

In re: Camas Fire Station 41

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

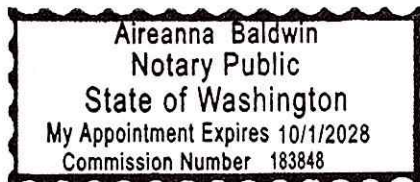
STATE OF WASHINGTON )  
 ) ss.  
 CLARK COUNTY )

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 18<sup>th</sup> 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  
CAMAS, WA 98607

SAFEWAY REALTY LLC  
250 E PARKCENTER BLVD  
BOISE, WA 83706

APEX INVESTMENTS LLC  
222 NE EVERETT ST  
CAMAS, WA 98607

APEX INVESTMENTS LLC  
222 NE EVERETT ST  
CAMAS, 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  
CAMAS, WA 98607

RIVERVIEW COMMUNITY BANK  
PO BOX 872290  
VANCOUVER, WA 98687

STOLLER PROPERTIES LLC  
1608 NE IONE LOOP  
CAMAS, WA 98607

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

STOLLER PROPERTIES LLC  
1608 NE IONE LOOP  
CAMAS, WA 98607

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

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

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

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

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

CITY OF CAMAS  
616 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

CITY OF CAMAS  
616 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

CITY OF CAMAS  
616 NE 4TH AVE  
CAMAS, 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 4<sup>th</sup> 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 4<sup>th</sup> 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](http://www.cityofcamas.us/yourgovernment/minuteagendavideo).

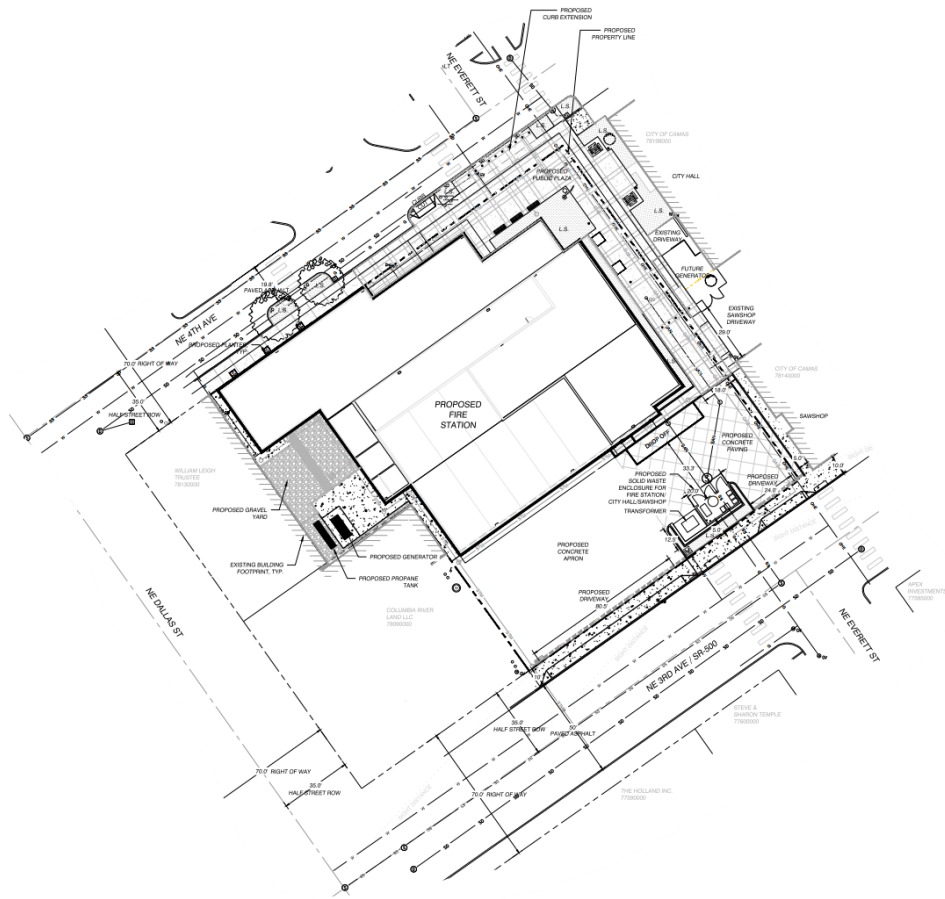
**Questions/Comments:** The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Public comments and questions are encouraged, and there are several opportunities available to interested citizens. Comments related to this development may be submitted 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](mailto: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](mailto: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



### Vicinity Map

