

In re: Camas Fire Station 41

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

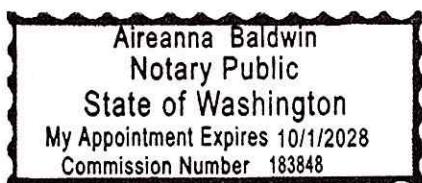
STATE OF WASHINGTON)
) ss.
CLARK COUNTY)

I, Carey Certo, on oath says:

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

Carey Certo
SIGNATURE

SUBSCRIBED and SWORN to before me this 18th day of December, 2025.



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

SAFEWAY INC
250 PARKCENTER BLVD
BOISE, ID 83726

APEX INVESTMENTS LLC
222 NE EVERETT ST
CAMSAS, WA 98607

SAFEWAY REALTY LLC
250 E PARKCENTER BLVD
BOISE, WA 83706

APEX INVESTMENTS LLC
222 NE EVERETT ST
CAMSAS, WA 98607

APEX INVESTMENTS LLC
222 NE EVERETT ST
CAMSAS, WA 98607

THE HOLLAND INC
109 W 17TH ST
VANCOUVER, WA 98660

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

RIVERVIEW COMMUNITY BANK
PO BOX 872290
VANCOUVER, WA 98687

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

RIVERVIEW COMMUNITY BANK
PO BOX 872290
VANCOUVER, WA 98687

STOLLER PROPERTIES LLC
1608 NE IONE LOOP
CAMSAS, WA 98607

P&B CEDAR PROPERTY LLC
4911 NE 274TH CT
CAMSAS, WA 98607

STOLLER PROPERTIES LLC
1608 NE IONE LOOP
CAMSAS, WA 98607

S&D INVESTMENTS LLC
29900 NE KELLY RD
YACOLT, WA 98675

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29900 NE KELLY RD
YACOLT, WA 98675

STANLEY PROPERTIES LLC
440 NE 4TH AVE
CAMSAS, WA 98607

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

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

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

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

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616 NE 4TH AVE
CAMSAS, WA 98607

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

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616 NE 4TH AVE
CAMSAS, WA 98607

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CAMSAS, WA 98607

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CAMSAS, WA 98607

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616 NE 4TH AVE
CAMSAS, WA 98607

RIVCAM LLC
13615 SE RIVERCREST DR
VANCOUVER, WA 98683

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

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

CHRISTIAN SCIENCE SOCIETY
704 NE 5TH
CAMAS, WA 98607

CITY OF CAMAS
PO BOX 675
CAMAS, WA 98607

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

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

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

MACPHERSON SHAWN R (C/B)
2213 NW SIERRA WAY
CAMAS, WA 98607

LUTZ CAMAS LLC
850 N P ST
WASHOUGAL, WA 98671

LUTZ CAMAS LLC
850 N P ST
WASHOUGAL, WA 98671

LUTZ CAMAS LLC
850 N P ST
WASHOUGAL, WA 98671

LUTZ AARON D
PO BOX 1158
CAMAS, WA 98607

LUTZ CAMAS LLC
850 N P ST
WASHOUGAL, WA 98671

LUTZ CAMAS LLC
850 N P ST
WASHOUGAL, WA 98671

M G R LLC
504 NE 5TH AVE
CAMAS, WA 98607

S&G HOSPITALITY LLC
405 NE 4TH AVE
CAMAS, WA 98607

415 NE 4TH LLC
603 NW VALLEY ST
CAMAS, WA 98607

LUTZ 425 LLC
PO BOX 1158
CAMAS, WA 98607

EAKINS KYLE D & EAKINS STEPHANIE
A
417 NE DALLAS ST
CAMAS, WA 98607

UNITED STATES POSTAL SERVICE
1211 DANIELLS ST
VANCOUVER, WA 98660

SAFEWAY REALTY LLC
250 E PARKCENTER BLVD
BOISE, WA 83706



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

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

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

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

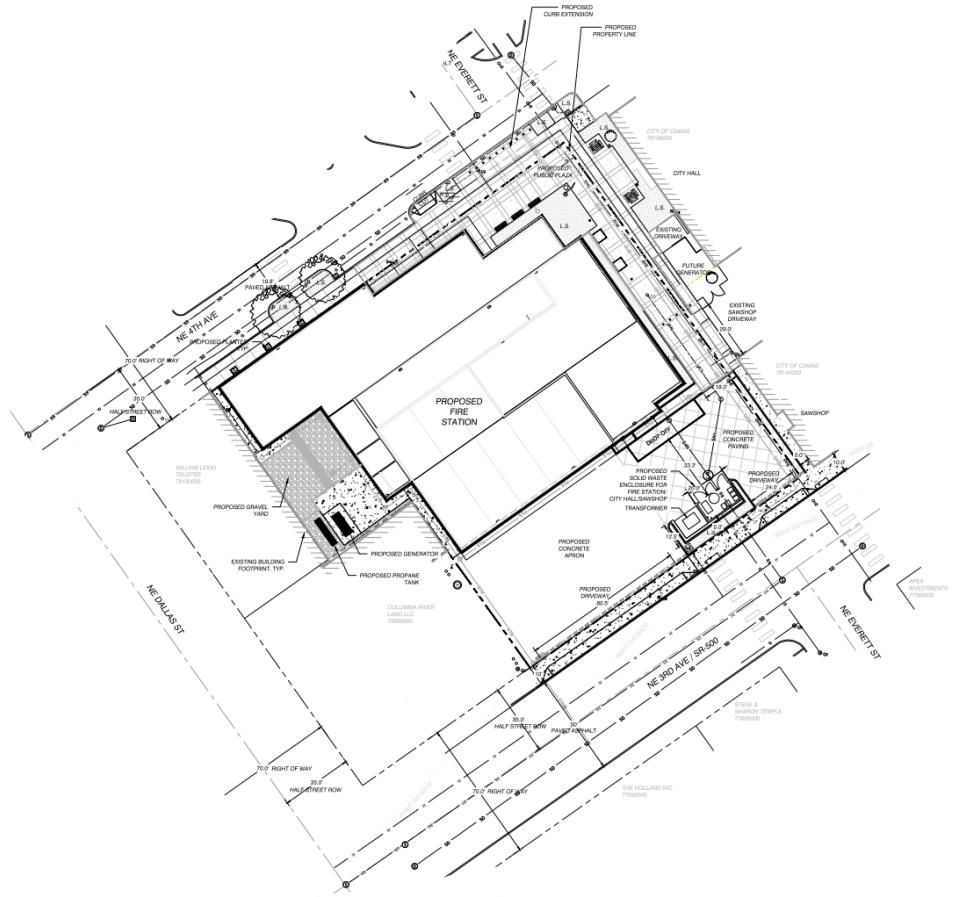
Questions/Comments: The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Public comments and questions are encouraged, and there are several opportunities available to interested citizens. Comments related to this development may be submitted as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

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

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

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

Preliminary Site Plan



SCALE: 1" = 50'

Vicinity Map

