

MEMORANDUM

TO: Yvette Sennewald

FROM: Steven McAtee, Planning & Entitlement Project Manager, Mackay Sposito

RE: Response to public comments.
Conditional Use Permit 24-1001 Camas High School Tennis Court Redevelopment

DATE: March 18, 2025

The following memorandum addresses the public comments received regarding the Conditional Use Permit for the Camas High School Tennis Court Redevelopment. It summarizes and clarifies the concerns raised and identifies the project's compliance with the applicable approval criteria.

The applicant respectfully requests that this document be entered into the record for consideration by the Hearings Examiner. Please confirm receipt at your earliest convenience.

Clarity of Operational Hours

The proposed facility's operational hours have been outlined in submitted application materials and identified in the staff report. The district and USTA propose the estimated hours to be 9:00 AM to 2:30 PM, and from approximately 6:00 PM to close. These days/time of operation are designed to avoid peak school traffic times, ensuring minimal impact on circulation and congestion.

Architectural and Fire Safety Considerations

Any concerns about building and fire code compliance are unrelated to the CUP approval criteria and will be addressed during the building permit review process.

This project will undergo final engineering plan and building permit approval which will address all applicable fire and safety regulations.

Availability of Project Documentation

The application process has followed all legal public notice requirements, including published notices and mailed notifications to property owners within 300 feet of the project site. Signs were posted at

March 18, 2025

Page 2

the subject property with project details such as proposed development, application type, hearing date, and hearing location.

Application documents, such as the traffic study, SEPA determination, and CUP application, are available to the public in accordance with city procedures. The request for alternative methods of document access (such as full electronic disclosure) is not relevant to this CUP request. Full electronic disclosure is not part of the city's public review process.

Parking & Traffic Considerations

Lancaster Mobley, the project's traffic engineering consultant, provided a response to recent public comments. Per this response, there will be no net increase in AM or PM peak hour trips. Please see the additional traffic information in the included response dated March 4, 2025.

Public Hearing Timing and Process

Mr. and Mrs. Vitek's requests to delay the hearing are not based on any deficiencies in the application process. The hearing date was set following the proper legal notification process, ensuring that any and all interested parties had adequate time to review and comment. The staff report has been issued and the conditions of approval ensure that all required standards are met before final project implementation.

Procedural Bias

All applicable requirements have been met, and conditions of approval have been identified based on the Camas Municipal Code. Claims that the process is biased are not supported by any evidence and do not relate to CUP compliance.

Tennis Court Surfacing Costs

Concerns about the type and cost of surfacing materials are not relevant to this CUP approval. All design and maintenance considerations will be handled by the project owners (Camas School District and USTA PNW) and are not within the scope of land use approval.

Alternative Building Type Analysis

The project's dome structure has been carefully designed to fit within the context of a high school athletic campus. The staff report confirms that the facility meets or exceeds all zoning and design requirements for the R-7.5 zoning district.

Additionally, the proposed air-supported structure is a proven design for tennis facilities nationwide, offering weather protection and extended seasonal use. The requirement for a CUP does not mandate the analysis of alternative structures, as long as the proposal complies with applicable development standards.

March 18, 2025

Page 3

Final Conclusion

- The concerns raised in public comments largely fall outside the scope of the Conditional Use Permit approval criteria.
- All applicable requirements have been met, and conditions of approval further mitigate any potential impacts.
- The project enhances community recreational opportunities, aligns with comprehensive plan goals, and provides a valuable resource for both students and the public.

We respectfully request that the Hearings Examiner approve this Conditional Use Permit based on compliance with the Camas Municipal Code and the staff report's findings.