

**BEFORE THE LAND USE HEARINGS EXAMINER
FOR THE CITY OF CAMAS, WASHINGTON**

Regarding an application by Camas Washougal Fire Department for approval of a major variance to the off-street parking requirements for a new fire station in the DC zone at 528 NE 4th Avenue in the City of Camas, Washington) **FINAL ORDER**
) **VAR25-1001**
) **(Camas Fire Station**
) **Parking Variance)**

A. SUMMARY

1. The applicant, Camas Washougal Fire Department, requests approval of a major variance to the off-street parking requirements for a proposed new fire station located on a 0.85-acre parcel located at 528 NE 4th Avenue, also known as tax assessor's parcel numbers 78100000 and 78105000 (the "site"). The site and all surrounding properties are zoned DC (Downtown Commercial).

2. The applicant is requesting a major variance from the off-street parking requirements to allow development of a new fire station on the site with no on-site parking.

3. City of Camas Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff recommended that the examiner approve the application subject to conditions. See the Staff Report and Recommendation to the Hearings Examiner (the "Staff Report"). The applicant accepted the findings and conditions in the Staff Report without exceptions. No one else testified orally or in writing.

4. Based on the findings provided or incorporated herein, the examiner approves the proposed variances, subject to the conditions at the conclusion of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. The examiner received testimony at a public hearing about this application on January 26, 2026. All exhibits and records of testimony are filed at the City of Camas. At the beginning of the hearing, the examiner described how the hearing would be conducted and how interested persons could participate. The examiner disclaimed any *ex parte* contacts, bias, or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. City planner Lauren Hollenbeck summarized the Staff Report.

a. She noted that the applicant proposes to construct a new fire station on a 0.85-acre parcel located in the southwest quadrant of the intersection of NE 4th Avenue and NE Everett Street. The site is currently developed with a former BofA bank building and an off-street parking lot. The parking lot is currently used by City of Camas employees.

b. The Code does not list minimum parking requirements for Fire Stations. Therefore, staff determined the minimum parking requirements based on the types of uses in the proposed building and compared those to similar uses that are listed in the Code. Based on that analysis, the proposed fire station requires roughly 38 parking spaces, which would consume much of the site that is needed for development of the proposed fire station. The applicant is requesting approval of a major variance to allow development of the proposed fire station with no off-street parking. The variance is necessary due to the limited size of the site, the site's location in the downtown area, the need for fire apparatus circulation, and the requirement to provide a public pedestrian plaza on the site.

c. Construction of the proposed fire station will eliminate 27 existing off-street parking spaces on the site and five existing off-street parking spaces in the underground City Hall garage. The applicant is also seeking to vacate the section of NE Everett Street abutting the site, which will eliminate ten existing on-street parking spaces. The City plans to reconfigure existing on-street parking in the surrounding area to provide additional on-street parking spaces.

d. The majority of the downtown area is fully developed without off-street parking. Therefore, the proposed variance will not grant the applicant a special privilege.

e. The applicant evaluated eight alternative locations in the downtown area and selected the site due to its central location, ownership by the City of Camas, and its previously developed conditions, even though the site is constrained due to its downtown location.

3. Steven McAtee and Melanie Poe appeared on behalf of the applicant, Camas Washougal Fire Department. Mr. McAtee accepted the findings and conditions in the Staff Report without objections. Ms. Poe noted the City's parking reconfiguration plan will create 115 new on-street parking spaces in the downtown area. These new parking spaces will accommodate the 38 parking spaces needed for the proposed fire station and the 50 existing off-street parking spaces eliminated by the proposed fire station, leaving 27 new on-street parking spaces in the downtown area.

4. No one else testified orally or in writing regarding this application. At the conclusion of the hearing the examiner closed the record and announced his intention to approve the application subject to the findings and conditions of approval in the Staff Report.

C. DISCUSSION

1. City staff recommended approval of the application, based on the affirmative findings and subject to conditions of approval in the Staff Report. The applicant accepted those findings and conditions without exceptions.

2. The examiner finds that the Staff Report identifies all of the applicable approval standards for the application and contains sufficient findings showing the application does or can comply with those standards, subject to conditions of approval.

These findings were not disputed and are supported by substantial evidence in the record. The examiner adopts the findings in the Staff Report as his own.

D. CONCLUSION

Based on the above findings and discussion, the examiner concludes that VAR25-1001 (Camas Fire Station Parking Variance) should be approved, because it does or can comply with the applicable standards of the Camas Municipal Code and the Revised Code of the State of Washington, subject to conditions of approval necessary to ensure that any resulting development will comply with the Code.

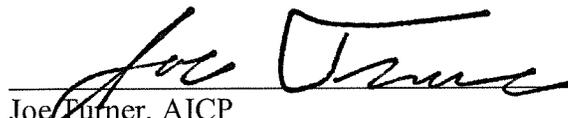
E. DECISION

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby approves VAR25-1001 (Camas Fire Station Parking Variance), subject to the following conditions of approval:

Conditions of Approval

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

DATED this 2nd day of February 2026.



Joe Turner, AICP
City of Camas Land Use Hearings Examiner