



November 3, 2025

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

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

Dear Lauren,

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

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

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

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

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

Sincerely,

Terry Werdel, AIA

Associate Principal

Attached:

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

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

Longview, WA – 950 12th Avenue, Suite 200, Longview, WA 98632 (360) 425-0000

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

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

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
 Camas, WA 98607
www.ci.camass.wa.us

October 28, 2025

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

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

Dear Mr. McAtee,

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

Items necessary for completeness:

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

Major Variance

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

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

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

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

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

Respectfully,

A handwritten signature in black ink that reads "Lauren Hollenbeck".

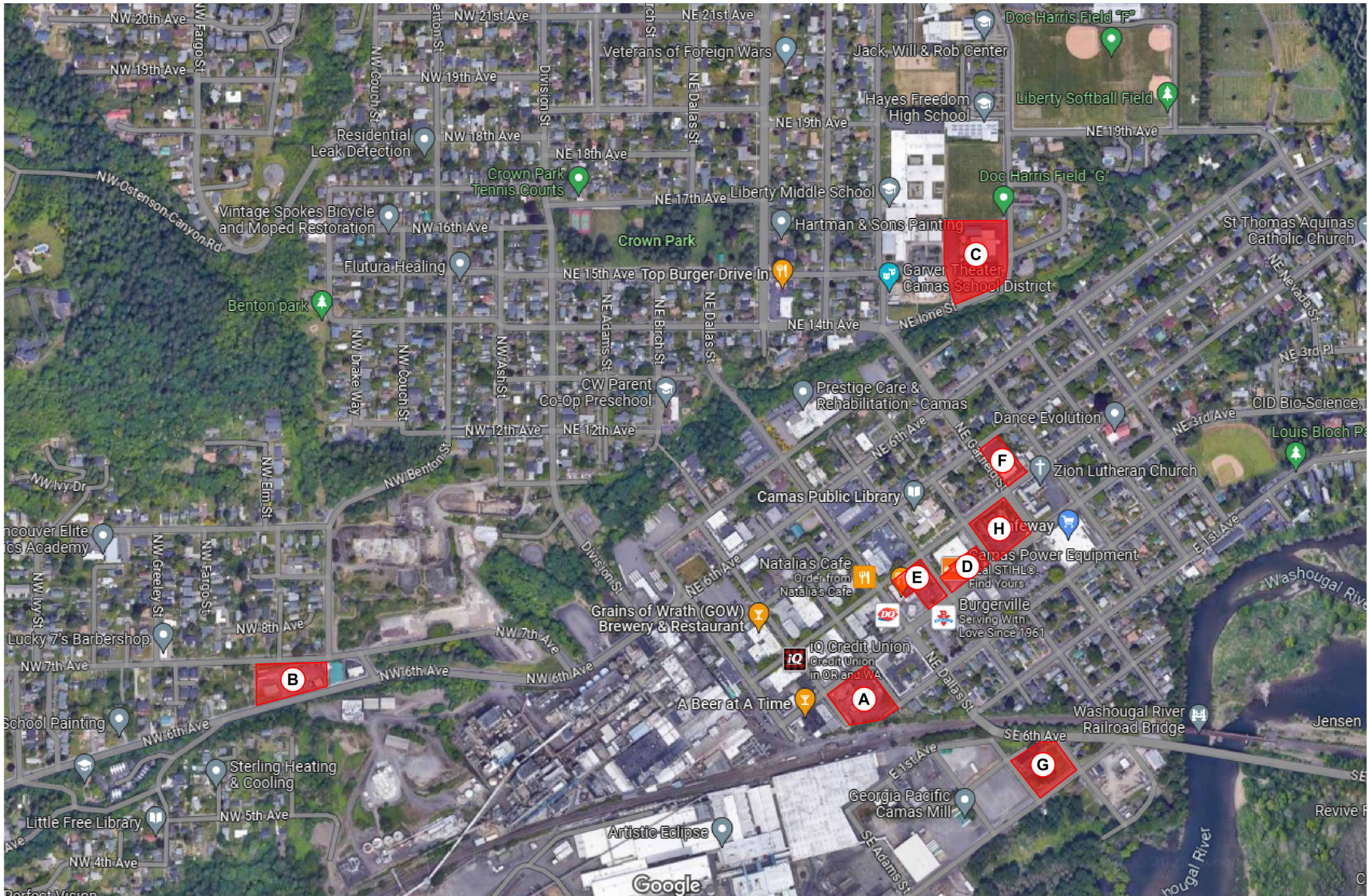
Lauren Hollenbeck
 Senior Planner

CWFD STATION 41

FIRE STATION SITE OPTIONS

10/04/2023

EXHIBIT A



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

CWFD STATION 41

10/04/2023

FIRE STATION SITE COMPARISON

EXHIBIT B

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

OPTIMAL CONDITION

MODERATE CONDITION

DIFFICULT CONDITION

DEAL BREAKER CONDITION

LONG LIST SITES / NOT IN PURSUIT

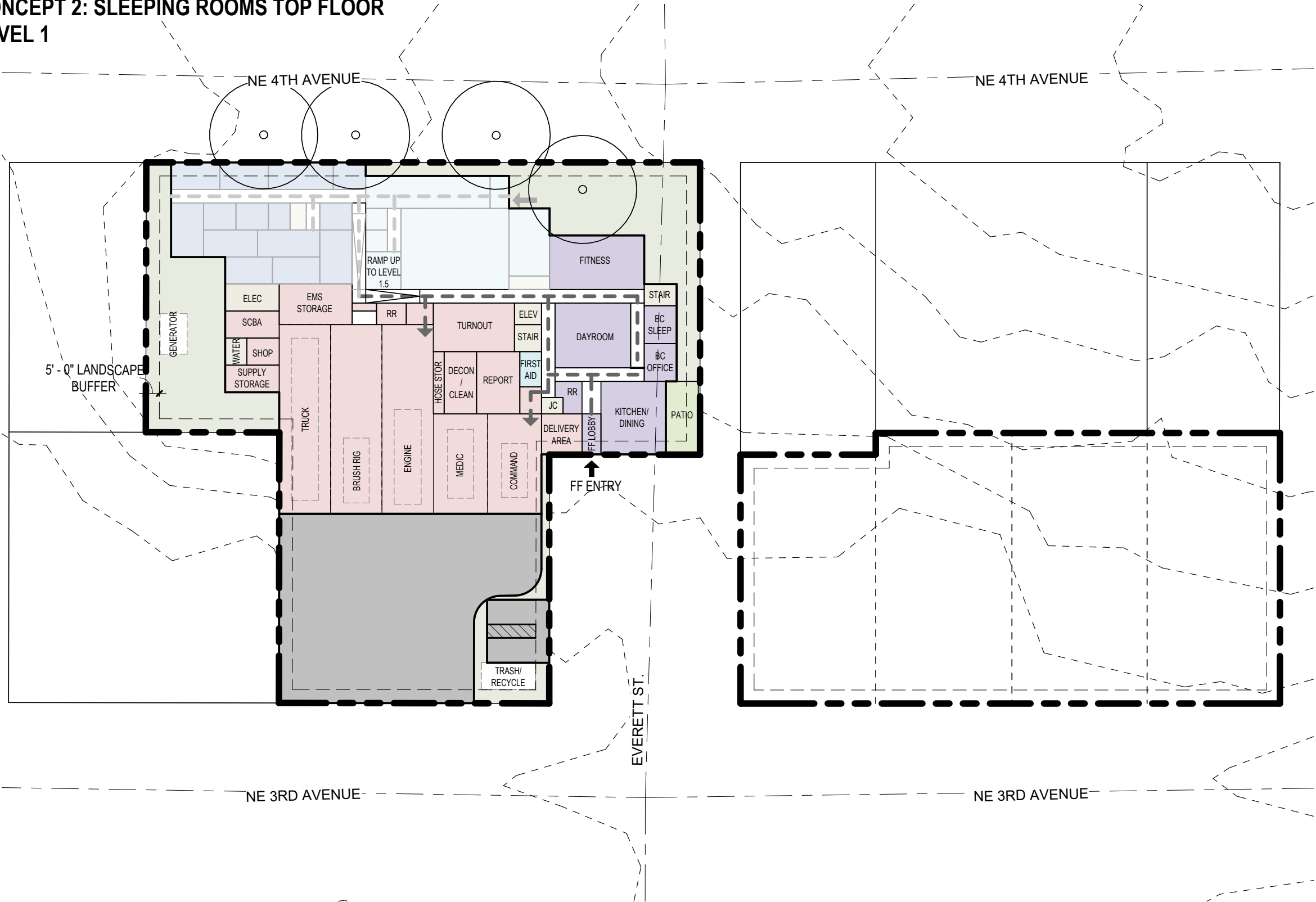


CWFD STATION 41

2/8/2024

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

EXHIBIT C



SITE INFORMATION

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

PLANNING

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

ZONE REQUIREMENTS (CMMC TABLE 18.09.030)

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

PARKING

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

NOTE: PROPERTY LINES ARE APPROXIMATE

