



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 the parking variance and average staff occupancy for a work shift.

**Site Selection:**

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.

**Staff Occupancy:**

Fire Station Shift Staff	9 current FTE per shift, 10 future.
Engine Crew	3 FTE

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

**Longview, WA** – 950 12<sup>th</sup> 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

Truck Crew	3 FTE
Medic Crew	2 FTE
Battalion Chief	1 FTE
Future	1 FTE
Brush Rig Crew	Drawn from Engine, Medic, and Truck Crews

Admin Staff, (8am - 5pm)	14 FTE
Fire Chief	1 FTE
Division Chief EMS	1 FTE
Division Chief OPS	1 FTE
Fire Marshal	1 FTE
Assist Fire Marshal	2 FTE
Fire Marshal Staff	3 FTE
Admin Assistant	1 FTE
Admin Manager	1 FTE
Payroll / Finance	1 FTE
Human Resources	1 FTE

Sincerely,



Terry Werdel, AIA  
Associate Principal

Attached:

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


**COMMUNITY DEVELOPMENT DEPARTMENT**
616 NE 4<sup>th</sup> Avenue

Camas, WA 98607

[www.ci.cammas.wa.us](http://www.ci.cammas.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.

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**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](mailto:lhollenbeck@cityofcamas.us).

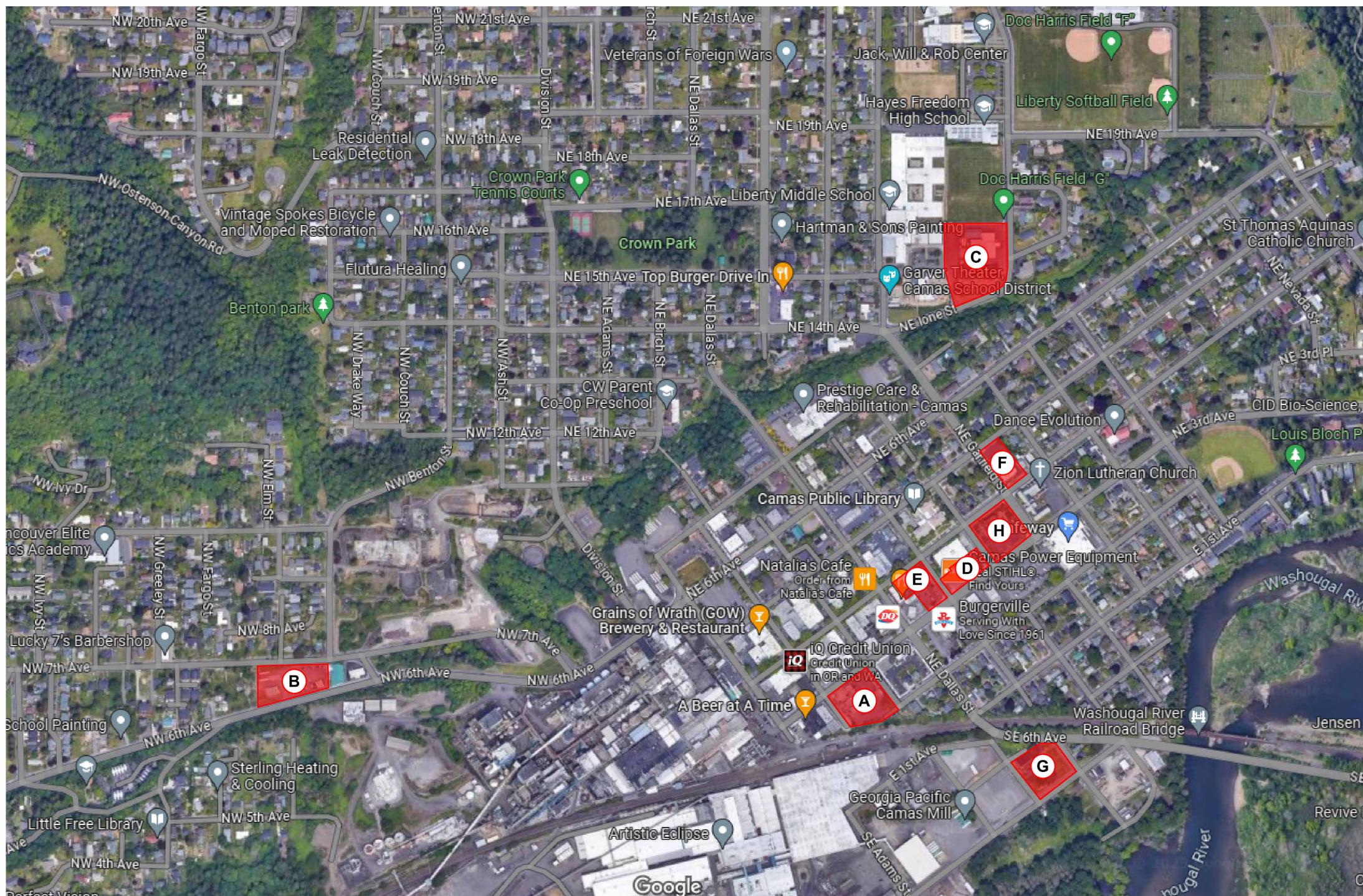
Respectfully,

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

Lauren Hollenbeck  
 Senior Planner

**CWFD STATION 41**

10/04/2023

**FIRE STATION SITE OPTIONS****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

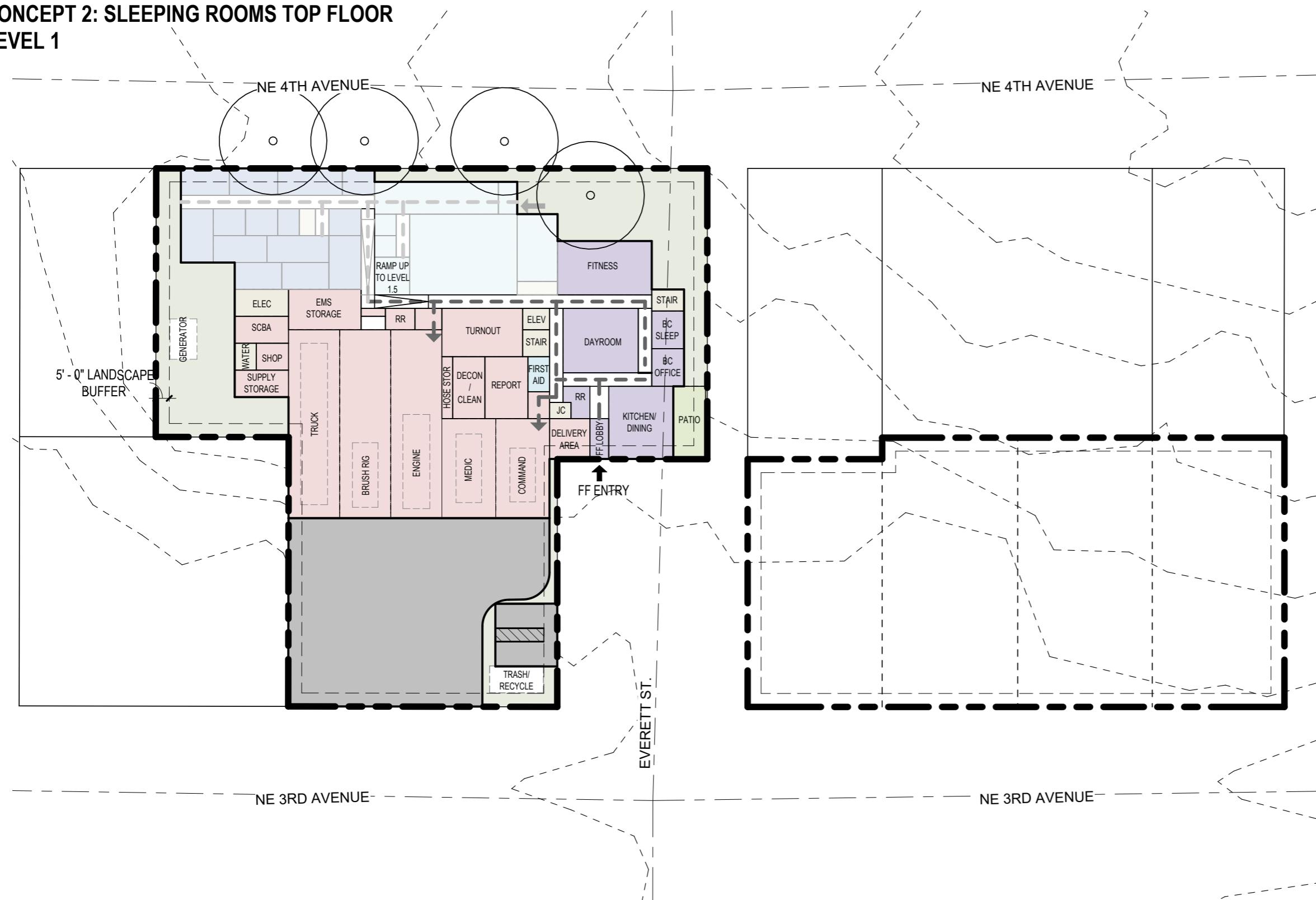
**FIRE STATION SITE COMPARISON****EXHIBIT B**

SITE	<u>SITE A</u>	<u>SITE B</u>	<u>SITE C</u>	<u>SITE D</u>	<u>SITE E</u>	<u>SITE F</u>	<u>SITE G</u>	<u>SITE H</u>
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	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
DELIVERY OF SERVICE	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
DRIVE-THRU BAYS	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
APPARATUS APRON	Traffic signal not anticipated	Traffic signal needed, high traffic volume	-	-	-	-	-	-
TRAFFIC IMPACTS	-	-	-	-	-	-	-	-
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**


NOTE: PROPERTY LINES ARE APPROXIMATE

0 40' 80'


**T C A**  
 ARCHITECTURE + PLANNING + DESIGN
**EXHIBIT C****SITE INFORMATION**

- ADDRESS: 528 NE 4TH AVE CAMAS, WA 98607
- PARCEL NUMBERS: 7810000, 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