Academy) and a retail project with a neighborhood/convenience format and a fueling station (Camas Station) have been approved adjacent to the sites, in a CC (Community Commercial) zone.

MULTIFAMILY-18 (MF-18)

The purpose of the Multifamily-18 (MF-18) zone according to the Code is:

These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones. (Chapter 18.05.040)

Three developments of this format have taken place in the Grass Valley area over the past five years, representing both rowhouses (Parker Village) and apartments, with mid-rise (the Casey) as well as a low-rise (Kielo) formats in the apartment category.



SITE SUITABILITY FOR ALTERNATIVE USES

The following is a general discussion of the suitability of the two sites for the alternative uses based on market considerations, physical characteristics, and access.

NORTH SITE: BUSINESS PARK (BP)

The Business Park (BP) zone allows for a wide range of commercial and industrial uses, many of which could technically be accommodated on the north site. However, the site's physical and locational attributes render many of these uses infeasible, while other uses are unrealistic due to weak market conditions.

- Compatibility:** Some industrial uses dependent on frequent or heavy inbound or outbound freight may not be compatible with the surrounding residential and educational uses, due to congestion in the morning and afternoon. This is most problematic at the beginning and the end of the school day, when students arriving or departing by foot are crossing roads, and parents are delivering or picking up students by car. Moreover, the visual compatibility with industrial buildings, as well as large office buildings, may be an issue on the main (north) portion of the site, which is in the view of homes along NW Brady Road. Deep setbacks and landscaping might improve the visual compatibility to some extent, though this would also reduce the usable portion of the site.
- Scale/Configuration:** In terms of acreage, the site has adequate scale for most business park uses. However, the configuration renders the narrow south portion of the site unusable for the campus-style projects envisioned in this zone, though smaller commercial buildings could be accommodated. As such, only the northern portion of the site is suitable for industrial business park use from a configuration standpoint.
- Topography:** The sloping topography makes industrial development of the narrow south portion of the site difficult from an economic standpoint. It might also be an obstacle to large industrial users on parts of the north portion, as it makes it more costly to accommodate large buildings. As industrial users pay the least of the major uses for land and buildings, narrow buildings (higher construction costs per square foot) in a terraced development (higher development costs) are generally infeasible. Moreover, slopes are generally viewed negatively from a freight standpoint, while also being seen as unattractive for employee parking. The topography would present less of a challenge to a business park offering more standard office space, though user demand for such space is currently concentrated in areas with extensive commercial amenities (see below).
- Traffic/Access:** The site's regional access via Highway 14, 192nd Avenue and Brady Road is likely adequate for most business park uses. Local arterial access via Payne Road/18th Avenue, 16th Avenue, and Parker Street/Brady Road is also likely adequate. However, these arterials are two-lane roads, and congestion around the schools during the beginning and end of the school day effectively reduces the access, especially from 18th Avenue. Steep elevation change further complicates the access from 18th Avenue. Brady Road is thus the best access point.
- Market Conditions:** The industrial market is currently dominated by demand for distribution and e-commerce fulfillment space, concentrated in areas with good inter-regional freeway access. Outside these areas, much of the demand is for heavy/durable goods manufacturing spaces and construction storage. Apart from the Intel campus in Hillsboro, there has been very limited demand for flex buildings of a tech/R&D format, like the buildings from the 1990s north and west of the site. Suburban business park users with more of a professional/office format generally seek locations near commercial amenities (e.g., Columbia Tech Center).



In Camas, absorption of industrial space has averaged 25,000 square feet, or roughly 1.7 acres, annually in recent years (see Market Analysis section). Office space absorption has averaged 15,000 square feet, or 1.4 acres annually. Given the site's lack of suitability (and entitlement) for heavy manufacturing, and its lack of proximity to commercial areas, only a small portion of the current industrial and office space demand can realistically be captured on the site, representing absorption of less than one acre annually on average.

SOUTH SITE: REGIONAL COMMERCIAL (RC)

The Regional Commercial (RC) zone is intended for establishments with regional trade areas, but allows for a wide range of commercial uses. The most suitable uses at the subject site are those with small footprints and a neighborhood orientation, though the development of a convenience center for this specific segment on an adjacent site (Camas Station) will make it difficult to find adequate support for similar establishments on the subject site.

- **Compatibility:** The regional establishments intended for the Regional Commercial (RC) zone include many “big-box” stores dependent on large scale in order to attract demand from a regional trade area. The traffic generated by such stores would not be compatible with the residential and educational uses around the site. However, the RC zone also allows for many smaller business formats with a neighborhood or community orientation. These would in general be compatible with surrounding uses.
- **Scale/Configuration:** At 6.6 acres, the site does not have adequate scale for a regional commercial center. The flag-shaped configuration of the site makes it difficult to accommodate even a smaller grocery-anchored community center. The most likely commercial format is a non-grocer neighborhood center.
- **Topography:** The east portion of the site has a relatively steep slope to the east (Brady Road), which requires significant, costly site work in order to be usable. Buildings will sit well above the road, which will reduce the signage effect, making this part of the site less marketable for commercial users. Steep uphill access from Brady Road might also be a challenge. The west portion is adequately flat for commercial development.
- **Traffic/Access:** From a capacity standpoint, the two-lane roads to the site are inadequate for the type of shopping traffic associated with regional commercial centers. As discussed, there is already congestion on the roads around the site at the beginning and end of the school day. From a demand standpoint, the roads around the site do not currently have the traffic volume required to sustain most types of commercial activity. Johnson Economics has conducted extensive research on commercial development in the Portland Metro Area over the past decade, and found very few examples of suburban development along roads with a daily traffic volume below 15,000. The current volume is 7,600 on Brady Road and 2,800 at 16th Avenue/Tidland Street, according to TrafficMetrix. The adjacent site at the corner of 16th and Brady, where Camas Station has been proposed, has the additional exposure to traffic on the east leg of 16th Avenue (6,100), which puts it close to the threshold for neighborhood/convenience centers.
- **Market Conditions:** In general, the market for commercial space has been weak in recent years, due to the shift to online retail. Most new development is taking place in areas with substantial population growth. In Camas, absorption of retail space has averaged 3,600 square feet, or 0.3 acres, annually since 2016. Much of the resident demand flows out of the city to the large commercial area around the Columbia Tech Center. Some of this demand can likely be captured in neighborhood centers with a convenience format, like the proposed Camas Station project. However, with this center providing 14,000 square feet of convenience, gas, coffee, and additional retail and service, we regard the potential for additional establishments at this location to be very limited – especially taking into account the limited traffic exposure.



BOTH SITES: MULTIFAMILY 18 (MF-18)

The MF-18 zone is intended for multifamily and attached single-family housing. The two sites are suitable for these housing formats, as indicated by the adjacent Parker Village. The sites are located at the transition between employment and residential areas – where this type of housing is encouraged – and possess strong residential qualities, including good views and pedestrian access to schools and parks.

- **Compatibility:** Multifamily and attached single-family housing on the sites are generally compatible with surrounding housing, schools, and park. The only possible exception is tall mid-rise buildings located across from detached single-family homes along 18th Avenue and Brady Road. Without adequate setbacks, such buildings might feel too massive near detached homes. However, the most likely development format on these sites in the current market are two- and three-story structures (four-story structures are typically only feasible closer to commercial amenities, where pricing is higher). We also regard the residential uses to be compatible with the nLight building west of the north site, as this building is set back quite far from the property line, and screened by a row of trees. We therefore find the proposed residential use on both sites to be fully compatible with surrounding uses.
- **Topography:** Multi-family and attached-home development is typically feasible on uneven topography due to the ability to locate buildings and parking areas at different elevations. The relatively small footprints of the buildings also allow for terraced development, which is an advantage in terms of capturing pricing premiums for views. No portion of the sites appears to steep for this type of development.
- **Traffic/Access:** The sites have adequate access for the proposed residential uses, and the pedestrian access to schools, park, and commercial amenities at the proposed Camas Station enhances the residential marketability of the sites. Though the traffic will increase compared to the current undeveloped state, the uses represent lower intensity and peak-hour traffic than typical commercial and industrial uses. Moreover, the adjacent schools and proposed commercial center within walking distance will allow for trip reductions at these sites. Given the many Camas residents who commute to the west, the sites would also offer shorter commutes and reduced traffic compared to other buildable multifamily land in the city.
- **Market Conditions:** The market for affordable housing forms, including rental apartments and attached homes, is strong all across the region, and the recent increase in mortgage rates is likely to shift additional housing demand to these housing formats. Though Camas has traditionally been a low-density housing market, its residential appeal – created by good schools, safe neighborhoods, outdoor recreation opportunities, and a quaint, vibrant downtown – extends into attached-home and multifamily markets as well. This was recently demonstrated by the rapid absorption of the 276-unit Kielo at Grass Valley apartment project, which leased up at a rate of 31 units per month, representing roughly 20 acres annually.

Our modeling of residential demand over the coming five years in Camas indicate a need for nearly 400 additional multifamily units and around 150 additional attached homes. We regard the subject sites to be well positioned to capture this demand, due to their views, access to schools and park, and relative proximity to employment and commercial areas to the west and in Downtown Camas.



III. LAND CAPACITY ANALYSIS

2015-35 COMPREHENSIVE PLAN

The following figure presents the estimated buildable acres of commercial, industrial and residential land in Camas as identified in the City’s most recently adopted Camas 2035 Comprehensive 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, 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 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).

FIGURE 3.1: ESTIMATED LAND NEED AND CAPACITY, CITY OF CAMAS COMPREHENSIVE PLAN (2015-35)

Land Use Category	Density	Land Need (2015-35)			Land Supply / Capacity		Surplus Supply / Capacity	
		Jobs	Units	Acres	Net Acres (CP) ¹	Capacity (jobs/units)	Net Acres (CP)	Capacity (jobs/units)
Commercial	20.0 jobs/ac	6,744		337	464	9,280	127	2,536
Industrial	9.0 jobs/ac	4,438		493	660	5,940	167	1,502
<i>Employment</i>	<i>13.5 jobs/ac</i>	<i>11,182</i>		<i>830</i>	<i>1,124</i>	<i>15,220</i>	<i>294</i>	<i>4,038</i>
Residential	6.0 units/ac		3,868	645	876	5,256	231	1,388

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)

2021 CLARK COUNTY BUILDABLE LANDS REPORT

CURRENT LAND SUPPLY

The most up-to-date land capacity estimates for Camas are found in the 2021 Clark County Buildable Lands Report, which was finalized in June 2022. This updated VBLM found a diminished supply of net buildable lands in the commercial and residential categories, but a slight increase in the industrial category:

- 296 acres of Commercial Land (down from 464 ac. in 2015)
- 667 acres of Industrial Land (up from 660 ac.)
- 710 acres of Residential Land (down from 876 ac.)

CURRENT LAND CAPACITY VS. RECENT ABSORPTION

The Buildable Lands Report provides estimates of development pace from the 2016-2020 period. According to the report, land absorption in Camas over the 2016-20 period represented 60 acres of residential land annually, 6 acres of commercial land annually, and 1.6 acres of industrial land annually. At this pace, the residential category is the most likely to exhaust its supply of land by 2035. The current land supply represents:

- Over 50 years of Commercial Land (5.8 acres/year)
- Over 400 years of Industrial Land (1.6 acres/year)
- 12 years of Residential Land (59.6 acres/year)



ABILITY TO MEET COMP PLAN TARGETS WITH CURRENT LAND CAPACITY

The Camas 2035 Comp Plan adopted an employment growth target of 11,182 jobs over the 20-year period. In 2015, the total employment land (commercial and industrial) had capacity for 15,220 jobs, at the assumed employment densities of 20 jobs per commercial acre and 9 jobs per industrial acre (13 jobs/ac. weighted average). The current supply of employment land (963 ac. total) has capacity for 11,923 jobs at these densities, thus exceeding the original 20-year target.

The growth target of 11,182 jobs adopted in 2015 was very high compared to actual employment at the time (7,469 in 2015). This was likely because it was erroneously based on the number of employed workers residing in the city (9,093 in 2013) rather than the number of jobs in the city. Between 2015 and mid-2022, 2,058 jobs were created in Camas, according to the Washington Employment Security Department (June 2022 estimates used for 2022). This represents only 18% of the target, requiring the current buildable land to accommodate the remaining 82%. Still, the current capacity for 11,923 jobs is more than adequate to accommodate the 9,124 jobs that remain of the 2035 target, representing a surplus of 286 acres.

For residential use, the Comp Plan has a target population growth of 11,255, or 3,868 new households. Over the 2015-22 period, 1,996 new housing units were completed in Camas, according to the Washington Office of Financial Management, representing 52% of the growth target, while 1,872 units remain to reach the 2035 target. In 2015, the residential land capacity in Camas could accommodate 5,256 units at the assumed six units per acre. As of the 2021 Buildable Lands Report, the 710 acres of net buildable residential land can accommodate 4,260 units at the same density. In other words, the current residential capacity is more than enough to accommodate the entire 20-year growth target, and more than twice the needed amount to accommodate the 1,872 units remaining of the 2035 target. The current residential surplus is roughly 400 acres.

FIGURE 3.2: CURRENT LAND CAPACITY VS. REMAINING GROWTH TARGETS

	Target Growth 2015-35	Actual Growth 2015-22 ¹	Remaining Growth			Current Capacity 2022-35	Surplus Capacity 2022-35
			Target 2022-35	Density 2022-35	Land Need 2022-35		
Employment	11,182 jobs	2,058 jobs	9,124 jobs	13.5 jobs/ac. ²	677 ac.	963 ac.	286 ac.
Population/Housing ³	3,868 units	1,996 units	1,872 units	6.0 units/ac.	312 ac.	710 ac.	398 ac.

¹ Using June 2022 employment data; ² Weighted average density (20.0 jobs/ac for commercial and 9.0 for industrial); ³ 11,255 population target.

SOURCE: Camas 2035; 2021 Clark County Buildable Lands Report, WA ESD, WA OFM, Johnson Economics

ABILITY TO MEET COMP PLAN TARGETS WITH PROPOSED AMENDMENT

The proposed comp plan amendment will reduce the amount of employment land by 31 acres (24 ac. industrial and 7 ac. commercial). This will only have a minor impact on the surplus capacity of employment land, which will be reduced from 286 to 255 acres. Conversely, the residential capacity will increase by 31 acres, to 429 acres.

FIGURE 3.3: PROPOSED LAND CAPACITY VS. REMAINING GROWTH TARGETS

	Remaining Growth	Current Capacity	Proposed Capacity		Surplus Capacity Net of Change
	Land Need		Change	New Capacity	
Employment	677 ac.	963 ac.	-31 ac.	932 ac.	255 ac.
Population/Housing	312 ac.	710 ac.	31 ac.	741 ac.	429 ac.

SOURCE: Camas 2035; 2021 Clark County Buildable Lands Report, WA ESD, WA OFM, Johnson Economics



IMPACT OF THE PROPOSED AMENDMENT ON LAND SUPPLY

Relative to the adopted growth targets, the proposed comp plan amendment will increase the imbalance in the surplus of residential vs. employment land. However, the actual absorption pace presented in the Buildable Lands Report indicates that the residential category will exhaust its supply of land first. Thus, relative to actual development patterns and community needs, the proposed amendment will contribute to greater balance in the land supply. As mentioned, the adopted growth target for employment was based on modeling workers residing in, rather than working in, Camas in 2013. Instead of the intended 3.7% annual growth rate, the adopted target effectively assumes 4.2% annual growth. In comparison, employment growth over the 2015-21 period has averaged 3.0% annually. Thus, the comp plan's unrealistic employment growth assumptions result in artificially low estimates of surplus employment land currently. In other words, the current actual surplus of employment land is likely much greater than the indicated 286 acres.

CAMAS HOUSING ACTION PLAN (2021)

The Housing Action Plan (HAP) completed for the City of Camas in 2021 includes a thorough analysis of housing availability and needs in the city. The plan identifies a need for additional multifamily and attached single-family housing, and recommends strategies that can encourage additional development in these categories. These strategies include rezoning employment land to multifamily residential land. Again, though this would increase the imbalance of surplus land relative to adopted growth targets, it would help reduce the imbalance in the actual development patterns and needs in the city.

According to the HAP report, there is only around 70 acres of developable multifamily-zoned land within the Camas UGA after the City recently acquired 24 buildable acres for a park. At the achieved densities assumed for future buildout of high-density residential land in Camas in the Buildable Lands Report, this represents 600 housing units. Some of this land is located in the North Shore area, without current access to infrastructure. These sites are unlikely to develop over the near term, as they are dependent on other sites developing first and bringing the infrastructure closer (some of these sites also have significant topographical challenges). Thus, the near-term capacity for this type of housing is likely well below this figure. The proposed comp plan amendment and zone change would contribute additional multifamily land with near-term development potential.

The HAP report also includes an analysis of commute times for residents in the city. Camas has a large share of commuters, most of whom commute to the west via Highway 14. The location of the subject sites means that they would provide housing closer to this employment than the other major tracts of buildable multifamily land in the city. Moreover, the sites would also provide housing close to new employment in the Grass Valley area. Thus, with residential use, the sites would contribute less new traffic and shorter commutes than the other buildable multifamily sites in the city.



IV. MARKET ANALYSIS

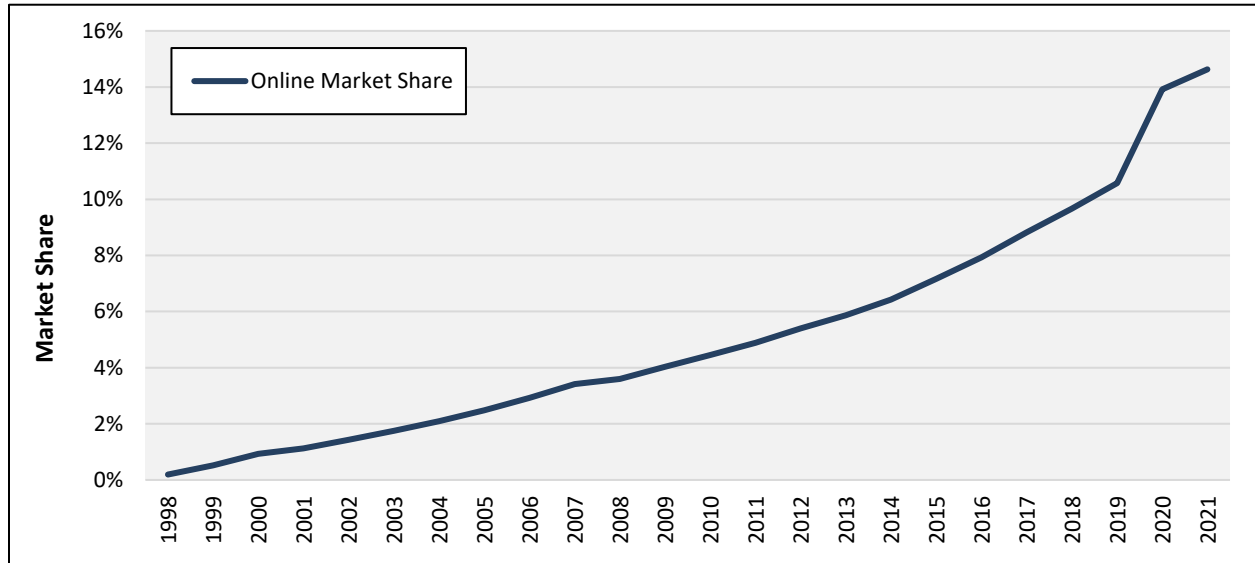
In this section, we evaluate market trends and future demand prospects for commercial, industrial, and residential uses in Camas. For context, we include broader trends of importance observed on the national or regional level.

COMMERCIAL

RETAIL TRENDS

The commercial real estate market has undergone dramatic changes over the past decade. Within the retail segment, the shift to online shopping has reduced the need for brick-and-mortar space, especially from retailers selling physical goods. Pre-COVID, online retailing accounted for around 10% of all retail spending – after gaining roughly one percentage point per year over the last few years. During COVID, the online market share jumped to 15%.

FIGURE 4.1: E-COMMERCE SHARE OF ALL RETAIL, UNITED STATES (1998-2021)



SOURCE: U.S. Dept. of Commerce, JOHNSON ECONOMICS

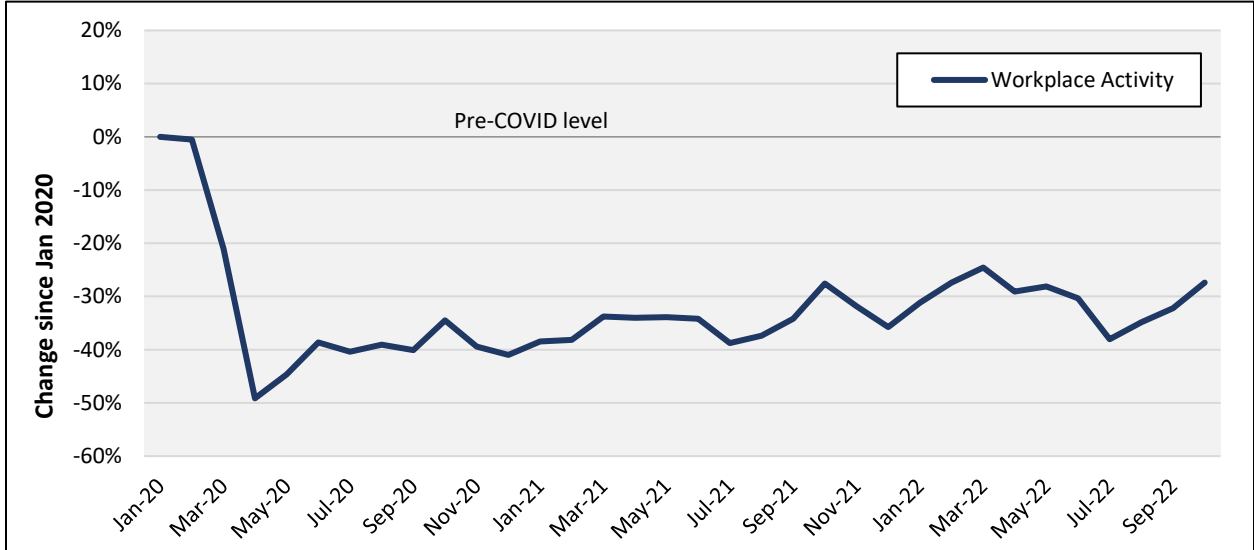
An older trend, which continues to change the retail market, is the shift from goods to services. Since the middle of the last century, the share of personal spending on physical goods has declined from over 60% to around 30%. Commercial tenants that benefit from this shift include restaurants, coffee shops, healthcare providers, beauty salons, and financial advisors. This has led to increased demand for smaller spaces while demand for large spaces has declined due to online competition. Over the past decade, only one-fifth of the net absorption of retail space has been driven by physical goods retailers, as service providers and eating/drinking places have dominated.

OFFICE TRENDS

Within the office segment, there already was a declining trend in the use of space per worker during the past decade, reflecting the increasing use of open floor plans without individual offices. COVID-19 led to further reductions as many workers began working from home. Though many have returned to the office as the pandemic has subsided, high rates of remote work are expected to continue going forward, as the systems are now in place and many workers show a preference for this arrangement. In Clark County, the number of workers at workplaces (mon-fri) remains 27% below the pre-COVID level as of October 2022 (see next page, workplaces are places of employment identified by Google, not including residences). The activity level has hovered around the current level over the past year, and thus does not indicate a return to pre-COVID levels any time soon.



FIGURE 4.2: WORKPLACE ACTIVITY COMPARED TO PRE-COVID (JANUARY 2020) LEVELS, CLARK COUNTY

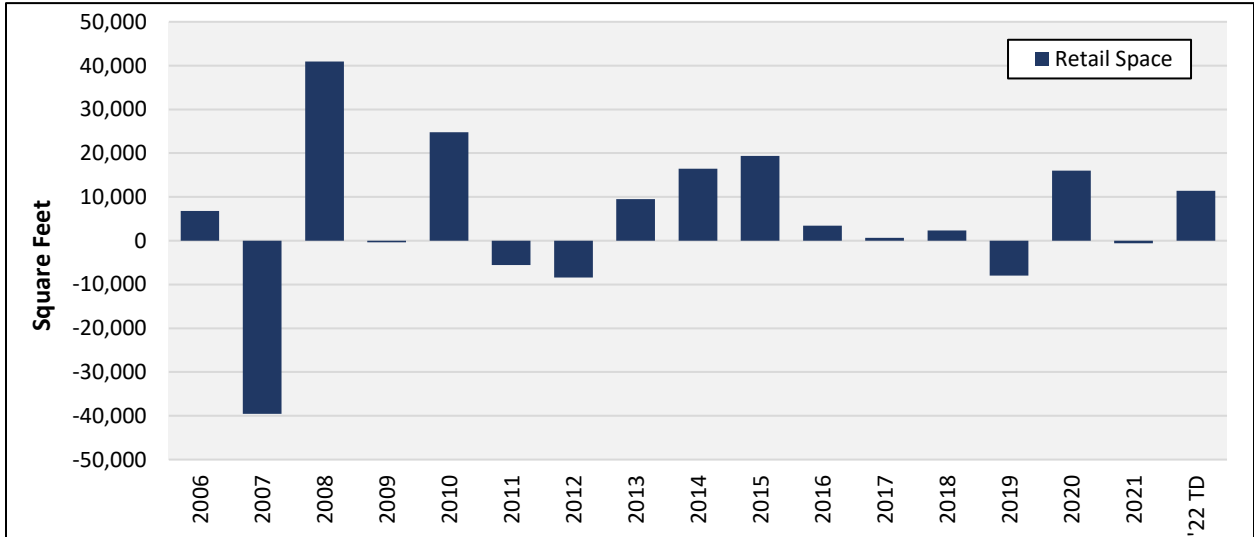


SOURCE: Google, JOHNSON ECONOMICS

HISTORICAL RETAIL SPACE ABSORPTION

The recent weakness in the retail market has been evident in Camas as well. Since 2016, only 22,000 square feet of retail space has been absorbed in the city on a net basis, including food/beverage space. This represents 3,600 square feet annually, or 0.3 acres assuming a typical suburban floor area ratio (FAR). In Clark County, retail space absorption has averaged 127,000 square feet annually over the same period, down from 285,000 per year over the prior 10 years.

FIGURE 4.3: HISTORICAL NET ABSORPTION OF RETAIL SPACE, CAMAS (2006-22)



SOURCE: CoStar

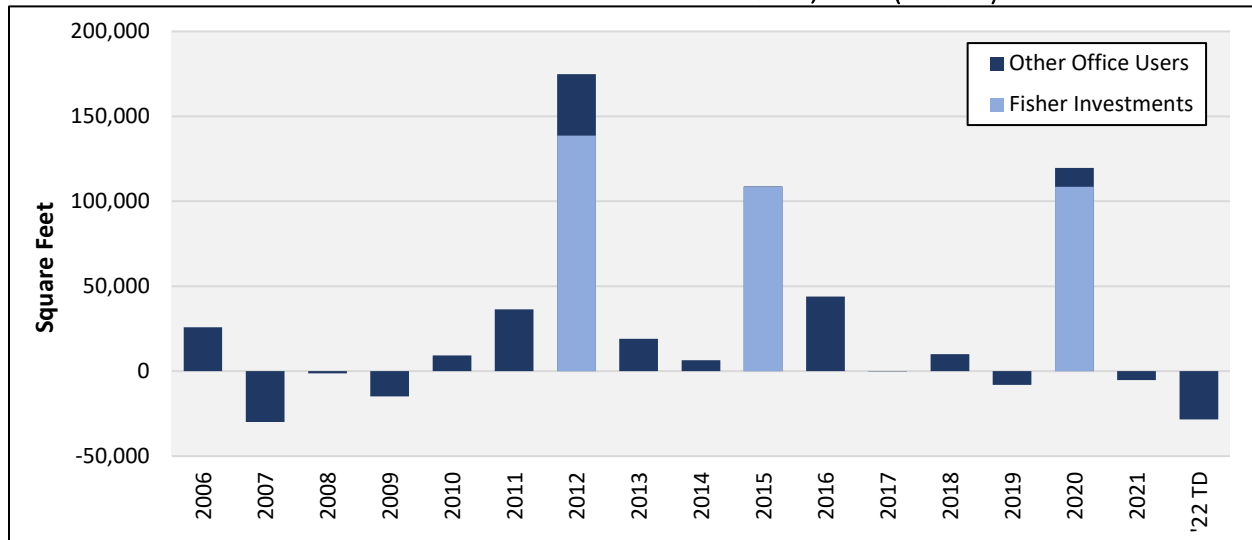
HISTORICAL OFFICE SPACE ABSORPTION

The office market in Camas has also shown a weak trend in recent years, at least if we ignore the 2020 expansion at Fisher Investments, which represented 108,000 square feet. With the latter included, the city has averaged 15,000 square feet of net absorption annually since 2016, representing just over one acre per year with typical FARs.



Combined with the retail absorption, this indicates 1.3 acres of annual absorption. With the Fisher expansion excluded, the office market has seen negative absorption (loss of occupied space), representing -3,400 square feet (-0.2 ac) annually. Note that the CoStar data does not capture all owner-user activity. The following chart includes manual adjustments to correct the absorption years for Fisher Investments in 2012, 2015, and 2020.

FIGURE 4.4: HISTORICAL NET ABSORPTION OF OFFICE SPACE, CAMAS (2006-22)



SOURCE: CoStar

FUTURE RETAIL SPACE DEMAND

Due to the large retail concentrations west of Camas, much of the retail demand from Camas residents is met by establishments outside the city. According to Environics, retail sales (including food/beverage) in Camas is only 48% of resident demand in 2022. The sales leakage is greatest for big-ticket items. The following table compares estimates of sales inside the city to demand from households residing within the city. The demand estimates are based on local demographics and the Census Bureau’s Consumer Expenditures Survey. Sales estimates are derived from the Census Bureau’s Retail Sales Survey.

FIGURE 4.5: RETAIL SUPPLY AND DEMAND, CAMAS (2022)

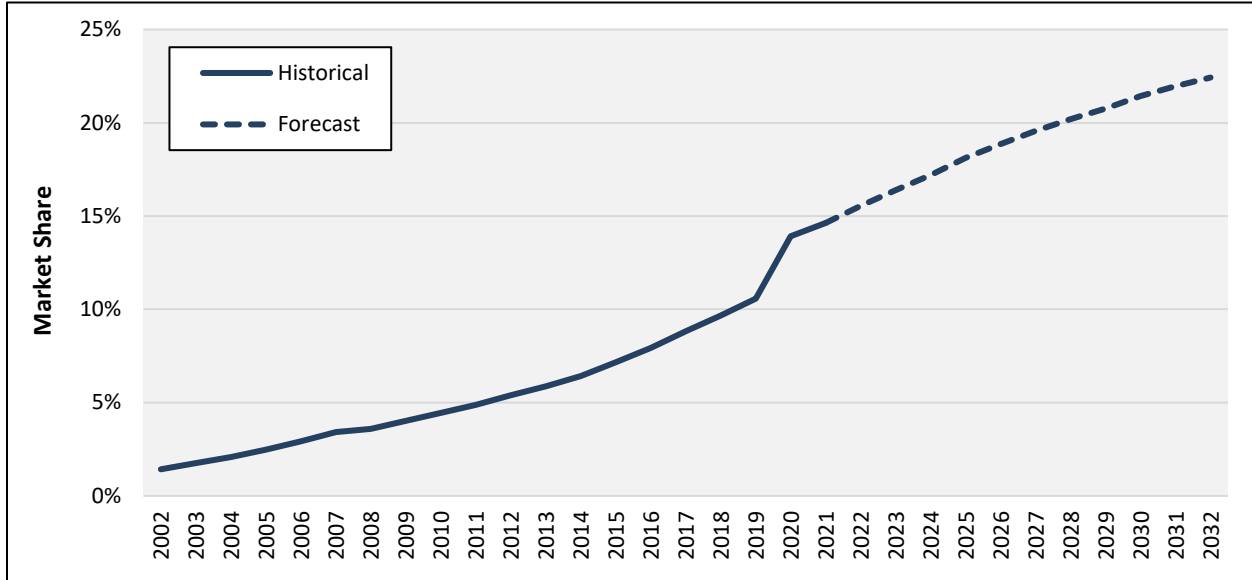
RETAIL SUPPLY-DEMAND, CAMAS 2022		2022 Demand	2022 Supply	Demand Gain/Leakage	
Retail Category (NAICS)	(Consumer Spending)	(Retail Sales)	(Total \$)	(%)	
Motor Vehicle and Parts Dealers-441	\$133,212,543	\$33,842,041	(\$99,370,502)	-75%	
Furniture and Home Furnishings Stores-442	\$13,585,021	\$3,370,938	(\$10,214,083)	-75%	
Electronics and Appliance Stores-443	\$7,937,200	\$1,821,572	(\$6,115,628)	-77%	
Building Material, Garden Equip Stores -444	\$45,983,770	\$17,248,741	(\$28,735,029)	-62%	
Food and Beverage Stores-445	\$85,886,445	\$49,136,544	(\$36,749,901)	-43%	
Health and Personal Care Stores-446	\$33,224,227	\$12,125,205	(\$21,099,022)	-64%	
Gasoline Stations-447	\$42,803,167	\$19,146,114	(\$23,657,053)	-55%	
Clothing and Clothing Accessories Stores-448	\$24,739,059	\$7,644,275	(\$17,094,784)	-69%	
Sporting Goods, Hobby, Book, Music Stores-451	\$9,731,411	\$5,055,633	(\$4,675,778)	-48%	
General Merchandise Stores-452	\$75,026,228	\$63,287,650	(\$11,738,578)	-16%	
Miscellaneous Store Retailers-453	\$13,180,762	\$10,366,955	(\$2,813,807)	-21%	
Foodservice and Drinking Places-722	\$72,981,794	\$43,197,835	(\$29,783,959)	-41%	
Total Including Food/Drinking Places	\$558,291,627	\$266,243,503	(\$292,048,124)	-52%	

SOURCE: Environics/Claritas, JOHNSON ECONOMICS



JOHNSON ECONOMICS models future retail sales via population forecasts, net of the anticipated continued shift to online shopping. Current demand from Camas residents is escalated assuming the residential forecast presented later in this section, which estimates 2.5% annual growth over the next years. Loss in demand to online retail is estimated using a nationwide forecast of market share by FTI Consulting. The forecast for all retail, including vehicles and gasoline, but excluding food and drinking places, is displayed below. The forecast indicates an online market share of 22% by 2032.

FIGURE 4.6: ONLINE RETAIL MARKET SHARE FORECAST, UNITED STATES



SOURCE: FTI Consulting, JOHNSON ECONOMICS

When modeling future retail space demand, we combine sales estimates for food/drinking places and true retailers, with online retail subtracted from the latter. Given the assumed shift to online retail, the modeled household growth is only expected to generate an increase of \$2.6 million in physical retail sales in Camas over the 2022-27 period. However, the food/drinking places are projected to see a sales increase of \$5.6 million. At a typical \$325 per square foot (annual average, according to CoStar) the total sales growth represents an increase in retail space demand of 26,000 square feet, or 2.4 acres at a standard 0.25 FAR. This reflects roughly 5,000 square feet and 0.5 acres on an annual basis, which is 40% greater than the average annual absorption since 2016 reported by CoStar.

FIGURE 4.7: FORECAST OF RETAIL SPACE DEMAND, CAMAS (2022-27, 2022 DOLLARS)

CHANGE IN RETAIL LAND NEED, 2022-27		CAMAS SALES				
		2022 Sales		2027 Sales		2022-27 Change
at 2.5% annual household growth			Share		Share	
2022	Retail, Physical Stores	\$223,045,668	84.4%	\$225,728,024	75.6%	\$2,682,356
	Retail, Online Stores	\$41,070,160	15.6%	\$72,893,795	24.4%	\$31,823,636
	Food/Drinking Places	\$43,197,835	100.0%	\$48,841,511	100.0%	\$5,643,676
2022-27	Physical Retail + Food/Drinking Places	\$266,243,503		\$274,569,534		\$8,326,031
	Change in Occupied Space (at \$325/SF)					25,619 sqft.
	Change in Land Need (at 0.25 FAR)					2.4 Ac.

SOURCE: JOHNSON ECONOMICS



FUTURE OFFICE SPACE DEMAND

We model demand for office space in Camas via employment projections in the typical office industries. We then apply industry-specific rates of office utilization to this job growth. Our job growth assumptions are in part based on pre-COVID growth in Camas (2015-19) and projections from the Washington Employment Security Department (ESD) for Southwest Washington. The ESD forecasts are conservative in nature and underestimated the growth pre-COVID. On the other hand, the historical growth rates from the 2015-19 period likely overestimate the long-term future growth potential, as this was a period of strong suburban expansion after weakness following the 2008-09 recession. When establishing future assumptions for Camas, we therefore reconcile these data sources and also consider our regional industry expectations. We also consider specifics in the Camas market, for instance the impact of Fisher Investments in the financial sector. The annual growth rates assumed in our forecast are displayed in column C below.

FIGURE 4.8: ASSUMED ANNUAL EMPLOYMENT GROWTH RATES, CAMAS (2022-27)

Growth Assumptions		Annual Growth Rates		
NAICS	Industry	A) Historical AAGR, 2015-19	B) Projected AAGR (ESD), Long-Term	C) Assumed AAGR (JE), 2022-27
51	Information	13.0%	3.2%	4.1%
52-53	Financial Activities	12.1%	1.4%	3.4%
54-56	Prof./Biz Services	2.6%	2.3%	2.5%
61-62	Education & Health	4.4%	2.3%	3.3%
81	Other Services	4.7%	2.3%	3.2%
92	Public Administration	0.3%	1.2%	0.7%

SOURCE: WA ESD, U.S. Census Bureau, JOHNSON ECONOMICS (JE)

After projecting employment in 2022 and 2027, we apply typical rates of office utilization within each industry. For this, we rely on figures from E. D. Hovee & Co., used in the 2014 Urban Growth Report for the Portland Metro region. However, we apply an upward adjustment to the financial sector due to Fisher Investments' large share of this sector. Finally, we apply square footage factors per employee to the projected office employment, generally assuming averages of 200-300 square feet, depending on industry. For this determination, we rely on several employment density analyses conducted by JOHNSON ECONOMICS over the past decade. However, we make a downward adjustment to the financial sector reflecting the higher density of Fisher Investments.

With the outlined assumptions, the model indicates growth in office employment of roughly 100 workers annually over the next five years. This represents around 20,000 square feet of space, or 100,000 over a five-year period. With an FAR or 0.33, this translates into land demand of 6.9 acres over five years, or 1.4 acres annually. Combining this with the modeled retail demand, we arrive at an estimated need for 1.9 acres of commercial land annually. This represents 9.5 acres over five years and 38 acres over a 20-year planning period.

FIGURE 4.9: FORECAST OF OFFICE SPACE DEMAND, CAMAS (2022-27)

Office Space Demand	Total Jobs		Office Share	Office Jobs			Avg. SqFt. Per Job	Office Space Demand		
	2022	2027		2022	2027	2022-27		2022	2027	2022-27
Information	128	156	25%	32	39	7	200	6,400	7,824	1,424
Financial Activities	2,234	2,640	87%	1,944	2,297	354	175	340,127	402,016	61,889
Prof./Biz Services	1,186	1,342	76%	895	1,013	118	225	201,472	227,947	26,475
Education & Health	569	669	30%	171	201	30	275	46,943	55,216	8,274
Other Services	89	104	32%	28	33	5	300	8,544	10,001	1,457
Government	208	215	43%	89	93	3	250	22,360	23,154	794
Total, Office Sectors	4,414	5,128		3,160	3,676	517		625,845	726,158	100,313

SOURCE: WA Employment Security Department, U.S. Census Bureau, Hovee & Co., JOHNSON ECONOMICS



INDUSTRIAL

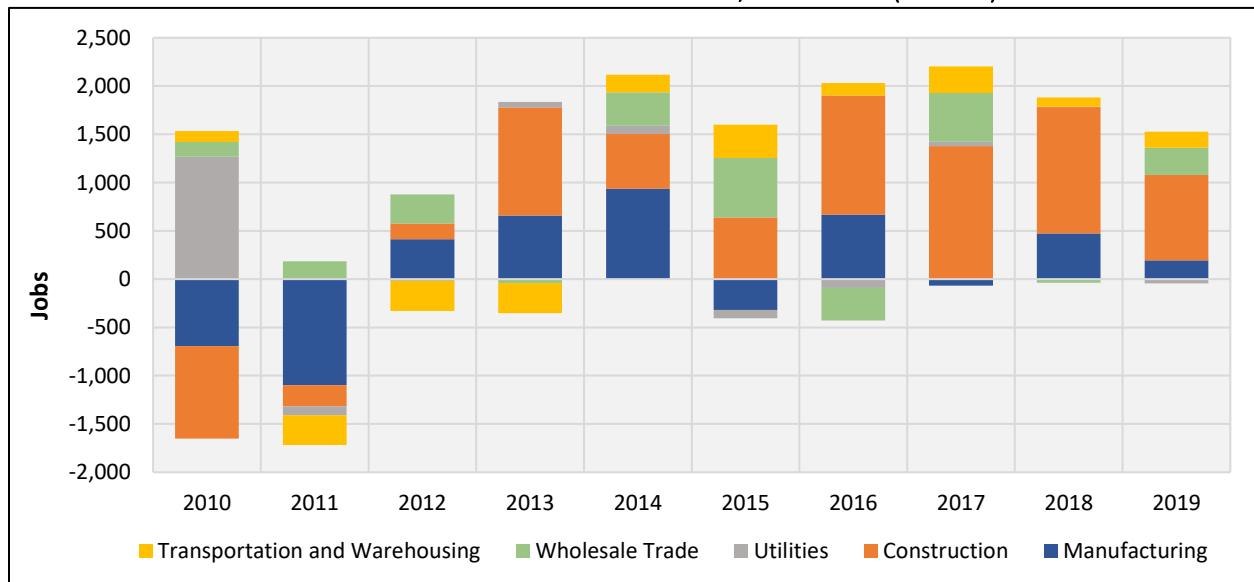
BROAD INDUSTRIAL TRENDS

The market for industrial space has also undergone major changes in recent years, reflecting technological advances and shifts in the economy. Demand for warehouse and distribution space has been boosted by e-commerce, which has moved storage needs from retail stores to warehouses. At the same time, the growth of high-tech supply chain management systems that require investments and expertise have caused a consolidation within the warehousing and distribution industry, with increasing reliance on larger third-party operators. New and large buildings that can more efficiently accommodate modern logistics operations have therefore been in high demand. With distribution driving much of the demand, there has been a particular need for sites with good freeway access.

Manufacturing has seen some improvement over the past decade, after a long period of declines. High-tech manufacturing was a major driver of growth in the Portland Metro Area in the 1990s, led by Intel, but experienced stagnation and declines over the next decades due to competition from locations in the southern states and Asia. The industry has seen modest growth in Clark County over the past decade. Stronger gains have been seen in other durable goods categories.

In Clark County, these shifts have led to development of large distribution centers at the Port of Vancouver and in Ridgefield. New manufacturing buildings have also been built, but in smaller numbers and sizes, mostly on port properties. Clark County has also seen an increase in the demand for smaller warehouses due to rapid growth in the construction industry. The following chart shows Clark County job growth in the sectors that dominate the industrial market. In the last five year before COVID, construction accounted for two-thirds of the job growth, while manufacturing represented 12%.

FIGURE 4.10: JOB GROWTH IN INDUSTRIAL SECTORS, CLARK COUNTY (2010-19)



SOURCE: U.S. Dept. of Commerce, JOHNSON ECONOMICS

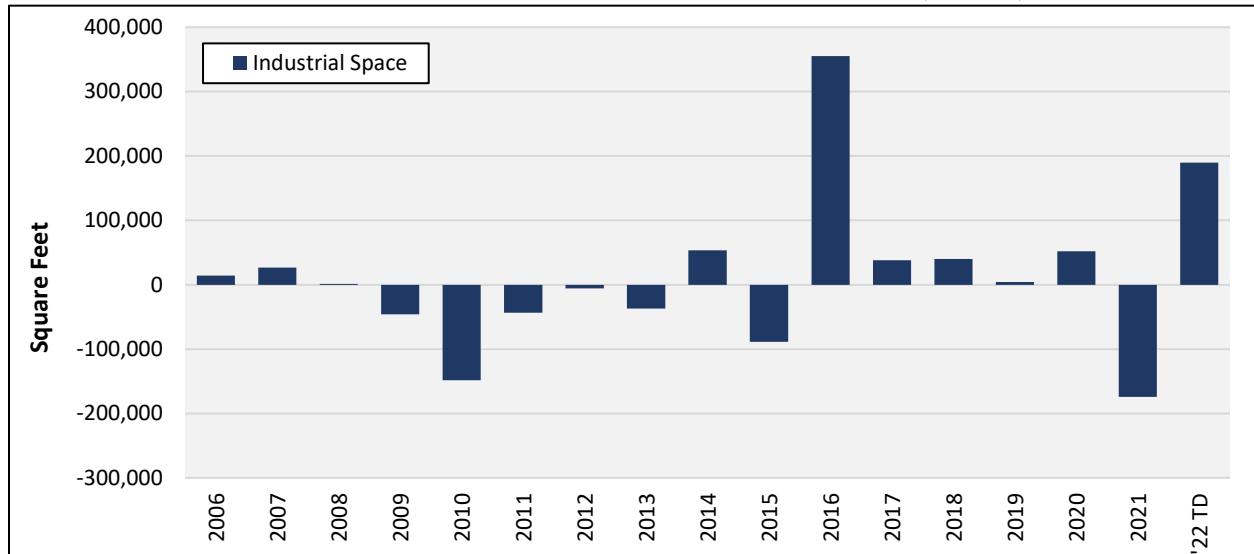
HISTORICAL INDUSTRIAL SPACE DEMAND

In Camas, occupancy of industrial space, including flex and specialty buildings, declined by 320,000 square feet between the 2008-09 recession and 2015. According to CoStar, much of the space was re-occupied in 2016, when the net absorption was 350,000 square feet, with WaferTech being the main contributor. Since then, the market has



averaged 25,000 square feet (~1.4 ac.) of positive absorption annually. More than half of this was CubeSmart Self Storage on 38th Avenue. The market lost industrial occupancy in 2021, when Karcher moved out of its building on Pacific Rim Boulevard, but regained most of this in 2022 as Northwest Paper Box moved in. Note that the Mill property is considered fully occupied.

FIGURE 4.11: HISTORICAL NET ABSORPTION OF INDUSTRIAL SPACE, CAMAS (2006-22)



SOURCE: CoStar

FUTURE INDUSTRIAL DEMAND

For estimating future industrial demand, we use the same approach as for office space, by modeling employment growth. However, we use the growth rates achieved over the 2017-22 period for historical reference points, rather than the pre-COVID 2015-19 period, as the industrial sectors have been less impacted by remote work than the office sectors in the wake of COVID. As with the office industries, our assumptions for future growth are generally between the conservative ESD regional forecasts and the recent averages from Camas. In the manufacturing industry, we assume moderate growth in coming years, after winddown of Mill operations caused declines in recent years (preliminary 2022 data indicates positive growth). The strongest growth is anticipated in the transportation and warehousing industry, which is benefitting from e-commerce growth.

FIGURE 4.12: ASSUMED ANNUAL EMPLOYMENT GROWTH RATES, CAMAS (2022-27)

Growth Assumptions		Annual Growth Rates		
NAICS	Industry	A) Historical AAGR, 2017-22	B) Projected AAGR (ESD), Long-Term	C) Assumed AAGR (JE), 2022-27
23	Construction	9.4%	2.0%	3.6%
31-33	Manufacturing	-1.0%	0.8%	0.2%
42	Wholesale Trade	3.3%	0.7%	2.2%
22,48-49	Transp., Wareh., Utilities	24.8%	0.1%	11.0%

SOURCE: WA ESD, U.S. Census Bureau, JOHNSON ECONOMICS

Assumptions for space utilization are again largely derived the Portland Metro 2014 Urban Growth Report, with per-employee floor areas of 600-1,850 square feet. With the projected growth of roughly 20 new jobs annually taking



place in industrial buildings, this results in a projected need for 93,000 square feet over five years, or nearly 20,000 square feet annually. At an FAR of 0.4, this represents 1.1 acres annually. Note that these are expectations for annual averages. Industrial development typically takes place in few large projects rather than small annual increments. Moreover, certain storage or warehousing projects can be realized with limited associated job growth. At 1.1 acres annually, the modeled demand growth represents 5.5 acres over five years and 22 acres over 20 years.

FIGURE 4.13: FORECAST OF INDUSTRIAL SPACE DEMAND, CAMAS (2022-27)

Industrial Space Demand Employment Sector	Total Jobs		Industrial Share	Industrial Jobs			Avg. SqFt. Per Job	Industrial Space Demand		
	2022	2027		2022	2027	2022-27		2022	2027	2022-27
Construction	369	440	58%	214	255	41	600	128,412	153,251	24,839
Manufacturing	2,074	2,095	68%	1,410	1,424	14	600	846,192	854,688	8,496
Wholesale Trade	457	510	64%	292	326	34	800	233,984	260,880	26,896
Transport., Wareh., Util.	34	57	78%	27	45	18	1,850	49,062	82,672	33,610
Total, Ind. Sectors	7,749	8,605		1,943	2,051	107		1,257,650	1,351,491	93,841

SOURCE: WA Employment Security Department, U.S. Census Bureau, Hovee & Co., JOHNSON ECONOMICS

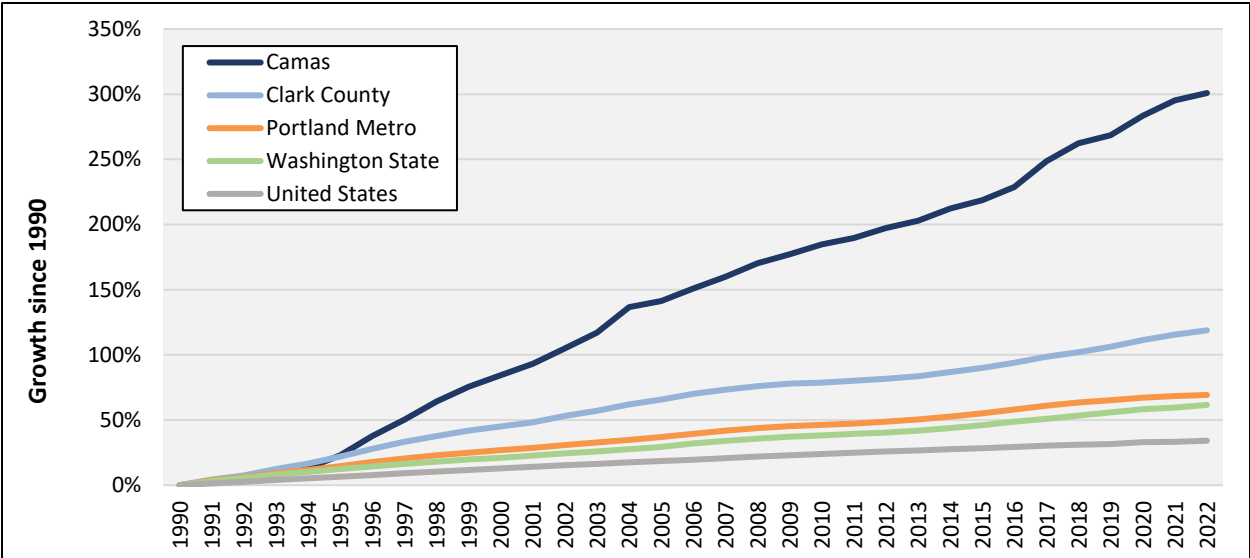
RESIDENTIAL

BROAD RESIDENTIAL TRENDS

Clark County has experienced strong population growth in recent decades, outpacing the other counties in the region. Since 1990, the population has grown by 119%, which is nearly twice as fast as the Portland Metro Area (+69%) and 3.5 times as fast as the nation as a whole. Financial and quality of life considerations have been among the factors often cited by new residents, including housing affordability, the lack of a state income tax, good schools, and outdoor recreation opportunities. The in-migration accelerated during COVID, as people moved out of Portland and other large cities.

Camas has been among the fastest growing cities in the County, tripling in size since 1990, growing at more than twice the Clark County rate. Between 2010 and 2022, the city grew from 19,400 to 27,300, adding 7,900 residents. This represents an increase of 41%, or 2.9% per year on average.

FIGURE 4.14: POPULATION GROWTH SINCE 1990, GEOGRAPHIC COMPARISON (1990-2022)

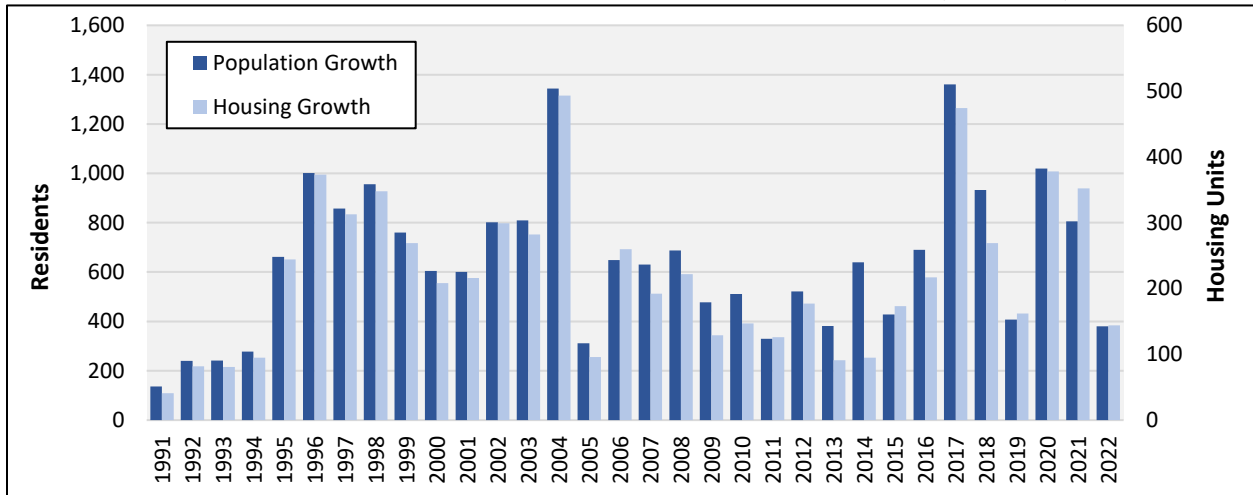


SOURCE: WA OFM, PSU PRC, JOHNSON ECONOMICS



The city’s growth was strongest in the late 1990s, when the annual growth rate averaged roughly 10.0% per year. The weakest growth was after the 2008-09 recession, when the rate hovered around 2.0% per year. This is still strong – the long-term regional growth rate is 1.2% – and indicates considerable demand pressures. The growth gained momentum over the last decade, averaging 3.8% per year over the 2017-2021 period, when the city added 4,500 residents. This increase was accommodated by increased housing supply, which totaled 1,600 units over the five years.

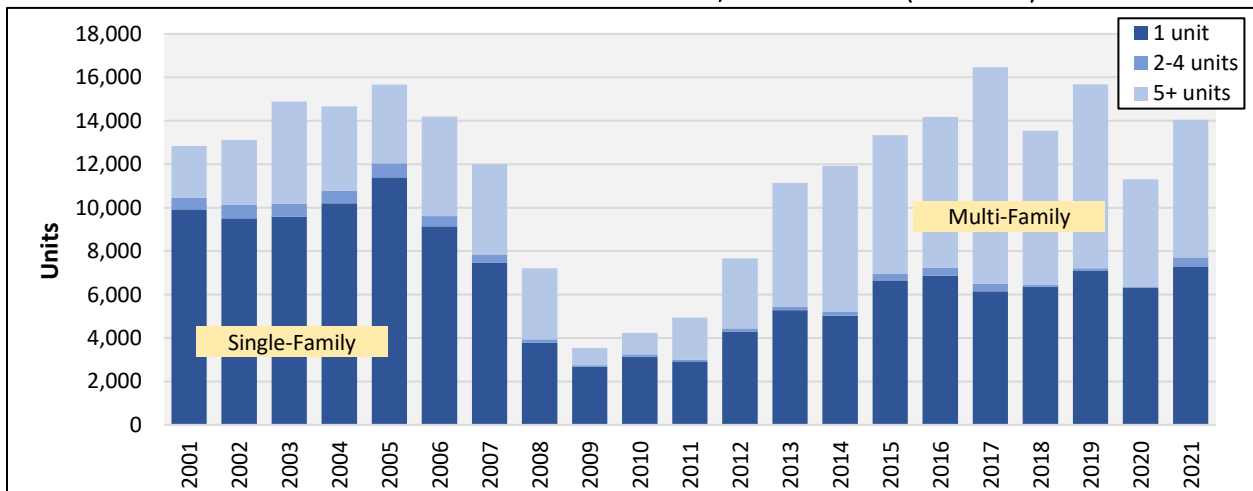
FIGURE 4.15: POPULATION GROWTH AND HOUSING INVENTORY GROWTH, CAMAS (1991-2022)



SOURCE: WA OFM, JOHNSON ECONOMICS

Regionally, there has been a shift in demand over the past two decades, from single-family ownership homes to multi-family rental units. The shift was catalyzed by the foreclosure crisis and ensuing recession at the end of the 2000s, which led to stricter credit requirements for homebuyers. The recession also caused an increase in college enrollment, at rapidly growing tuition costs, something that in tandem with rapidly rising rent levels made it difficult to save up for downpayments. Rental apartments became the only viable housing form for many young households, which in turn led to a shift in housing construction, from single- to multi-family units. Rapid price gains in the single-family market has continued to sustain demand for the more affordable multi-family homes in recent years.

FIGURE 4.15: RESIDENTIAL BUILDING PERMITS BY TYPE, PORTLAND METRO (2001-2022)

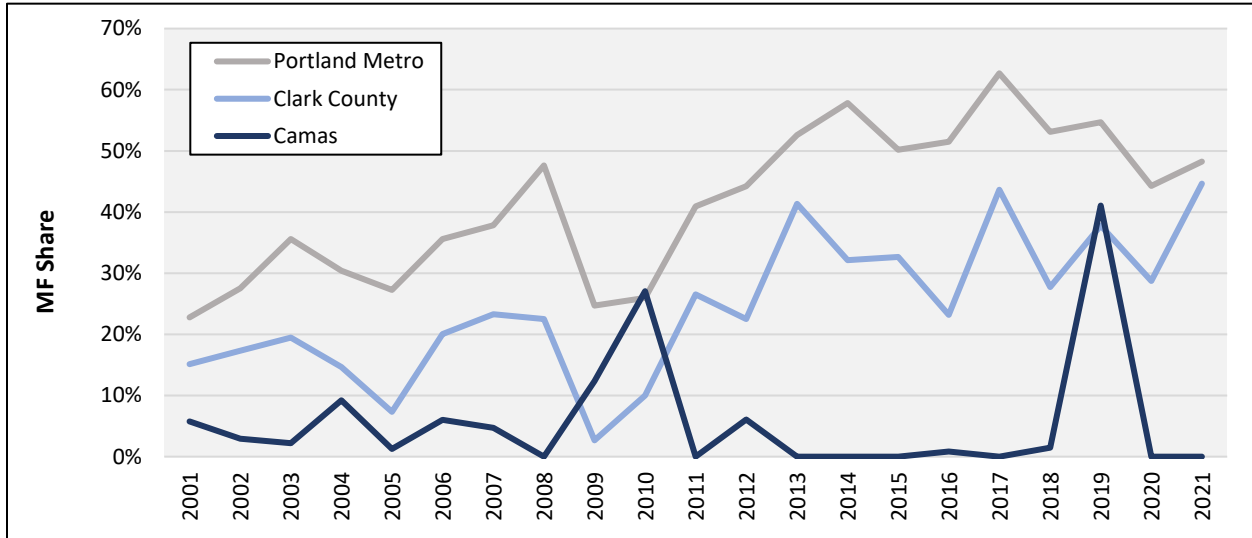


SOURCE: U.S. Census Bureau, Johnson Economics



The same shift has taken place in Clark County, where the multi-family share of new housing production went from 15% in the early 2000s to 45% by 2021. Camas has not participated in this shift to the same degree. If we exclude the 276-unit Kielo at Grass Valley in 2019 (and the Casey in 2022), the share of issued multifamily building permits has remained around 0% over the past 10 years.

FIGURE 4.16: MULTI-FAMILY SHARE OF ISSUED RESIDENTIAL BUILDING PERMITS, GEOGRAPHIC COMPARISON (2001-21)

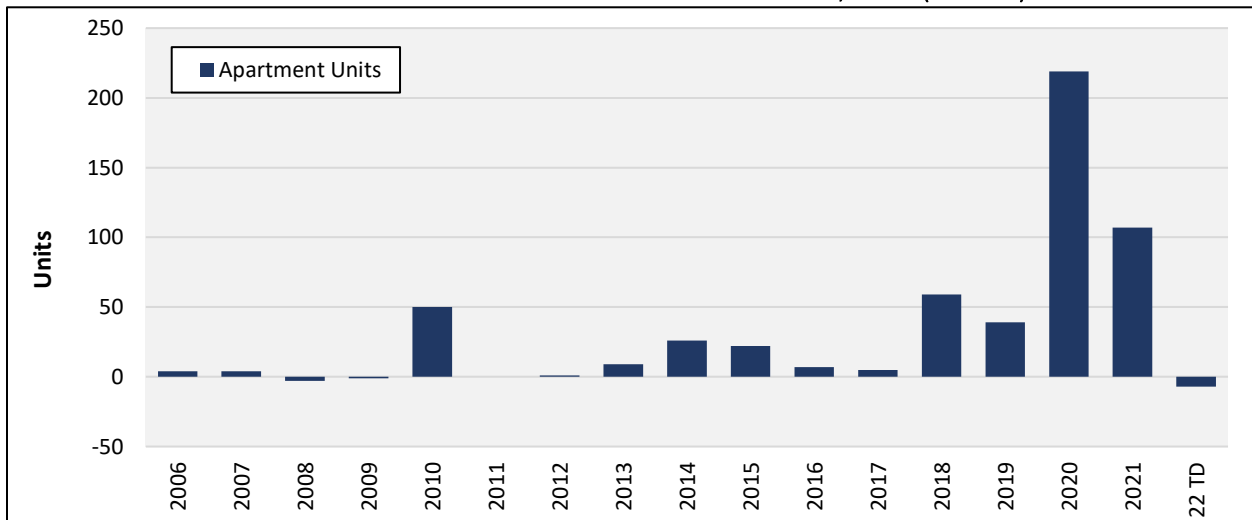


SOURCE: HUD, JOHNSON ECONOMICS

HISTORICAL MULTI-FAMILY DEMAND

Reflecting the very limited supply of new units, market absorption of apartments in Camas was very modest until 2018-19, when roughly 50 units were absorbed annually, and 2020-21, when the absorption averaged more than 160 units annually due to lease-up of Kielo at Grass Valley. In isolation, Kielo achieved absorption of 31 units per month on average (~20 ac./yr). This is unusually high, indicating strong demand. Thus, Camas would likely have absorbed many more units with additional supply.

FIGURE 4.17: HISTORICAL NET ABSORPTION OF APARTMENT UNITS, CAMAS (2006-22)



SOURCE: CoStar



RESIDENTIAL DEMAND FORECAST – HOUSEHOLD GROWTH

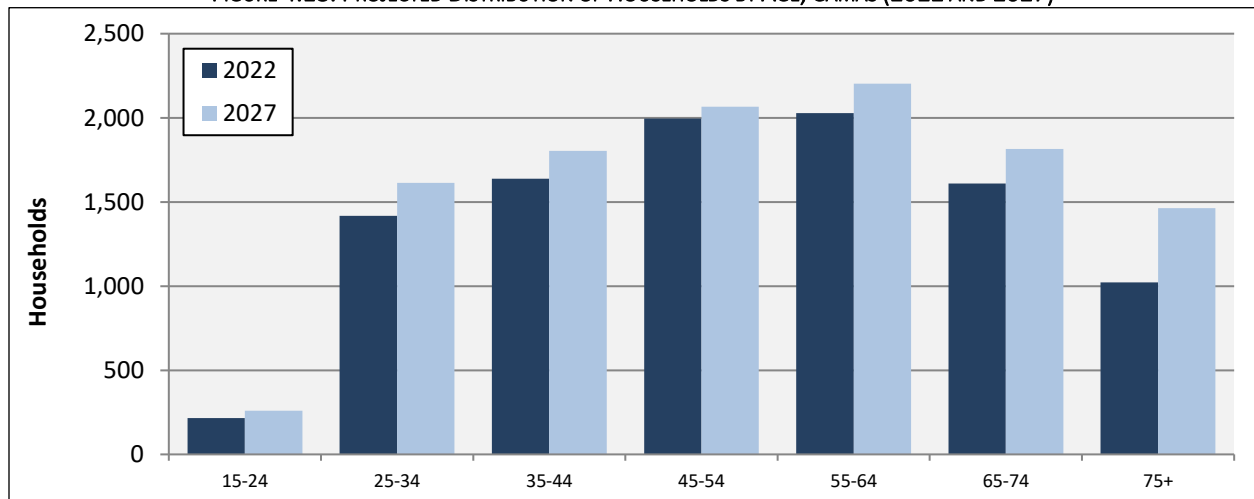
Since 2010, the population growth in Camas has averaged 2.9% per year. Over the same period, the housing inventory has increased 2.7% per year on average. The latter serves as a proxy for household growth, and is in line with extrapolated household estimates from the Census Bureau. These growth rates correlate well with the pre-COVID job growth in the areas where Camas residents work.¹ The weighted average job growth for these areas (weighted by number of Camas residents working in each area) over the last decade was 2.9% – identical to the population growth in Camas. Applying Johnson Economics’ expectations for annual job growth in the same areas over the next five years (3.1% weighted average) indicates growth in housing demand of 2.9% per year in Camas, or 1,500 new households over five years. Taking into account the impact of the current slowdown in the housing market due to high interest rates, we would assume 1,300 new households over the five-year period, for an annual growth rate of 2.5%. Note that this projection is based on the historical relationship between housing absorption and surrounding job growth. The underlying demand (preference) for housing in Camas regardless of financial ability is likely much higher.

PROJECTED HOUSING DEMAND

Johnson Economics has developed a housing demand model that allocates anticipated household growth into demand for housing of different forms. Our model begins with a segmentation of the existing household base by age and income, as these are the variables that best predict housing preferences. The model accounts for aging and mortality, as well as migration patterns related to surrounding job growth (by age and wage) and retiree migration. For this segmentation, we rely in part on trended census estimates provided by Neustar. Local, segment-specific propensity rates calculated from census microdata are used to allocate the new growth to different types of housing. Some adjustments are made to account for financing hurdles in the ownership market (e.g., the high mortgage rates anticipated over the near term are modeled to result in a 17% shift from ownership to rental demand).

The following chart displays the anticipated distribution of housing demand across age segments over the forecast period. The projections indicate growth across many age groups, including at the early family stage (millennials, age 25-44), among empty nesters (age 55-64) and among seniors (baby boomers, 65+). The growth among seniors is primarily due to aging-in-place, while the growth among millennials is more reflective of in-migration.

FIGURE 4.18: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY AGE, CAMAS (2022 AND 2027)



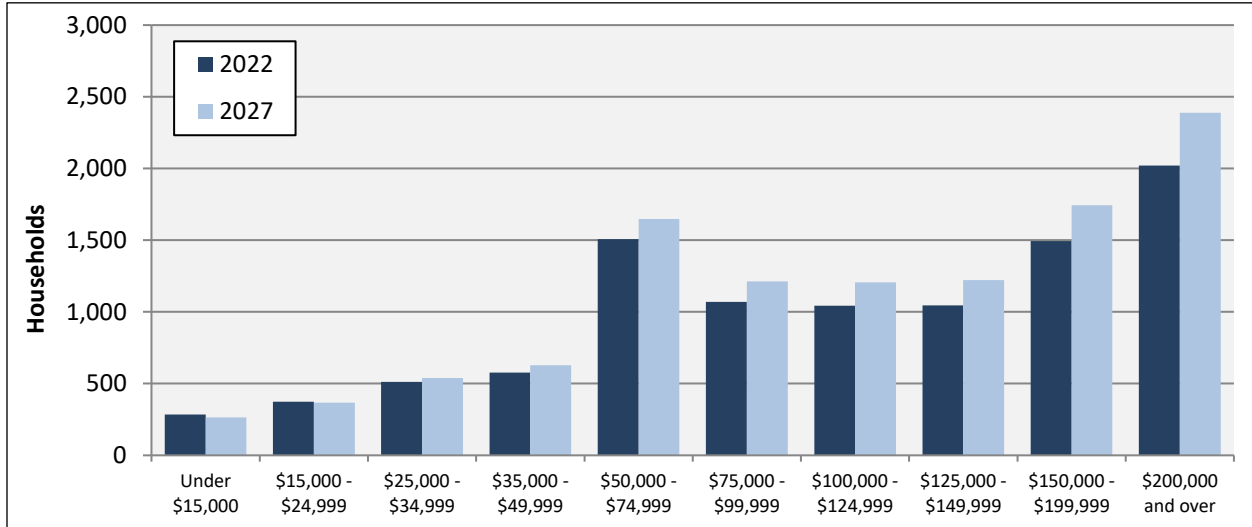
SOURCE: Neustar, Johnson Economics

¹ In 2019: 16.9% in Camas; 45.2% in other parts of Clark County; 36% in other parts of Portland Metro. Excludes tele-commuters. Data from U.S. Census Bureau.



With respect to income, the demand growth is anticipated to be concentrated among middle- and upper-income segments, with declines at the lowest income levels. This is in keeping with recent trends, reflecting the appeal of Camas to affluent households.

FIGURE 4.9: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY INCOME, CAMAS (2022 AND 2027)



SOURCE: Neustar, Johnson Economics

The following table summarizes our estimates of demand growth by housing type, both for the five years and annually. Detached single-family ownership homes dominate the projected demand, representing a net increase of roughly 700 units over five years. If we include detached rental homes, which typically come from the existing housing stock, there is an estimated net need for 760 new detached homes. Attached homes are projected to represent a total need for roughly 150 homes. Rental apartments are projected to see the strongest demand growth in relative terms, for an estimated 365 units. If we include condominiums, the net need for new multifamily units is estimated to 385.

At an assumed density of 18 units per acre, the multifamily demand represents land absorption of 4.3 acres annually. Assuming 10 units per acre for the attached single-family homes, these represent 3.1 acres of annual absorption. Together the multifamily and attached homes represent 7.4 acres of projected annual absorption, or 37 acres over five years and 148 acres over a 20-year planning period.

Again, this forecast is based on the historical job/housing relationship and existing single-/multifamily splits in the city. It may underestimate the preference for housing among low- and middle-income households, who are currently underrepresented. Additional housing at appropriate price points would thus likely accommodate additional growth.

FIGURE 4.20: RESIDENTIAL DEMAND FORECAST, CAMAS (2022-27)

RES. DEMAND 2022-27	5-YEAR DEMAND GROWTH			ANNUAL DEMAND GROWTH		
	Owners	Renters	Total	Owners	Renters	Total
Single-family detached	688	70	758	138	14	152
Single-family attached	129	25	154	26	5	31
Multi-family	20	365	385	4	73	77
Total	836	461	1,297	167	92	259

SOURCE: JOHNSON ECONOMICS



V. CONCLUSIONS

LAND CAPACITY

The City of Camas currently has adequate land capacity to accommodate the population and employment growth assumed in the 2015-2035 Comprehensive Plan. There is a surplus of 398 acres of residential land and 286 acres of employment land. The proposed comprehensive plan amendment will only have minor impact on the land capacity, increasing the residential surplus to 429 acres and reducing the employment surplus to 255 acres.

The actual growth that has taken place in the city since the comp plan was adopted has been stronger than assumed for residential growth, but weaker than assumed for employment growth. The residential growth over the 2015-22 period represents 52% of the adopted 20-year growth target, while the employment growth represents 18%.

According to the 2021 Clark County Buildable Lands Report, land absorption in Camas over the 2016-20 period represented absorption of 60 acres of residential land per year on average, 6 acres of commercial land annually, and 1.6 acres of industrial land annually. At these rates, the current land supply represents over 50 years of commercial land and over 400 years of industrial land, while the residential land represents only 12 years of absorption. From a land capacity standpoint, the proposed re-allocation of commercial and industrial land to residential land would thus improve the balance in the land supply.

MARKET TRENDS

Part of the reason for the weaker than expected employment growth in Camas in recent years is the relative weakness of the high-tech manufacturing sector, which expanded rapidly in Camas in the 1990s. The winddown of operations at the Mill has also played a part. Recent industrial development in Clark County has been concentrated at the ports (especially heavy industries) and along interstate freeways (distribution). Development of new office space has been concentrated in locations with extensive commercial amenities (e.g., Columbia Tech Ctr.), though with recent headwinds from increased at-home work in the wake of COVID. Commercial development continues to be slowed by the ongoing shift to online retail.

Residential growth has been stronger than expected in Camas, reflecting strong county-wide in-migration. Much of the growth in Camas can be attributed to job growth in Camas and East Vancouver. The increased demand for safe and attractive suburban housing during COVID has also played a role.

All across the region, there has been a shift in demand from single- to multifamily housing in recent years, as single-family homes have become financially unattainable for a growing share of the population. While the housing production in Clark County has evolved to match the new pattern, Camas has only to a limited degree shifted its housing production, and thus likely has some pent-up demand for multifamily housing. This is corroborated by the Camas Housing Action Plan (2021), which includes a detailed analysis of current and future housing needs in the city. The analysis finds a particular need for additional multi-family and attached single-family homes that can accommodate low- and middle-income households. Additional housing in these categories will likely help employment growth in the city by providing workforce housing that brings needed labor closer to Camas employment.

The most recent large-scale apartment project in Camas (Kielo, 2020-21) also appears to confirm the strong demand for multifamily housing. It leased up at an average rate of 31 units per month, which represents land absorption of roughly 20 acres per year. Our demand forecast for the next five years indicates absorption of 7.4 acres annually, including attached homes. This represents 37 acres over five years and 148 acres over 20 years. However, the forecast is partly based on existing single-/multi-family splits in the city, and may thus underestimate multifamily demand.



The markets for commercial and industrial space have seen moderate demand in recent years, averaging floor area absorption typically equivalent to 1.3 acres annually in the commercial segment and 1.4 acres annually in the industrial segment. Our forecasts for the next five years, based on anticipated employment and population growth, indicate absorption of 1.9 acres of commercial land annually and 1.1 acres of industrial land annually.

Given the limited need for employment land reflected in these market-based forecasts, the proposed re-allocation of industrial and commercial land to residential land is unlikely to have negative impact on employment growth, while it can alleviate pressures in the residential market. By accommodating needed workforce housing in the city, the re-allocation may in fact have a positive impact on employment growth.

SUITABILITY FOR DEVELOPMENT

The north site, which is currently zoned for business park use (BP), faces several obstacles to business park development, and we regard only the north portion of the site to be suitable for the campus-style format this zone is intended for. However, there is limited demand for buildings of this format in locations without extensive commercial amenities, as indicated by the lack of campus development around the site since the 1990s. There are also issues related to compatibility and congestion, especially around the beginning and end of the school day. The south portion of the site is both too narrow and has too much slope to be feasible for campus projects or other industrial developments of some scale.

The south site is zoned for regional commercial use (RC), intended for larger commercial establishments with regional trade areas. This is a segment of the retail market with excess capacity currently, and very little new development due to the rise of e-commerce. The site does not have the scale, configuration, or access needed to accommodate a retail center of this format. The most suitable commercial format on the site is a neighborhood/ convenience center with smaller buildings. However, the site does not have the traffic exposure typically needed to make this type of development feasible. Moreover, we expect demand for this type of space to be met by the retail center proposed on the adjacent site (Camas Station), which enjoys stronger traffic exposure. Additionally, the topography makes the eastern (Brady Rd) portion of the site difficult/costly to utilize, while access from the south or west raises questions of safety, congestion, and compatibility with the adjacent elementary school.

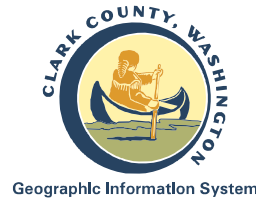
We regard both sites to be suitable for the proposed multifamily residential (MF-18) zoning, which is intended for multifamily and attached single-family housing. The sites are located at the transition between residential and employment land, where these housing forms are encouraged. Moreover, these uses are compatible with surrounding housing and schools, and do not face the issues related to scale, configuration, or topography that would complicate commercial or industrial development. On the contrary, the sloping topography represents an amenity in the form of views. Furthermore, the sites would provide housing within walking distance of schools, parks, and the proposed Camas Station commercial center, thus generating limited auto traffic. Given the many Camas residents who commute to the west, the sites would also offer shorter commutes and relatively less traffic compared to other buildable multifamily land in the city. A strong indication of the suitability for the proposed residential use is provided by Parker Village, a recent attached-home development located between the subject sites.

In conclusion, we regard the subject sites to represent desirable locations for housing, both from a community standpoint and from the perspective of renters, buyers, and developers. The sites are less suitable for employment uses, and less likely to be developed in light of current and anticipated market conditions. These findings are supportive of the proposed comp plan amendment and zone change.

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

MackKay Sposito

Subject Property Account Number(s):

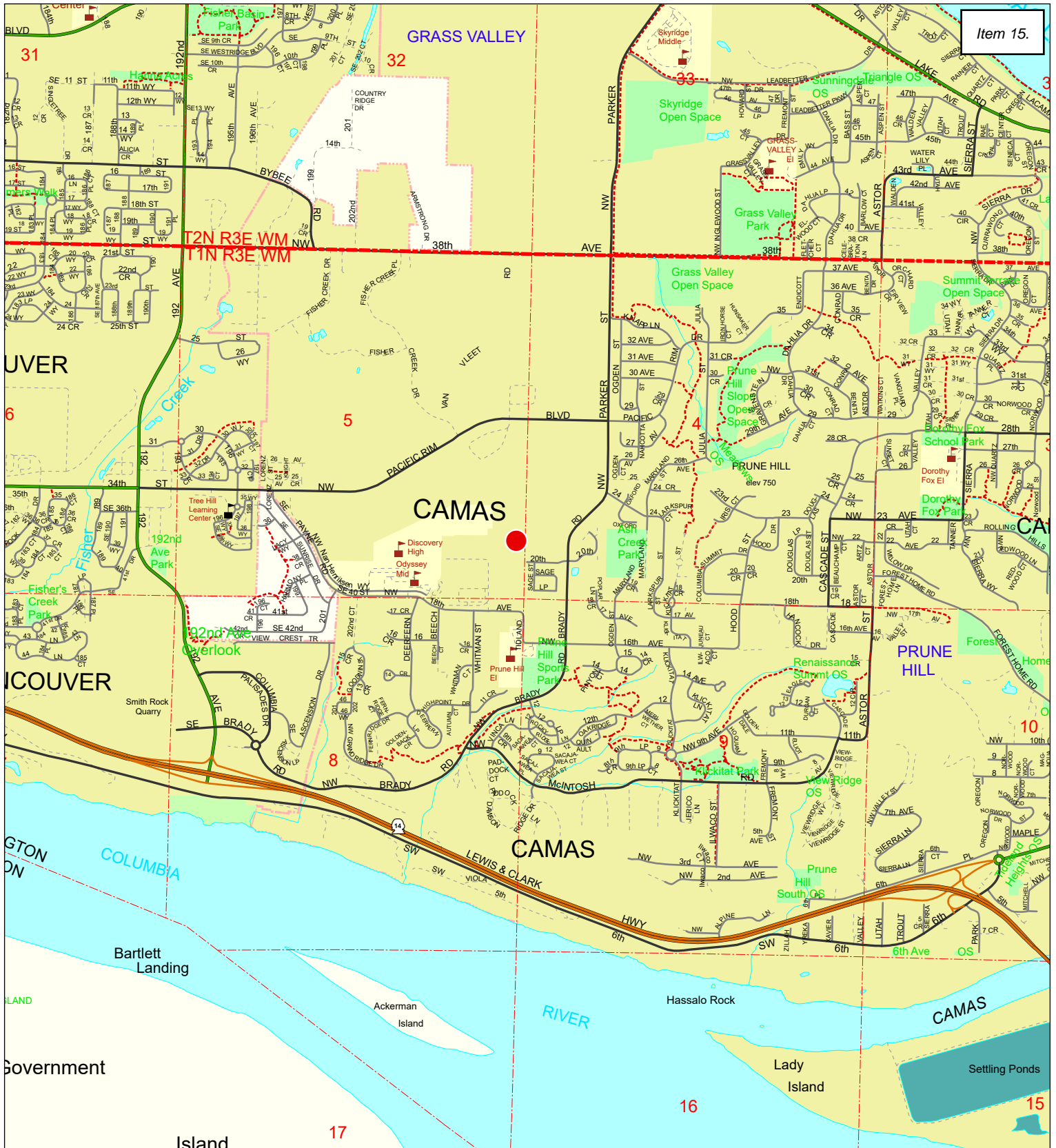
986055381
125193000
127367000
127372000

PDF # 296807

Printed: January 25, 2023
Expires: January 25, 2024

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Item 15.

CLARK COUNTY, WASHINGTON

Geographic Information System

0 1,000 2,000 Feet

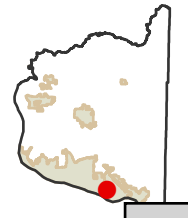
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

General Location

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

● Location of Subject Property(s)

Printed on: January 25, 2023



Property Information Fact Sheet

Item 15.

Mailing Information:

Account No.: 986055381, 125193000, 127367000, 127372000
Owner: DALEY DENNIS W ETAL
Address: PO BOX 757
C/S/Z: RANCHO SANTA FE, CA 92067

Assessed Parcel Size: 19.84 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): SE 1/4,S05,T1N,R3E,
NE 1/4,S08,T1N,R3E,
NW 1/4,S09,T1N,R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: BP, RC, CC

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: IND,
COM

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Camas

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: Camas

Elementary School: Grass Valley

Junior High School: Skyridge Middle

Senior High School: Camas

Fire District: City of Camas

Sewer District: Camas

Water District: Camas

Wildfire Danger Area: Over 500ft need further review

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): PoB, 95.1% of parcel
PoD, 4.9%

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: Bedrock

NEHRP: B

Slope: 0 - 5 percent, 5.1% of parcel

10 - 15 percent, 6.3%

15 - 25 percent, 2.6%

5 - 10 percent, 86.0%

Landslide Hazards: Slopes > 15%

Slope Stability: No Mapping Indicators

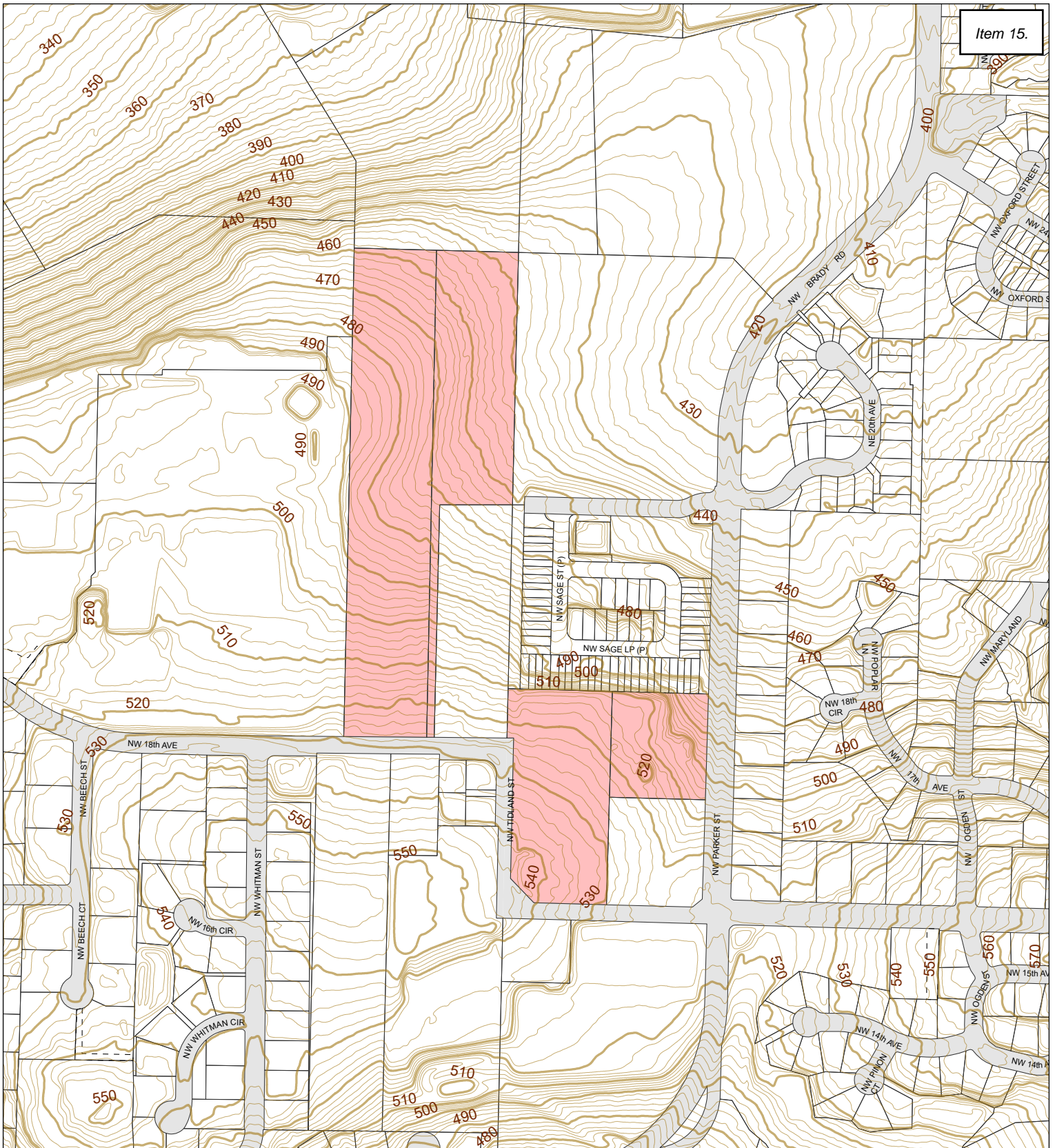
Cultural Resources:

Archeological Predictive: Low-Moderate, 9.3% of parcel
Moderate, 13.1%
Moderate-High, 77.6%

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators

Item 15.



Elevation Contours

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

Printed on: January 25, 2023

23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110
	13117	13116	13115

CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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2021 Aerial Photography

Account: 986055381, 125193000, 127367000, 127372000
Owner: DALEY DENNIS W ETAL
Address: PO BOX 757
C/S/Z: RANCHO SANTA FE, CA 92067

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Geographic Information System

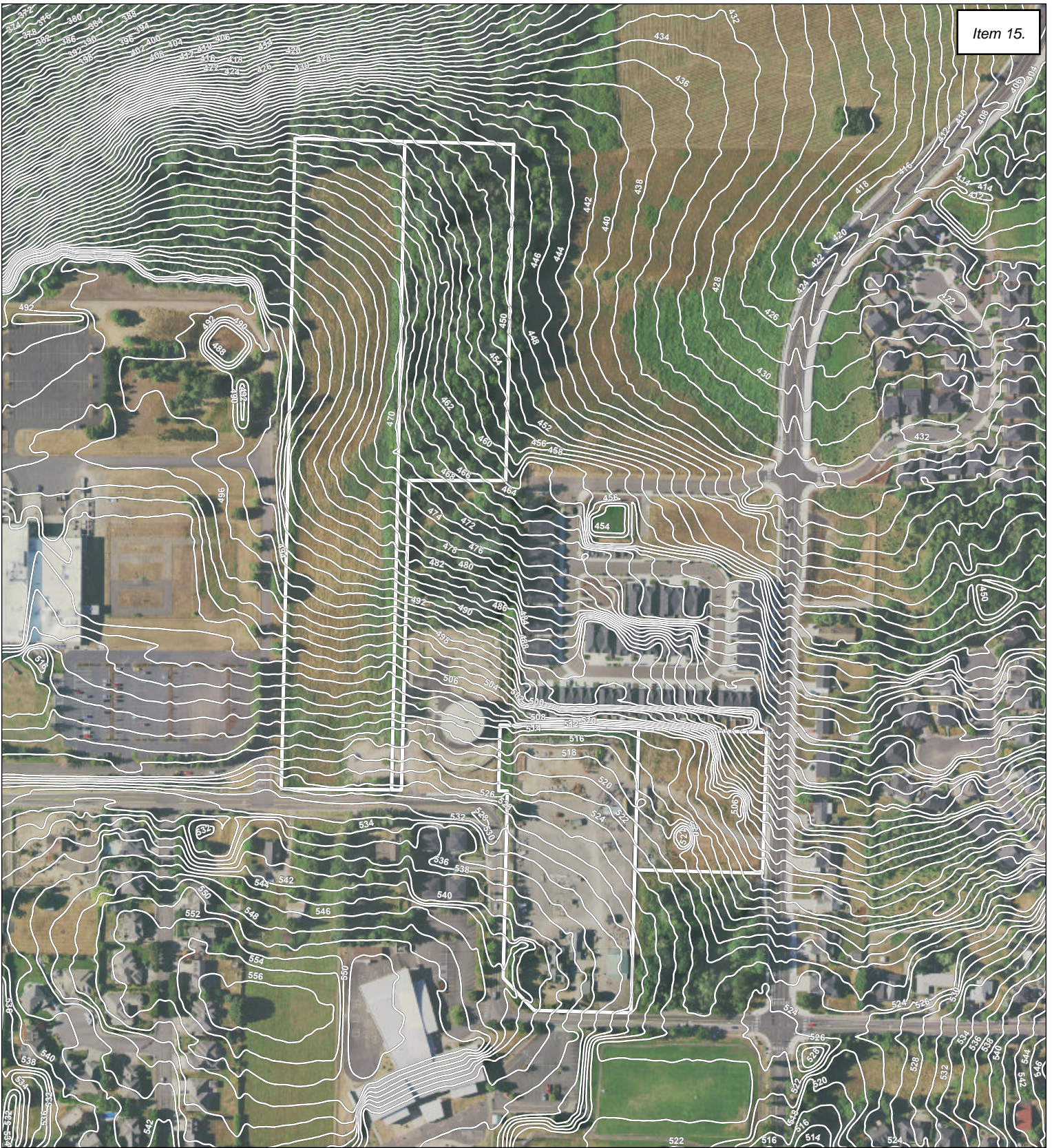
0 200 400 Feet

 Subject Property(s)

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23131	23132	23133	23134
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13107	13108	13109	13110
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2021 Aerial Photography with Elevation Contours

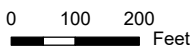
Printed on: January 25, 2023

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

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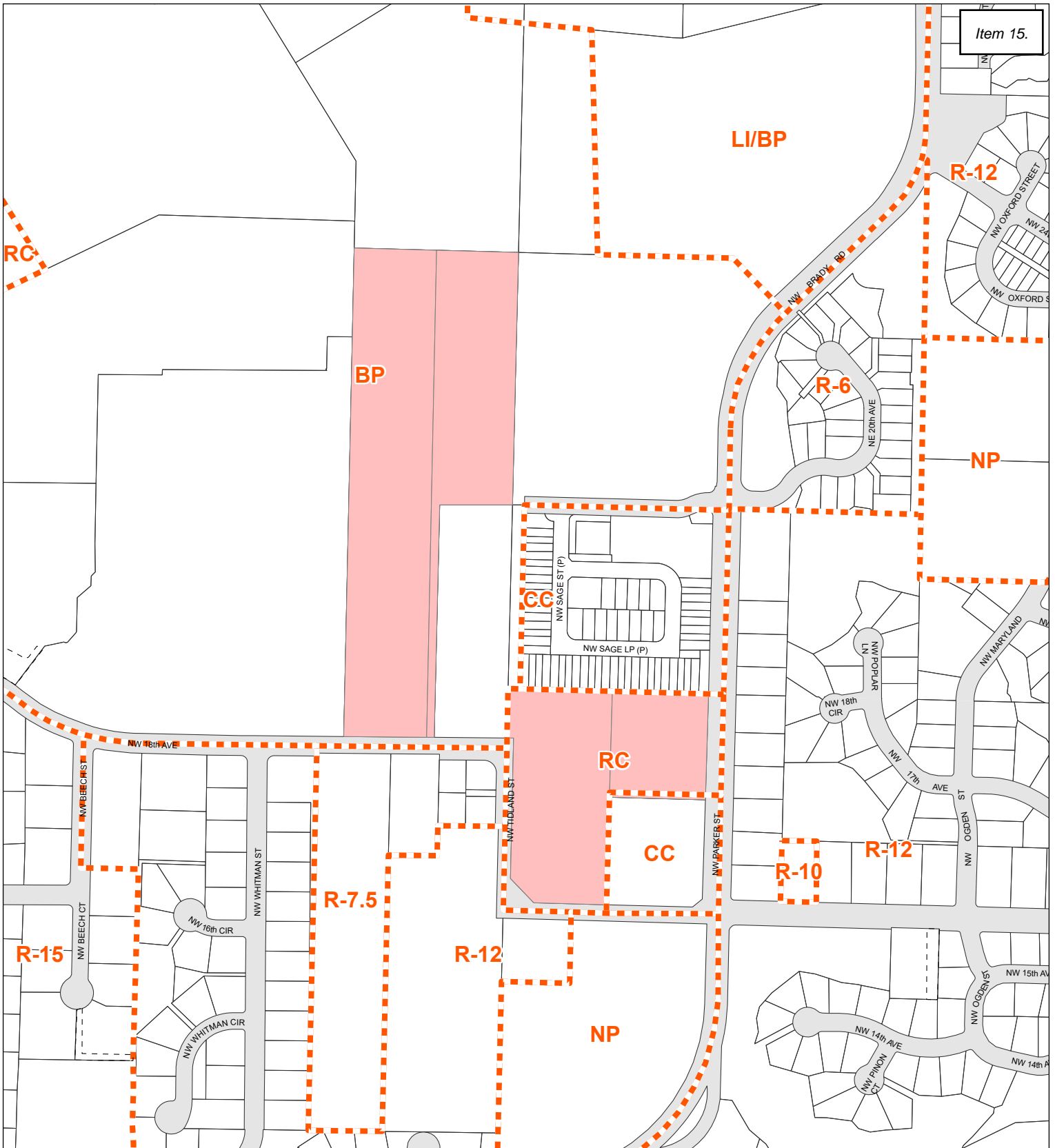
Geographic Information System



- 2' Elevation Contours
- ▭ Subject Property(s)

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Zoning Designations

Printed on: January 25, 2023

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

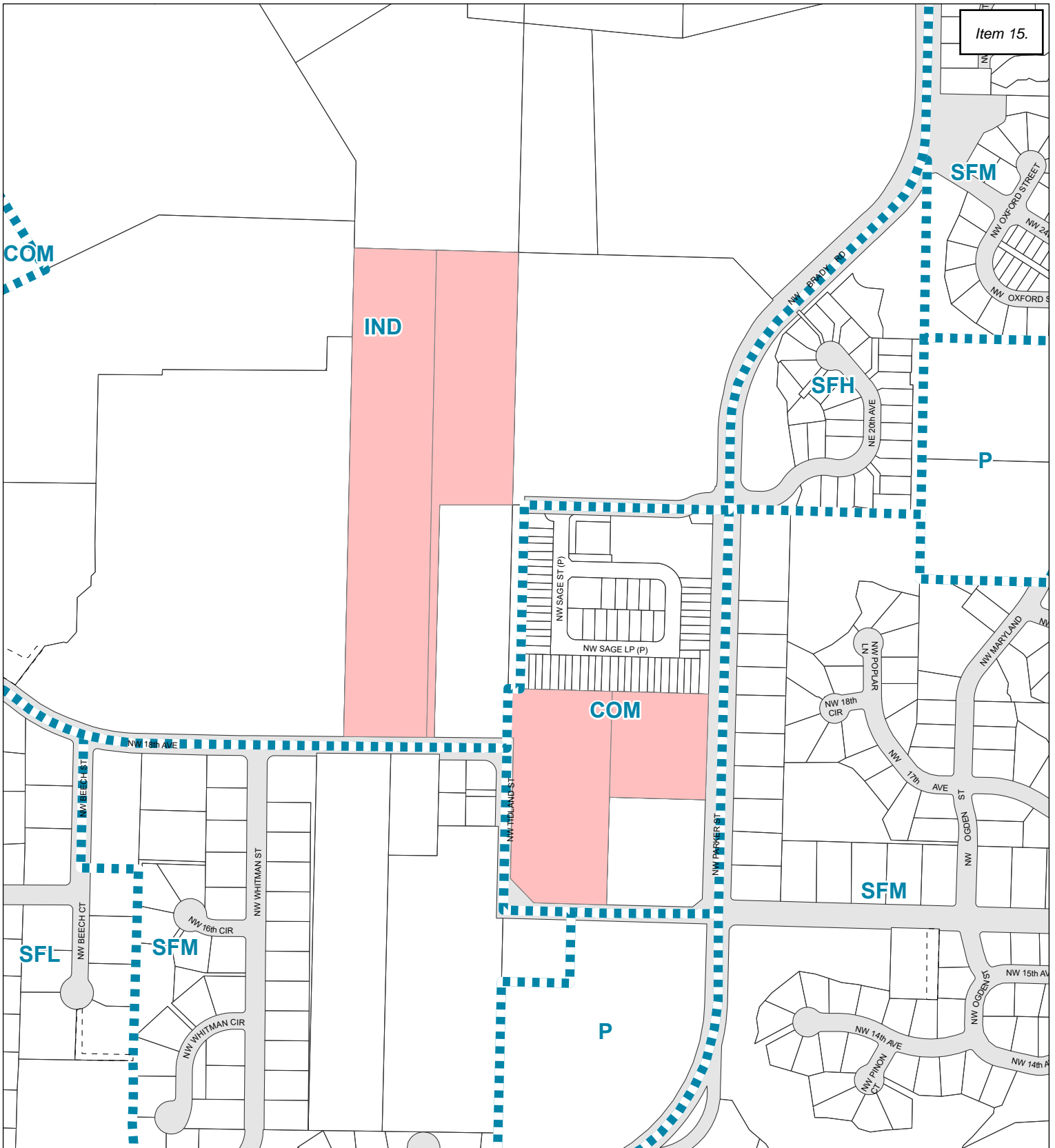
Geographic Information System

0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110
	13117	13116	13115

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Geographic Information System

0 200 400 Feet

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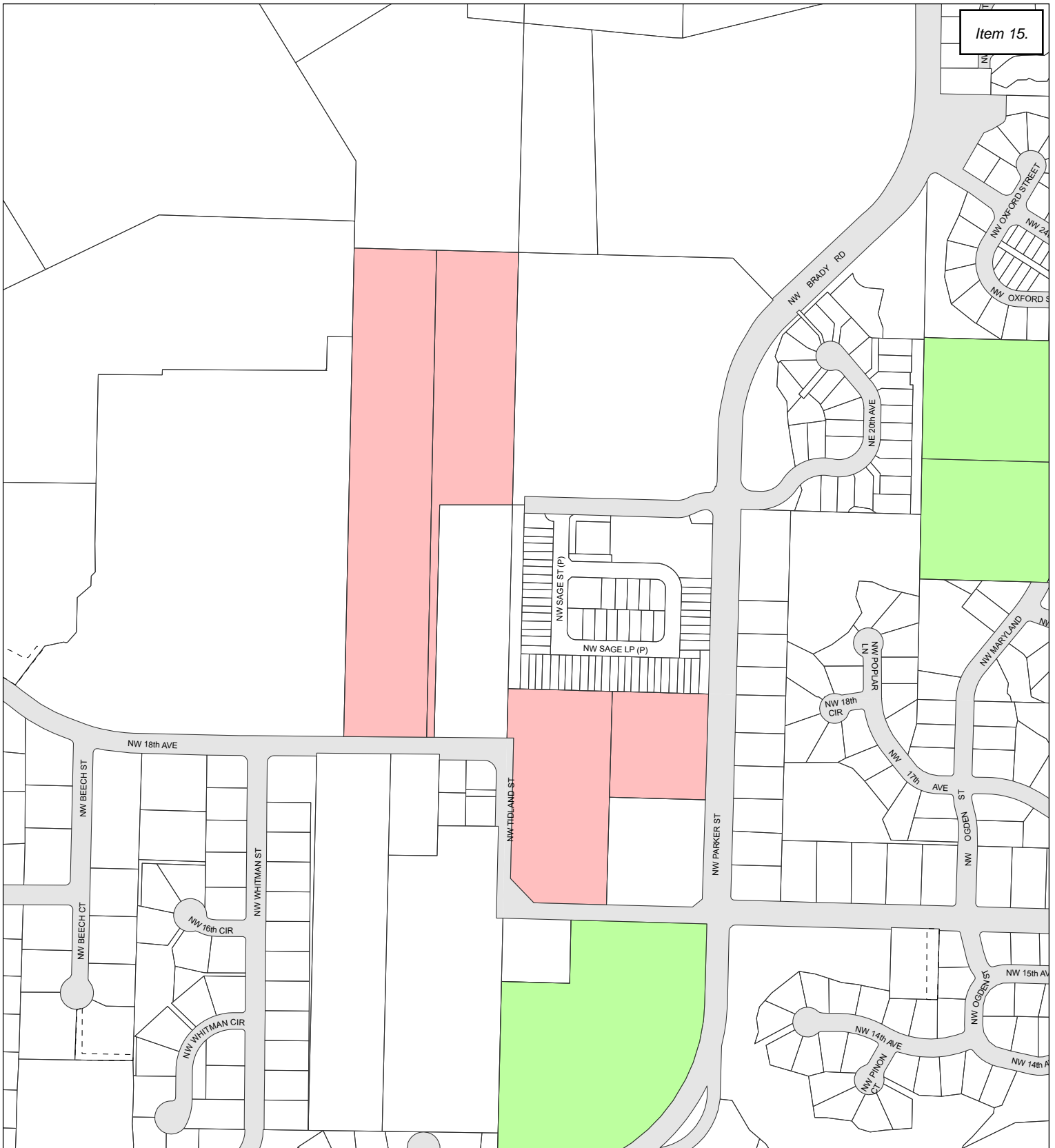
Comprehensive Plan Designations

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

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- Subject Property(s)
- Industrial Reserve
- Public Road
- Railroad Industrial Reserve
- Transportation or Major Utility Easement
- Mining
- Comprehensive Plan Boundary
- Rural Center Mixed Use
- Urban Reserve
- Columbia River Gorge Scenic Area

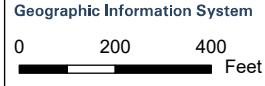
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13106	13105	13104	13103
13107	13108	13109	13110
	13117	13116	13115



Arterials, C-Tran Bus Routes, Parks & Trails

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

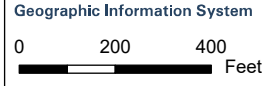
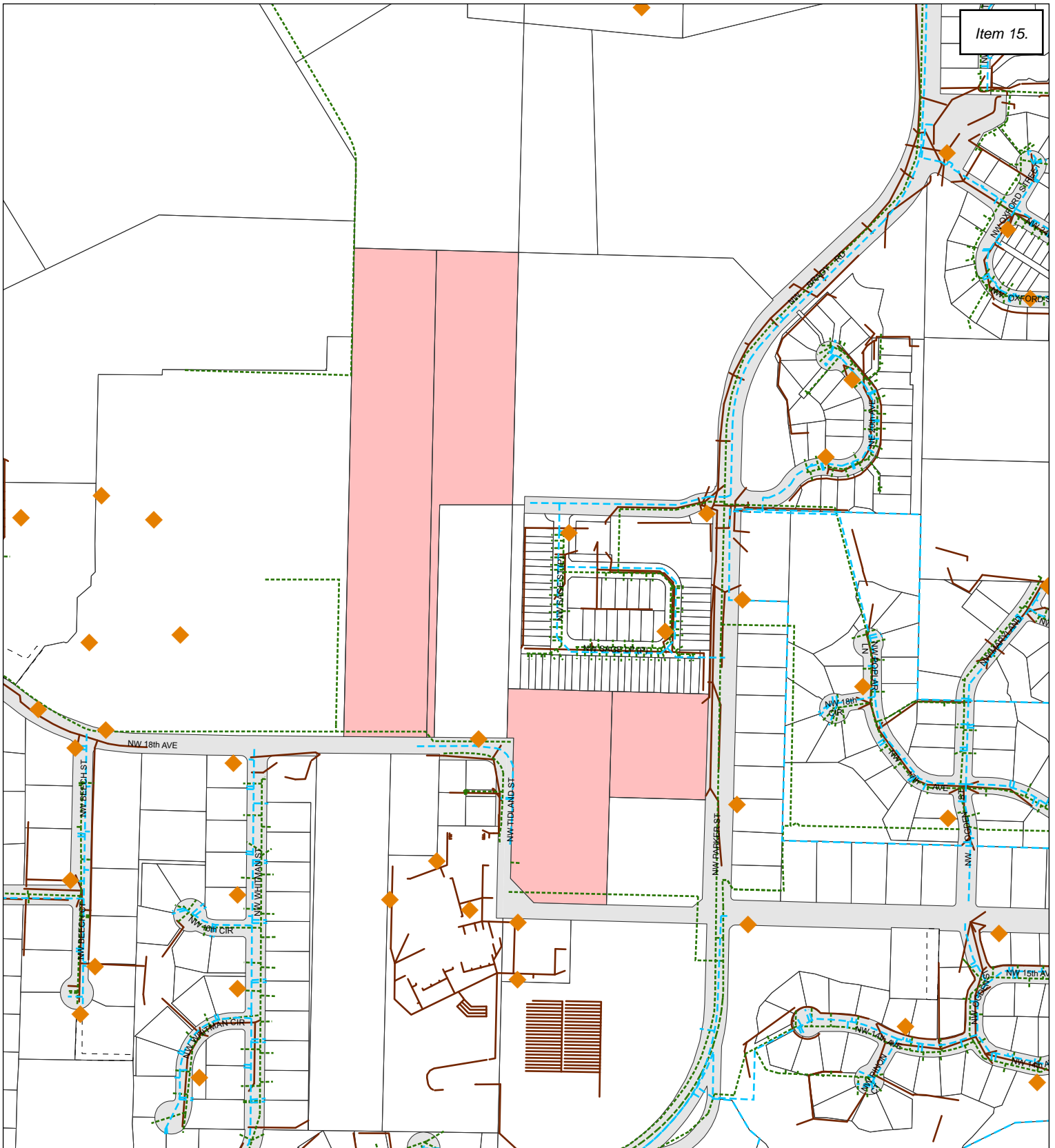
Printed on: January 25, 2023



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

23131	23132	23133	23134
13106	13105	13104	13103
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	13117	13116	13115



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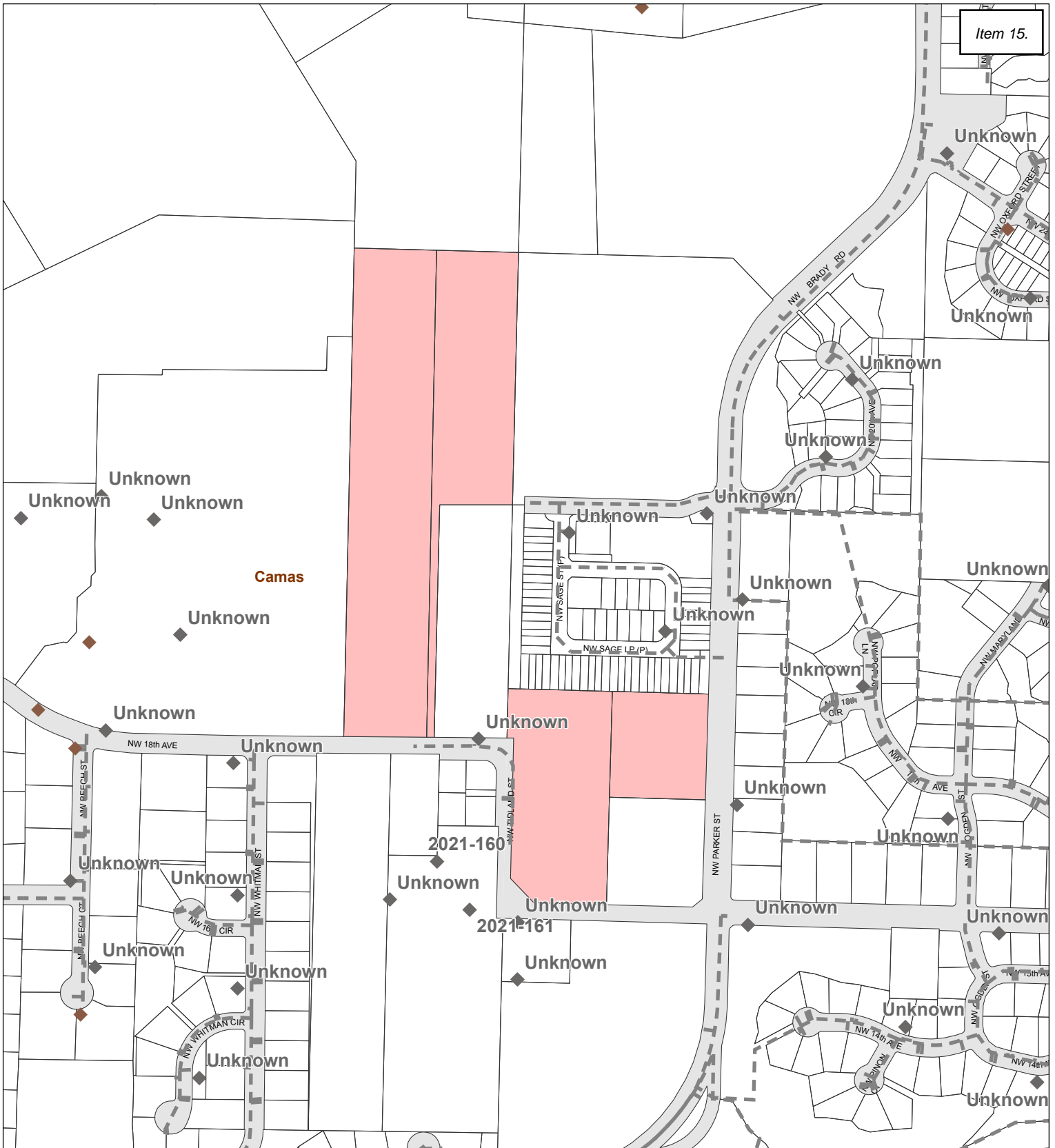
Water, Sewer, and Storm Systems

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

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23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110
	13117	13116	13115



Item 15.

CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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Water Systems

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Printed on: January 25, 2023

- Subject Parcel
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

23131	23132	23133	23134
13106	13105	13104	13103
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	13117	13116	13115

Hydrant Fire Flow Details

Item 15.

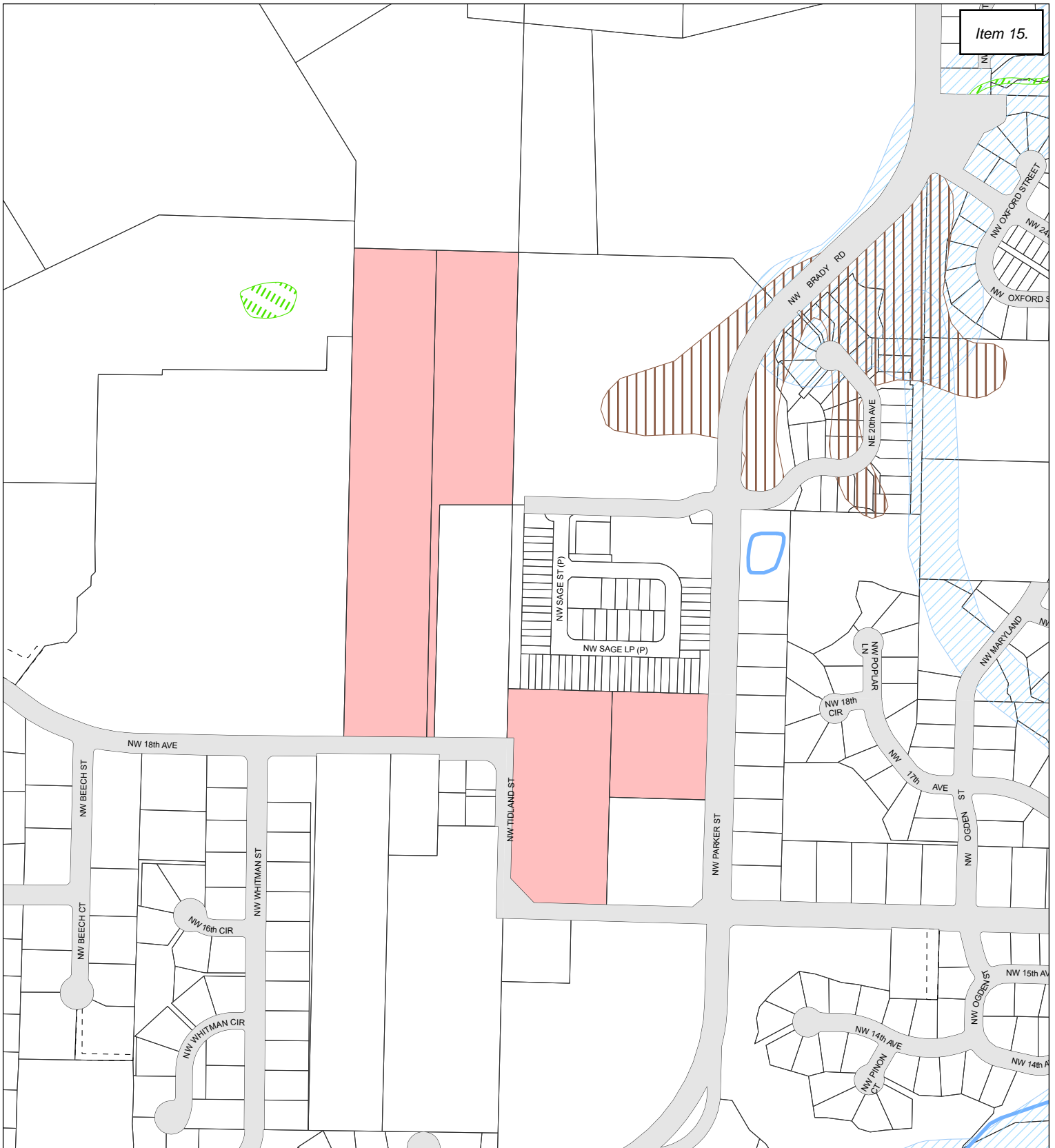
Account No.: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Water District(s)	Hydrant Data Update	Project Site Provider
Camas	April 18, 2022	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
Unknown	Unknown	0.0"	No Data		76 ft
Unknown	Unknown	0.0"	No Data		85 ft
Unknown	Unknown	0.0"	No Data		97 ft
2021-161	Private	0.0"	No Data		155 ft
Unknown	Camas	0.0"	No Data		185 ft
Unknown	Camas	0.0"	No Data		191 ft
2021-160	Private	0.0"	No Data		222 ft
Unknown	Unknown	0.0"	No Data		236 ft
Unknown	Unknown	0.0"	No Data		303 ft
Unknown	Unknown	0.0"	No Data		342 ft
Unknown	Private	0.0"	No Data		369 ft
Unknown	Unknown	0.0"	No Data		399 ft
Unknown	Unknown	0.0"	No Data		467 ft
Unknown	Unknown	0.0"	No Data		499 ft

Item 15.



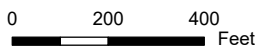
Environmental Constraints I

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Printed on: January 25, 2023



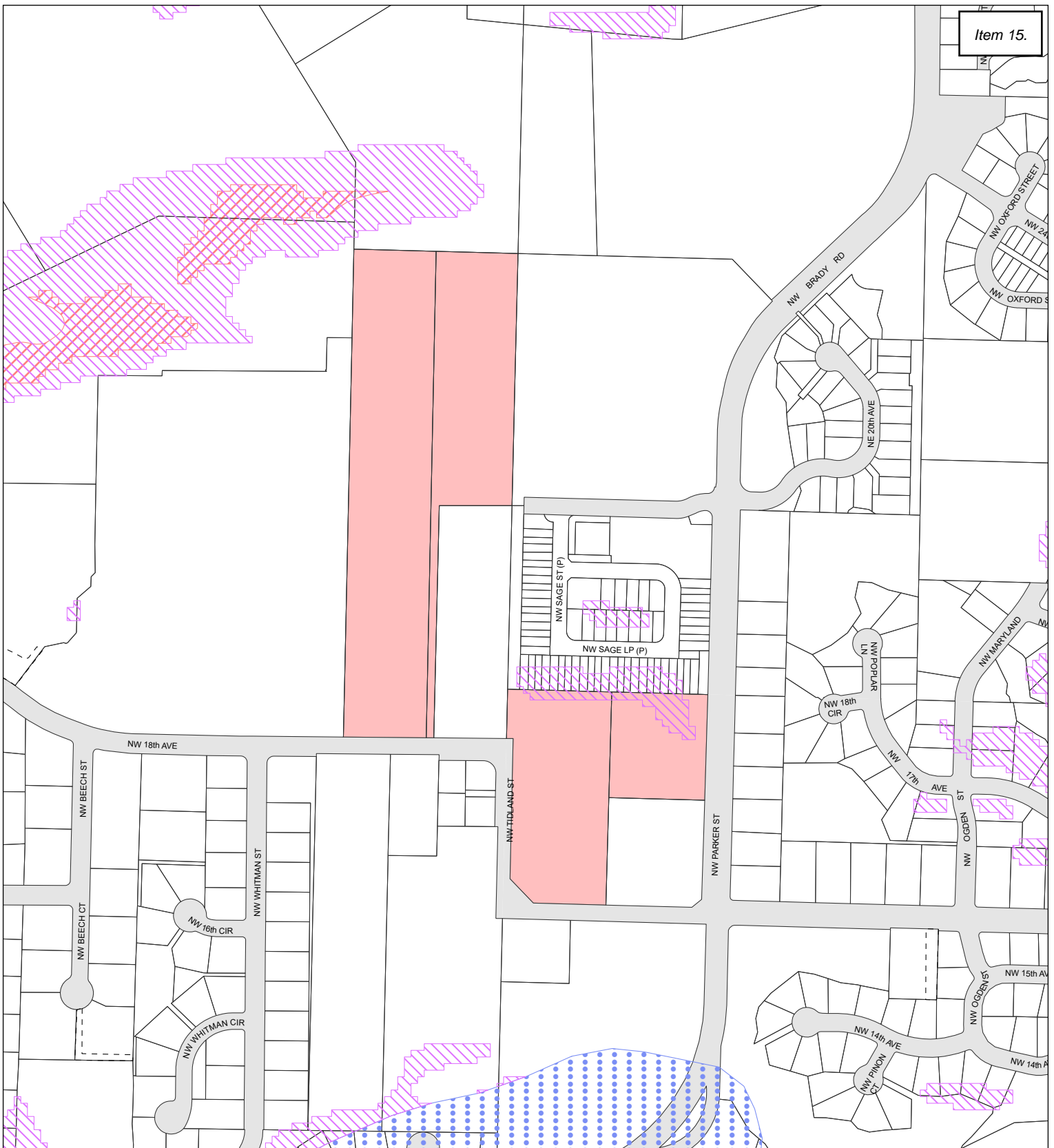
Geographic Information System



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

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110
	13117	13116	13115



Environmental Constraints II

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- INV Historic Site

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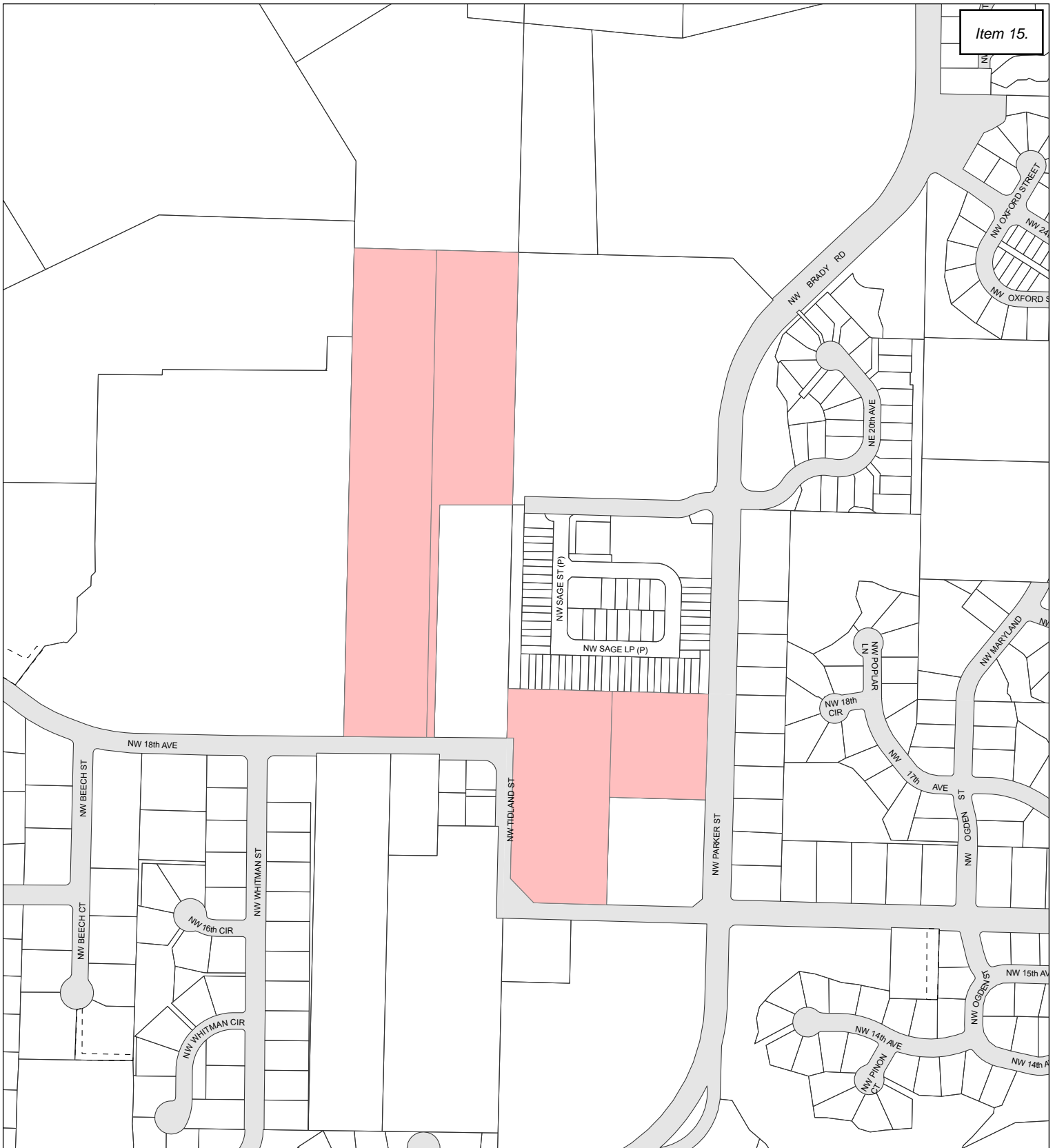
Geographic Information System

0 200 400 Feet

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13107	13108	13109	13110
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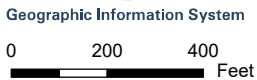
Item 15.



Adjacent Development

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

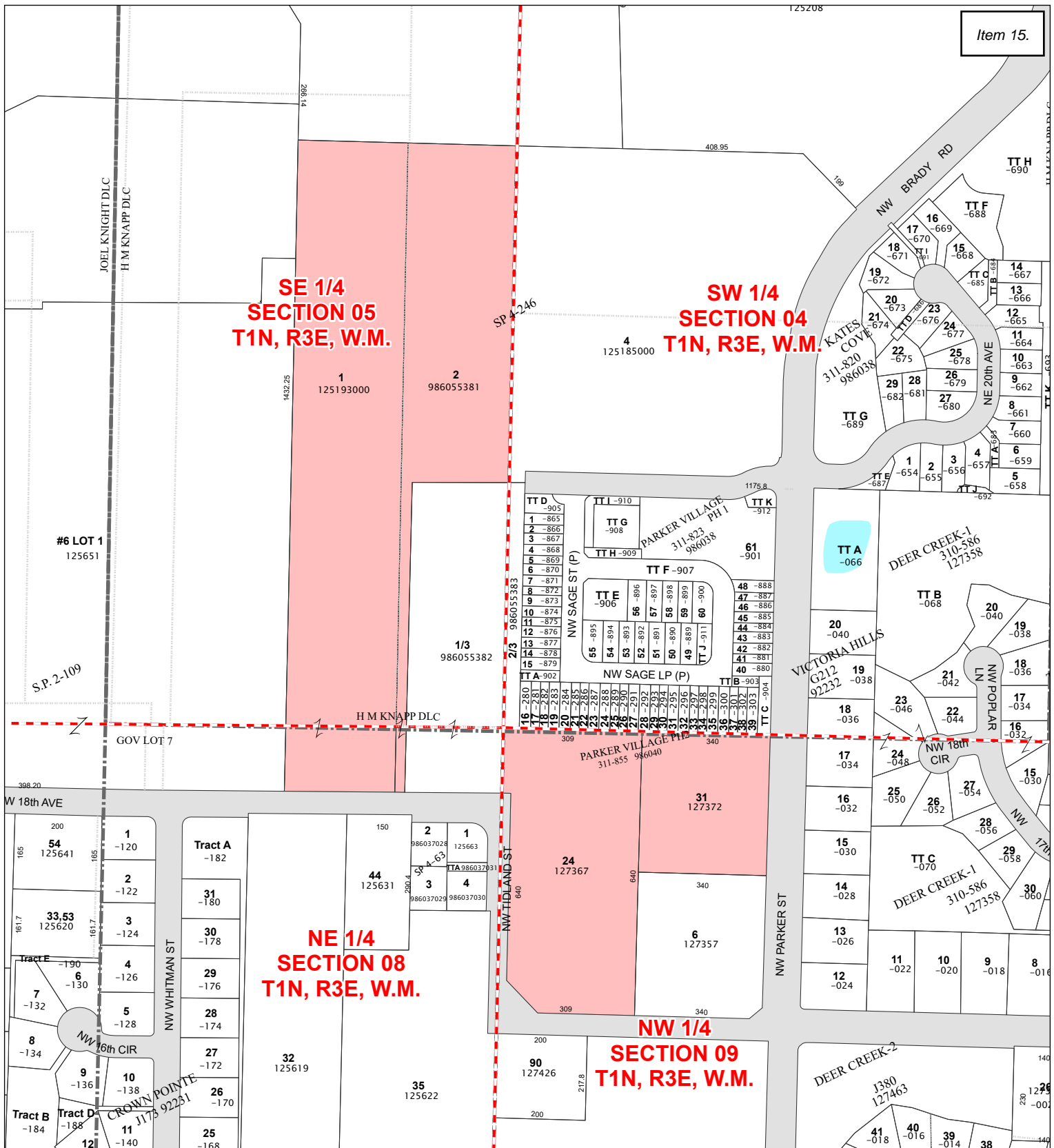
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

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13106	13105	13104	13103
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	13117	13116	13115



Item 15.

**SE 1/4 SECTION 05
T1N, R3E, W.M.**

**SW 1/4 SECTION 04
T1N, R3E, W.M.**

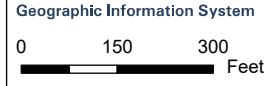
**NE 1/4 SECTION 08
T1N, R3E, W.M.**

**NW 1/4 SECTION 09
T1N, R3E, W.M.**

Quarter Section Parcels

Account: 986055381, 125193000, 127367000, 127372000
 Owner: DALEY DENNIS W ETAL
 Address: PO BOX 757
 C/S/Z: RANCHO SANTA FE, CA 92067

Printed on: January 25, 2023



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- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110
	13117	13116	13115

MEMORANDUM

TO: Steve Wall

FROM: Peter Tuck, P.E.



RE: Evaluation of potential impacts to the City’s sewer and water system from the proposed comprehensive plan amendment/zone change.

DATE: May 17, 2023

Introduction

This memorandum reports and evaluates the potential impacts to the City’s sewer and water system from the proposed comprehensive plan amendment/rezone change of five properties (tax lot 125185000, 125193000, 127367000, 127372000, and 986055381) located at/near 4345 NW 16th Avenue in Camas Washington. The proposal would rezone the five properties from Community Commercial (CC) and Business Park (BP) to Multifamily-18 (MF-18).

The purpose of this memorandum is to respond to a request from City of Camas Staff to examine and address what the water demand/sewer discharge is under the General Sewer Plan (GSP) and Water System Plan (WSP), how this compares to the rezoned use and what if any changes would be required in the plans to address the rezone.

The plan amendment/rezone includes five properties that encompass 30.99 acres. Each parcel is currently zoned and developed as follows:

- Tax Lot 125185000: BP, Undeveloped (11.15 acres)
- Tax Lot 125193000: BP, Undeveloped (8.56 acres)
- Tax Lot 986055381: BP, Undeveloped (4.70 acres)
- Tax Lot 127367000: CC, Nursery/Single-Family Residence (4.19 acres)
- Tax Lot 127372000: CC, Undeveloped/Outdoor Storage (2.39 acres)

A. Sewer

This analysis is based on information within the 2022 Draft GSP by Carrollo Engineers as provided by city staff.

The five properties that are part of the rezone application are all located in sewer basin 13. (Fig 4.2 Existing Wastewater Collection System) This is a Septic Tank Effluent Pump (STEP) basin. All discharge from the basin is to the STEP main that conveys all effluent north along NW Parker Rd to NW Lake Rd, through downtown to the Wastewater Treatment Plant. (Fig 6.24 Overview of Potential STEP Main Model).

The analysis is broken into two parts.

1. Determination of wastewater flow and the difference between the existing plan's flow and the impact from the zone change to the wastewater flow; and
2. Review of capacity of existing conveyance system.

A.1.1 Wastewater Flow to the Wastewater Treatment Facility

Based on Fig 3.3 Land Use in GSP, the two CC parcels are considered commercial whereas the three BP parcels are considered Industrial. In the GSP, wastewater flow factors are used to create a relationship between land use and wastewater generation. The wastewater flow factors were established to project the estimated Average Dry Weather Flow (ADWF) through future development of the City's wastewater collection system and project future flows within the Study Area boundary.

Section 3.4.3 in the GSP states; Wastewater flow coefficients for residential areas typically range between 500 to 3,000 gallons per acre per day (gpad), and commercial or industrial areas might range from 1,000 to 4,000 gpad, with typical values averaging approximately 1,500 gpad. The actual Wastewater Flow Factor used in the report for Commercial, Industrial and Multi-Family High are as follows:

- Commercial – 1,270 gpad
- Industrial – 1,000 gpad
- Multi-Family High – 1,520 gpad

Currently the STEP portion of the City's sewer system that is not upstream of gravity sewer has not been modelled. Due to this, the GSP does not include any assumptions or details related to modelling of STEP systems and thus does not identify what flows are coming from the STEP areas. The gravity system has been modelled for the GSP with flow projections included for ADWF and Peak Wet Weather Flow (PWWF). The ratio between the ADWF and PWWF is termed the peaking factor within the GSP with the following values:

- 2018 – 6.8
- 2035 – 8.2
- Full Buildout – 5.7

Since this is a factor to address increased flow from wet weather rather than peaked use, it is really more of an inflow and infiltration (I&I) factor. Based on the size of the factor, I&I is a large element within the system and has the biggest impact of overall flows, rather than actual land use.

Table 3.2 Comprehensive Plan Land Use Summary, identifies the acreage of each of the six, sewer generating land uses in the GSP. From this table the projected ADWF and PWWF can be determined for the full buildout scenario for both the current GSP areas and when considering the re-zoned areas based on the wastewater flow factors and peaking factors. In addition to the wastewater flow factors

and peaking factors, the total acreage for each designation was reduced by a factor of 27.7% to consider area lost to right of way and stormwater facilities. There are no factors within the GSP to address areas lost to environmental issues such as wetlands and steep slopes.

Comprehensive Plan Designation	Total Acreage	Total Acreage reduce for ROW/Storm	Wastewater Flow Factor (gpad)	Total Wastewater Flow (gpad)
Single Family - High	425	307	450	138,150
Single Family - Medium	3,617	2,615	670	1,752,050
Single Family - Low	871	630	800	504,000
Multi Family - High	246	178	1,520	270,560
Multi Family - Low	279	202	1,250	252,500
Commercial	992	717	1,270	910,590
Industrial	2,427	1,755	1,000	1,755,000
Total Wastewater Flow after reduction for ROW/Storm				5,582,850 mgd

Table S1 - Wastewater Generation under existing zoning. (ADWF)

Comprehensive Plan Designation	Total Acreage	Total Acreage reduce for ROW/Storm	Wastewater Flow Factor (gpad)	Total Wastewater Flow (gpad)
Single Family - High	425	307	450	138,150
Single Family - Medium	3,617	2,615	670	1,752,050
Single Family - Low	871	630	800	504,000
Multi Family - High	277	200	1,520	304,000
Multi Family - Low	279	202	1,250	252,500
Commercial	985	712	1,270	904,240
Industrial	2,403	1,737	1,000	1,737,000
Total Wastewater Flow after reduction for ROW/Storm				5,591,940 mgd

Table S2 - Wastewater Generation with Zone Change Included (ADWF)

Comparing the ultimate wastewater flow under the existing zoning with the ultimate wastewater with the zone change included shows a 0.16% change in flow which is negligible when considering the assumptions and estimates made throughout the GSP.

A.1.2 Sewer System Capacity

In section 9.5 *STEP Projects*, there is an overview of the City's STEP system. Based on this overview, the STEP system is currently unmodelled. The section details the efforts the city is going through to enable a model to be set up including the addition of flow meters to enable the model to be calibrated.

Currently no modelling exists for the main STEP main that starts at Brady Road, extends north to NW Lake Road then east and south to the Wastewater Treatment Plant. See *Fig 6.24 Overview of Potential STEP Main Model*.

In discussions with City staff, a manhole was installed on the 21" STEP main at NW 38th Avenue. Inspection of the pipe at that time found the pipe in excellent condition with no sediment or other detritus in the pipe. The pipe velocity was at or less than 1 fps which is considerably slower than the self-cleaning velocity which is 2fps. Based on the velocity in the pipe, hardly any of the maximum capacity is currently being used. In addition, any new development will have a positive effect on the pipe's operation since it should help in increasing the flow velocity.

The 21" pipe extends south to the intersection of NW Parker Road and NW Columbia Rim Boulevard. From here there is a 10" line that extends south up NW Brady Road to NW 16th Avenue. A gravity lateral exists for tax lot 127367000 and 127372000 (Commercial zoning). The 10" STEP main adjacent to tax lot 125185000 is in a pressure state and would need to be pumped from any onsite septic tank system. Currently the area the 10" line serves 11 subdivisions including all Grand Ridge Phases, all Deer Creek Phases, Brecken Ridge and Dawson's Ridge. No capacity study has been completed for this line, so the level of the hydraulic grade line (HGL) is unknown. There could be some issues routing effluent to this line from the lower, currently industrial lots however, this would be the case whether the rezone occurs or not. There is a second sewer connection adjacent to the NW corner of the west industrial parcel (tax lot 125193000). This is located on the old Sharp Parcels and runs north to STEP main in NW Pacific Rim Drive. This has more capacity than the NW Brady Road line.

It should be mentioned that STEP systems with pumps can use storage in the tanks to reduce maximum daily peaks. This can be used as a mitigating method if any that can be used to offset some downstream capacity issues is determined.

A.2 Conclusion

Based on the information contained in the latest GSP, *the rezoning of the five parcels to Multi-Family High will cause a slight increase in sewer flow, however the effect to the overall system is negligible* when considering the assumptions and estimates made throughout the GSP especially the impact of I&I on the system.

It should be noted that, even though the Wastewater Flow Factor used for Industrial and Commercial is 1,000 gpad and 1,270 gpad respectively, it is accepted that an approved land use within the commercial or industrial zoning on any of the properties could have a flow as high as 4,000 gpad. Since the Multi-Family High has a rate of 1,520 gpad, it is considerably less than the maximum flow accepted for an industrial or commercial zone. Based on this, *the effect of the zone change on the sewer capacity in the GSP should be non-effectual.*

The main *STEP mains that route all flow to the WWTP are only using a very small portion of their capacity. Therefore, the rezone will not have any impact on the STEP transmission lines.*

Based on the above analysis, there should be no impact on the city's sewer system from the rezone.

B. Water.

This analysis is based on information within the 2019 WSP by Carrollo Engineers.

B.1.1 Water Flow

The five properties that are part of the rezone application are all located in the 852-pressure zone that includes Prune Hill. (Fig 9.1 Service Areas).

Section 5.4.2 Demographic Growth Rates in the WSP states; To estimate households and employees from land use data, the following employee and household density assumptions were used based on the 2015 Clark County Buildable Lands Report:

- *SFR: 6 households per acre*
- *MFR: 18 households per acre*
- *Commercial/City: 20 employees per acre*
- *Industrial: 9 employees per acre*

The water use per Equivalent Residential Unit (ERU) is defined as 260 gpd in section 5.6.1. There is no definition of the flow per employee for either commercial or industrial however, industry norms assign 10gpd to 15gpd for commercial and 15gpd to 30gpd for industrial. Applying these flows to MFR, commercial and Industrial land uses results in 18 ERU/acre for MFR and approximately 1 ERU/acre for both Industrial and Commercial. However, it should be noted that the flows associated with both commercial and industrial are both restricted to flows from employee-based uses and do not consider wet commercial or industrial users that can be approved in both zoning districts. If only the employee-based flows are addressed the additional flow generated by the MFR 18 rezone is as follows:

As previously detailed, the proposed rezone encompasses approximately 31 acres. Of this, 27.7% of the area is lost to right of way and stormwater facilities. Thus, the resultant area impacted by the rezone will be 22.4 acres. Since both the commercial and industrial areas are projected to generate approximately 1 ERU/acre and MFR 18 ERU/acre, the resultant increase in ERU's will be:

- 24.4 acres (Commercial or Industrial) x 1 ERU/acre = 24.4 ERU's
- 24.4 acres MFR x 18 ERU/acre = 439.2 ERU's

Therefore, the rezone will generate approximately 414.8 ERU's more than current zoning if only the employee-based flows are considered.

To address wet industrial users a 0.5 mgd block of flow has been included in the WSP. In *Section 5.6.2 Large Users Demand Forecast* the report states, ... *the city has requested Large Users projections include a 0.5mgd "block" for future industrial clients. This 0.5 mgd was added to the Large Users demand projections in 2021... .*

Since this block of flow is part of the flow associated with the existing zoning, it is reasonable to assume that a portion of this can be applied to the rezone area thus greatly reducing or eliminating any change in flows seen by the water system.

It should be noted that there is a large discrepancy between the planning value within the WSP and the GSP with 4 to 6 times higher flows related to sewer in the GSP over the WSP for industrial and Commercial zones and 3 x higher flows related to water in the WSP over the GSP for the MFR zoning.

B.1.2 Deficiencies in the Water System

- Supply - The WSP provides an in-depth analysis of the current City's water sources and its deficiencies. The deficiencies include the lack of generators on some wells that remove them from some of the source calculations. The plan identifies improvements needed within the system to address Maximum Daily Demands (MDD) and Average Daily Demands (ADD). All these improvements are needed whether the rezone occurs or not and should not be exacerbated by its approval.
- Pressure Zone 852 – Since the rezone is in the 852 pressure zone, any deficiencies related to this zone could be impacted by the rezone.
 - Booster Pump Stations - Section 9.3.4 in the WSP states the following related to deficits in BPS needs for the 852 pressure zone:
Figure 9.4 shows that the 852 and 455 service areas each have a deficit of approximately 1,000 gallons per minute (gpm) by 2035. As shown in Figure 9.5, 1,000 gpm of additional firm pump capacity is needed for the 852 pressure zone, but a total of 2,000 gpm of additional firm pump capacity is required for the 455 pressure zone because in addition to the 1,000 gpm of unmet demand in the 455 Service Area, the 1,000 gpm deficit for the 852 Service Area must be pumped up from the 343 Zone to the 455 Zone before being pumped into the 852 Zone. Due to its condition, the City intends to replace the existing Forest Home BPS with a new pump station. This new pump station should have a firm capacity of approximately 2,000 gpm. The additional 1,000 gpm flow of the new Forest Home BPS will wheel the 1,000 gpm of additional flow needed for the 852 Zone through the 455 Zone. Approximately 1,000 gpm of additional firm booster pumping capacity will need to be built at Angelo BPS or a new BPS to the 455 Zone. Additionally, as shown in Figure 9.5, the City intends to construct the 500-gpm Well 17 in the 544 Zone by 2021. The biggest issue with flow to the 852 zone is limits to the booster stations supplying the 455 zone that provides service to the 852 zone. To address deficiencies in the 455 zone, the Forest Home BPS needs to be increased from 1,000 gpm to 2,000 gpm and a correctly sized generator added.

The improvements as identified by this section are included in the recommended improvements within the WSP. If the rezone is completed and development occurs on any of the properties, the need for some of these improvements could be accelerated over what is in the WSP.

- Storage – based on section 9.4.3, the 852 pressure zone has storage surpluses throughout the planning period. Therefore, there are no storage related deficiencies related to this zone.
- Distribution – There were no distribution related deficiencies identified for the 852 pressure zone.

B.2 Conclusion

Based on the above analysis, the rezone will have a significant impact on water demand within the system if only the employee-based flows are considered. If some of the flow from the reserved “block” for industrial clients who would otherwise have wet processes is assigned to the rezone area, the impact on the system can be lowered to a neutral state.

The applicant acknowledges that there could be some potential impacts to the water from the rezone even if just an acceleration for the need of some improvements as identified in the WSP. We are confident and acknowledge that there are likely appropriate and feasible conditions of approval that may be attached as mitigation (under SEPA review) that could be tied to the properties that offset any impacts as part of future development applications. These could include System Development Charges (SDC's) or the requirement for certain system improvements to occur with the development of any of the parcels.

Attachments:

- Fig 4.2 Existing Wastewater Collection System (GSP)
- Fig 6.24 Overview of Potential STEP Main Model (GSP)
- Fig 9.1 Services Area (WSP)

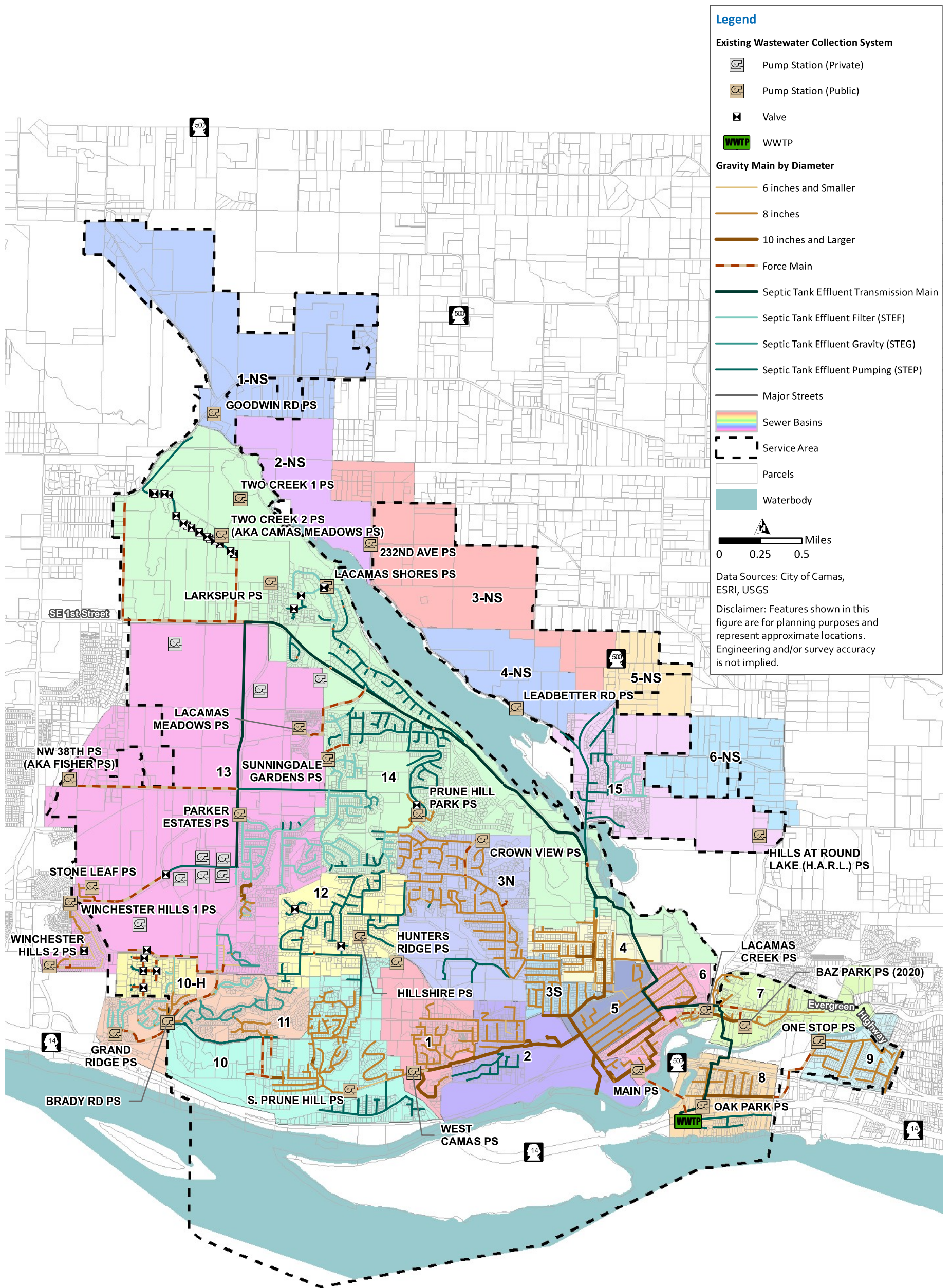


Figure 4.2 Existing Wastewater Collection System

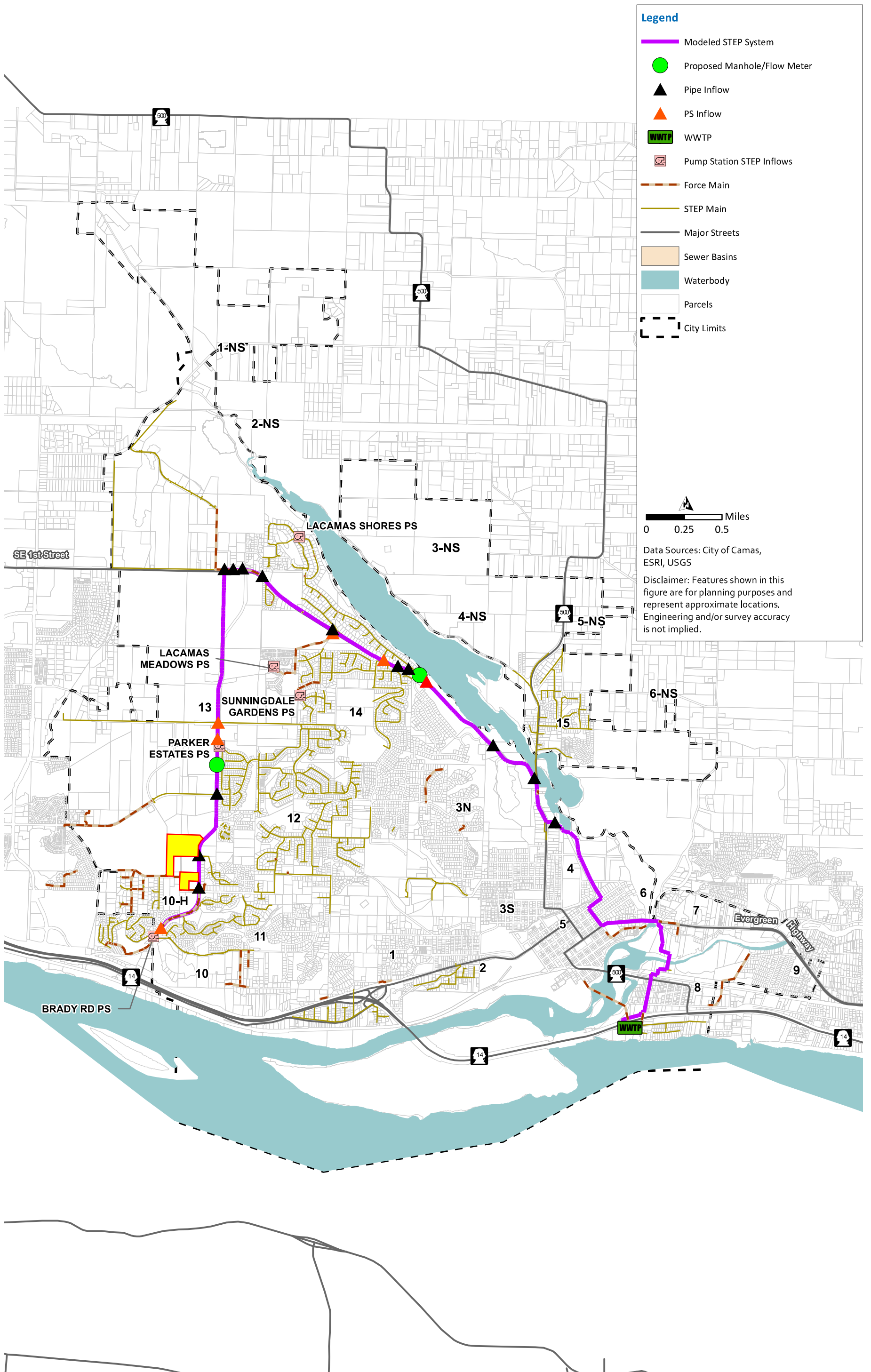
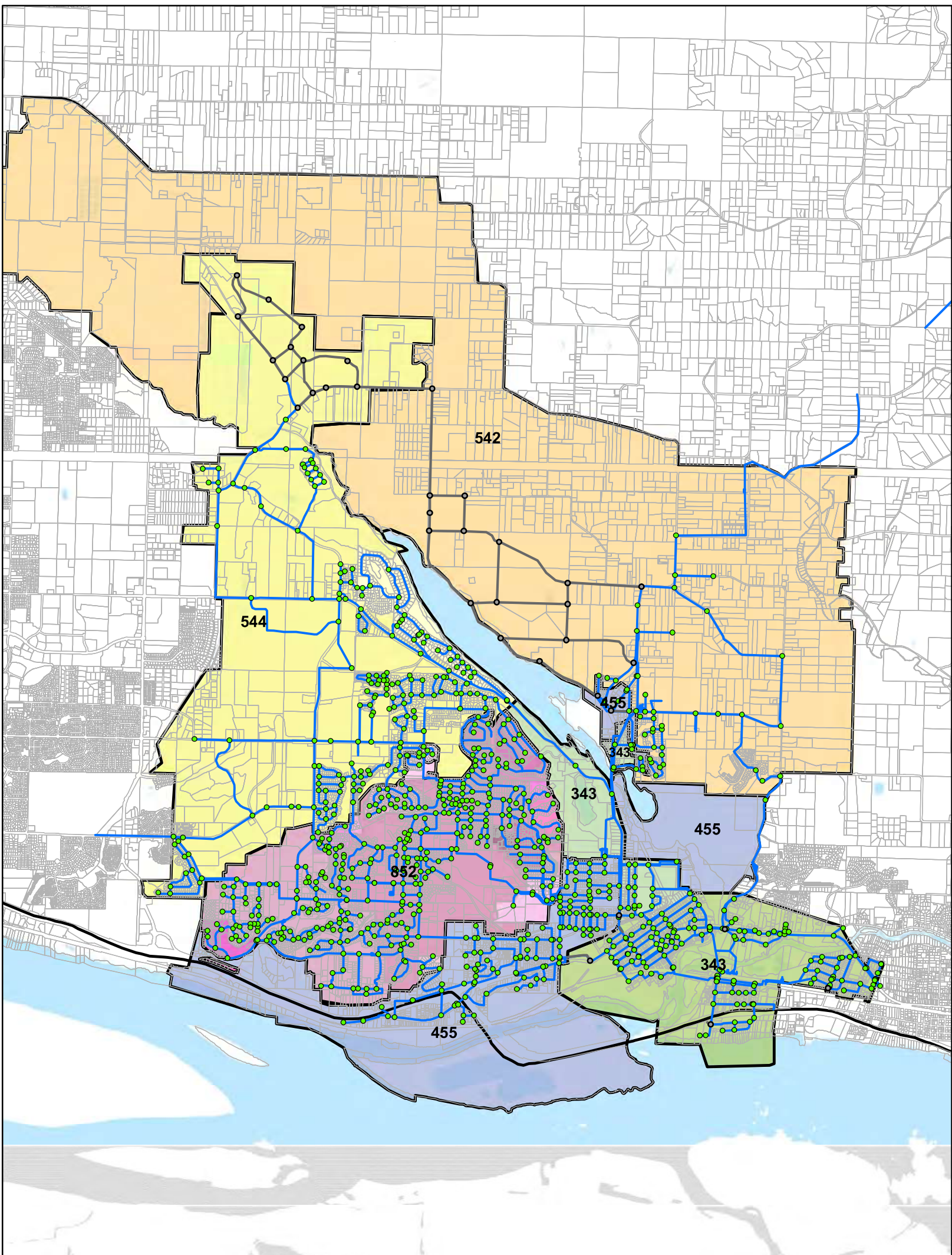
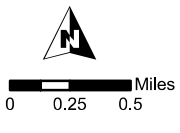


Figure 6.24 Overview of Potential STEP Main Model



- Legend**
- Highway 14
 - Parcels
 - Waterbody
 - Existing Water Main
 - Future Pipelines
 - Existing Junction
 - Future Junctions
- Service Area
- Pressure Zones
- 343
 - 455
 - 542
 - 544
 - 852



SERVICE AREAS
FIGURE 9.1
 CITY OF CAMAS
 WATER SYSTEM PLAN UPDATE



Carey Certo

From: Curleigh (Jim) Carothers
Sent: Wednesday, March 22, 2023 2:21 PM
To: Robert Maul
Cc: Steve Wall
Subject: RE: Emailing: Lancaster Mobley Traffic Memo
Attachments: Lancaster Mobley Traffic Memo.pdf; Narrative.pdf

Robert,

Thank you for the opportunity to review the traffic memo prepared by Lancaster Mobley dated January 12, 2023. I concur with their findings as outlined on page 4 of the memo. The proposed rezoning would result in an overall decrease in traffic in the PM peak hour; therefore, no traffic impact analysis is required with this comp plan change application.

James E Carothers, PE
Engineering Manager/City Engineer
Desk 360-817-7230
www.cityofcamas.us | jcarothers@cityofcamas.us

-----Original Message-----

From: Robert Maul <RMaul@cityofcamas.us>
Sent: Thursday, March 9, 2023 9:52 AM
To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>
Subject: Emailing: Lancaster Mobley Traffic Memo

Good morning, Curleigh.

We have an application in for a comp plan change this year similar to what we had for Camas Meadows Drive last year. I have attached the applicant's narrative and traffic analysis and would love your input regarding their assertions on capacity. Happy to discuss further.

R

Carey Certo

From: Rob Charles
Sent: Monday, June 12, 2023 9:49 AM
To: Robert Maul
Cc: Steve Wall
Subject: FW: MacKay review

Robert, the rezone can go through with conditions.

- 1) We will be evaluating the STEP system under a separate project to determine capacity. At this time there doesn't appear to be anything that would hold up the rezone on the sewer side.
- 2) On the water side, there is a deficiency on moving water to this zone from other zones in the city. The rezone won't be held up, but there will be conditions placed on individual developments limiting buildout of the sites until the deficiencies are corrected by the city, or in partnership with the developer(s).

Thanks

Rob Charles, PE
 Utilities Manager
 Desk 360-817-7003
 www.cityofcamas.us | rcharles@cityofcamas.us

From: Matt Huang <MHuang@carollo.com>
Sent: Monday, June 12, 2023 7:18 AM
To: Rob Charles <RCharles@cityofcamas.us>
Cc: Natalie Reilly <nreilly@carollo.com>
Subject: RE: MacKay review

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Rob,
 Here is our analysis of Mackay's memo. Please let me know if you would like this on an official letterhead, or if you have any questions.

Sewer:

1. We agree with the overall conclusion that the rezone will not result in a major difference in flow than the current zoning designations.
2. At this point, we are unable to comment on the capacity of the STEP system until the STEP modeling is complete, which is currently being completed under a different project.
 - a. Recommendation: The capacity of the STEP system with this zoning change should be evaluated with a hydraulic model once the model is completed.

Water:

1. It is not necessarily reasonable to assume that the wet industrial users 0.5 mgd block of flow be allocated to the area for rezone. The City has other parcels in the system with either with current or future land use categorized as industrial.
2. The water demand calculation seems reasonable if 18 households per acre for MFR is still accurate. If the housing density assumptions since the 2015 Clark County Buildable Lands Report have increased, the water demands for the rezoned parcels may increase as well (Note: the 2021 Buildable Lands Report states that commercial land and industrial land retain the existing employment density assumptions).
3. Supply Analysis:
 - a. Table 8.5 MDD Ability to Pump Analysis (from the WSPU) shows that by 2025, there is a 325 gpm deficiency in the "Existing MDD Ability to Pump" category. The deficiency increases to 3,245 gpm in 2035. The "Existing MDD Ability to Pump" category compares the "Ability to Pump" (summarized in Table 8.4: Maximum Day Demand Ability to Pump Summary) with the MDD projections+ Fire Flow Replenishment requirement.
 - b. Table 8.7: ADD Ability to Pump Analysis (from the WSPU) shows that by 2035, there is a 350 gpm deficiency in the "Existing ADD Ability to Pump" category. The "Existing MDD Ability to Pump" This category compares the "Ability to Pump" (summarized in Table 8.6: Annual Ability to Pump Summary) with the ADD projections.
 - c. Increasing the system demands due to the rezone increases the deficiencies due to the added demands and may affect when the deficiency occurs.
4. Pumping Analysis:
 - a. Under current conditions, there is insufficient pumping capacity from the 343 zone to the 455 zone. The increase in demands from this rezoning will exacerbate the deficiency. Pump station capacity expansion will be needed from the 343 zone to the 455 zone to serve this development, both in the WSPU and with the rezoned demand. It was the intention to have constructed the Forest Home PS expansion by now, but since this project has been stalled, there needs to be an alternate way to move water from the 343 zone to the 455 zone before this rezone can be accommodated.
 - b. There is sufficient capacity to convey flows from the 455 zone to the 852 zone for the additional demands once the Lower Prune Hill PS (currently under construction) is complete.
5. Storage Analysis
 - a. There is sufficient storage capacity in the 852 zone for this development before and after the land use rezone.

Regards,
Matt

Matthew Huang, PE*

Principal Planning Engineer / Associate Vice President

Carollo Engineers

707 SW Washington St., Suite 500 / Portland, OR 97205

D 503-290-2827 / M 213-608-6295

mhuang@carollo.com / carollo.com



**Professional registration(s) in OR, WA, CA, IL*

From: Rob Charles <RCharles@cityofcamas.us>

Sent: Thursday, June 8, 2023 1:59 PM

To: Matt Huang <MHuang@carollo.com>

Subject: FW: MacKay review

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Matt, let me know where you are on the analysis of Mackay's memo.

Thanks

Rob Charles, PE

Utilities Manager

Desk 360-817-7003

www.cityofcamas.us | rcharles@cityofcamas.us

From: Robert Maul <RMaul@cityofcamas.us>

Sent: Thursday, June 8, 2023 1:04 PM

To: Rob Charles <RCharles@cityofcamas.us>

Subject: MacKay review

Hi Rob.

Can you please check with our consultant on their peer review of the Olson/Mackay Sposito utility memo for the annual review? I have to put an agenda item together for PC next week and this is critical. Thanks!

R

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Carey Certo

From: jd.franck@comcast.net
Sent: Monday, July 3, 2023 7:36 AM
To: Community Development Email
Subject: MacKay Annual Review Request

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To Planning Manager,

We are residents of Camas and are concerned after reading the proposed amendment that would change 31 acres from “industrial” and “commercial” to High Density Residential. Is there a petition that we can sign in opposition to this? How much say, as a home owner within blocks of this area, do we have? After viewing the meeting, via Zoom, regarding the Gas Station, Car Wash & Convenient Store that is in development near us, I feel as if the residents’ concerns are not considered.

Our concern with this change of zoning is **decrease value of our home and property, increase traffic in an area that cannot accommodate such traffic**, and other problems associated with this type of high density residential development (increase noise, crime, etc.).

For what it’s worth, we are advocating that the area be kept with its current Industrial and Commercial Zoning.

Thank you,

Jane & David Franck
1843 NW Sage St
Camas, WA

Carey Certo

From: Jiawei 'Alex' Ning <ningjiawei@gmail.com>
Sent: Monday, July 3, 2023 11:27 AM
To: Community Development Email
Subject: Request from the Community Development Dashboard for Information on the MacKay Property Project

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Hi There,

We live in Kate's Cove (NW 20th Ave) which is right across the street of this land. We learned about this rezoning request from our neighbor and mailbox later on. We are shocked and vehemently oppose this request for the following reasons:

1. 1. The land in question is home to a variety of wildlife, including deer, coyotes, and rabbits. If this development proceeds, it would have a devastating impact on their natural habitat.
- 2.
3. 2. The size of the land is excessive for an MF-18 zone. In the city of Camas, there is no other MF-18 zone as large as this one, if it were to be approved. This would inevitably lead to increased traffic congestion, greater demands on utilities, and a strain on the existing school capacity. With the potential for 558 units of condos or apartments (calculated as 18 multiplied by 31), our infrastructure simply cannot accommodate that many families in this area.
- 4.
5. 3. Currently, it takes us a minimum of 5 minutes of drive to reach grocery stores, restaurants, and other amenities. This land would be better suited for commercial use rather than an MF-18 zone which can also boost local job opportunities. Additionally, the majority of prospective homebuyers in Camas express interest solely in single-family homes, rather than condos. Otherwise, they would not move from Portland, Vancouver, Seattle, or California.

Our neighbor shares the same opinion as us within the community. Therefore, in the best interest of the people of Camas, particularly those residing around this land, it is crucial to reject this rezoning request.

thanks,

Jiawei Ning & Yiting Chen



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 13, 2023

Community Development
City of Camas
616 NE 4th Avenue
Camas, WA 98607

In future correspondence please refer to:

Project Tracking Code: 2023-07-04259

Property: City of Camas_MacKay Comprehensive Plan Amendment (SEPA23-01)

Re: Survey Requested

To whom it may concern:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

DAHP understands that this comprehensive plan does not involve ground disturbance or development. However, our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, prior to development, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,



Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



Carey Certo

From: Robert Maul
Sent: Tuesday, July 18, 2023 4:23 PM
To: Carey Certo
Subject: Letter from Parker Village

From: Spring Wright <springwright@hotmail.com>
Sent: Tuesday, July 18, 2023 4:04 PM
To: Robert Maul <RMaul@cityofcamas.us>
Cc: reneebernazzani@hotmail.com; Evan Ridley <evanjridley@gmail.com>
Subject: Letter from Parker Village

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Request to Delay Zoning Change Approval and Wait for Updated Comprehensive Plan

We, the concerned board members of the Parker Village and residents of Camas, Washington, are writing to express our collective desire for the City Council to reconsider the approval of the new zoning change until the updated comprehensive plan is available next year.

As active and engaged members of our community, we believe that any decision related to zoning changes has a significant impact on our city's future development, sustainability, and livability. With the forthcoming updated comprehensive plan expected to encompass a more comprehensive and accurate understanding of our city's needs and goals, it seems prudent to exercise patience and await its arrival before making any critical decisions that could shape the destiny of Camas.

By postponing the zoning change approval until the updated comprehensive plan is released, we can ensure that any alterations to zoning regulations align harmoniously with the city's long-term vision. Delaying the decision will allow us to:

1. **Have Access to the Most Current Data:** The updated comprehensive plan is likely to include the most recent demographic, environmental, and economic data, providing a more informed basis for zoning decisions.

2. **Promote Inclusive Decision-Making:** Allowing the community to participate in discussions around the updated comprehensive plan ensures a more inclusive and transparent decision-making process, which reflects the interests and concerns of the entire population.

3. **Avoid Conflicting Policies:** By waiting for the comprehensive plan, we can prevent any potential contradictions between the proposed zoning changes and the city's overall development strategy.

4. **Preserve Camas' Unique Character:** Camas has a unique charm and character that we cherish. By aligning zoning changes with the updated comprehensive plan, we can safeguard these elements that make our city special.

5. **Encourage Sustainable Growth:** The comprehensive plan is likely to outline environmentally sustainable practices and growth strategies, promoting a greener, healthier future for Camas.

We understand that the city's development and progress are essential, but we firmly believe that exercising patience and considering the broader perspective will yield better outcomes for Camas in the long run. Therefore, we kindly request that the City Council postpone the approval of the new zoning change until next year when the updated comprehensive plan is available for consideration.

Thank you for your time and attention to this matter. Your thoughtful consideration of our request is sincerely appreciated. Together, we can shape a prosperous future for Camas that preserves its unique qualities and benefits all of its residents.

Sincerely,

Renee Bernazanni, Spring Wright, Evan Ridley

HOA Board, Parker Village

Carey Certo

From: Kathie <kvh13@msn.com>
Sent: Tuesday, July 18, 2023 5:59 PM
To: Community Development Email
Subject: Response to Mackay Annual Review Comprehensive Plan Amendment Request (CPA23-01)

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Please find my request below to **deny** the request to rezone of the following parcels to Multi-Family 18 (MF-18) 125185000,986055381, 125193000, 127367000 and 127372000.

The proposal to rezone the parcels listed above to Multi-Family 18 (MF-18) would be a mistake. I disagree with the findings that a large residential apartment community would not have a detrimental affect on current traffic in the area. Currently the surrounding neighborhoods are all labeled "Car Dependent" and only "Somewhat Bikeable" on real estate listing sites. The expectation that future residents of this community would choose to live there due to the ability to walk or bike to shopping, restaurants or work is inaccurate. Has a survey of the local employers been completed asking how many of their employees who currently live in nearby neighborhoods walk or bike to work ? The beautiful weather of the Pacific Northwest gives a very short season of what would be considered "walkable" for any purpose. Each apartment in this community would bring with it a minimum of one vehicle and more likely two, per unit. Adding zoning density to neighborhoods consisting of single family homes can also have a detrimental affect of those families investments as those homes become less attractive to future buyers and renters. Increased density also increases transience and turnover of residents in neighborhoods and decreases personal interaction and involvement among neighbors as these are short term housing and not long term commitments to a community. High density apartment communities are most successful in urban settings where residents can truly walk to their local restaurants, dry cleaner, grocery store and Starbucks within a matter of minutes. We do not want to see our neighborhood become 164th Ave. Lined with apartment communities, now significantly older and not looking nearly as nice when they were first built and only attracting lower rent due to age and bringing down the entire area.

Thank you,
Katherine DeBoever