



Pedwar Property Zone Change Type IV Comprehensive Plan Amendment

Date: January 2022

Submitted to: City of Camas
Community Development
616 NE 4th Avenue
Camas, WA 98607

Applicant: Romano Development, Inc.
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AKS Job Number: 9030



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Property Owners:	Pedwar Development Group, LLC 4711 NW Camas Meadows Drive Camas, WA, 98607
Applicant's Consultant:	AKS Engineering & Forestry, LLC 9600 NE 126 th Avenue, Suite 2520 Vancouver, WA 98682 Contact(s): Michael Andreotti, RLA Email: andreottim@aks-eng.com Phone: (360) 882-0419
Site Location:	4711 NW Camas Meadows Drive Camas, WA, 98607
Clark County Parcels:	986026-906
Site Size:	±5.00 acres (±217,800) square feet)
Land Use Districts:	Light Industrial/Business Park (LI/BP)



I. Request

Through this application, Romano Development Inc. (Applicant) is requesting to amend the City of Camas' Comprehensive Plan to move the subject site (described below) from its current Industrial designation to Commercial. With the Comprehensive Plan amendment, the applicant requests to rezone the property from Light Industrial/Business Park (LI/BP) to Mixed-Use (MX) zone. In addition to this narrative, the application package includes the materials necessary for the City Council to review and approve this submittal, including a State Environmental Policy Act (SEPA), Traffic Analysis, and Land Needs Analysis/Economic Study.

This written narrative, together with other documentation included in the application materials, establishes that the application complies with all applicable approval criteria. This documentation represents substantial evidence and provides the basis for City Council to approve the application.

II. Site Description

The subject property is a ±5.0-acre parcel comprised of one tax lot (Clark County Property Identification Number: 986026-906) located at 4711 NW Camas Meadows Drive within the Grass Valley Area of Camas. The site is vacant and situated in Camas' Grass Valley area, within the Light Industrial/Business Park zone. The property fronts NW Camas Meadows Drive along its southwestern boundary and is southeast of the intersection between NE Goodwin Road and NW Camas Meadows Drive. Surrounding properties are predominately within the Light Industrial/Business Park zone with the properties to the southeast zoned Mixed Use (MX). The Camas Meadows Golf Course occupies the abutting tax lots to the north and adjacent lot to the west (across NW Camas Meadows Drive); office buildings and off-street parking areas occupy the properties to the southwest (across NW Camas Meadows Drive). The property abutting the subject site to the southeast is vacant and was recently re-zoned to the Mixed-Use (MX) zone (City file: CPA21-01).

The subject site is hilly, sloping from south to north with grades that range between five percent and 20 percent, with the 20 percent slopes located along the north half of the property. The existing vegetation on site consist mostly of field grass with clusters of shrubs and trees in the northeast corner. According to Clark County Geographic Information Systems (GIS) there are no critical areas on site.

III. Applicable Review Criteria

CITY OF CAMAS MUNICIPAL CODE

Title 18 – Zoning

Chapter 18.51 Comprehensive Plan and Zoning Amendments

18.51.010 Application for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

A. A detailed statement of what is proposed and why;

Response: The Applicant proposes to change the Comprehensive Plan designation of the subject site from Industrial to Commercial and change the site zoning from LI/BP to MX. The subject property is a ± 5.0-acre parcel bordered by Camas Meadows Golf Course to the north and west and NW Camas Meadows Drive along its southwest property boundary. The abutting

property to the southeast is within a Commercial designation and the Mixed-Use zone. Based on the size of the subject property, the use/zoning of surrounding properties, and the existing grades on site, the potential for this property to be engaged in light industrial or business park use is limited. By designating this property as Commercial and re-zoning the parcel to MX, the subject site will be consistent with the contiguous properties to the southeast, which are within a Commercial designation and situated in the MX zone. Redesignating and re-zoning the property will also allow for a development with uses that can be integrated into the challenging slopes on site, consistent with nearby properties, and compatible with surrounding uses. The MX zone also provides for employment uses, which will minimize impact to the city's inventory of employment land and keep it above the amount needed to meet the 20-year employment projections.

B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;

Response:

The Comprehensive Plan amendment will help solve development issues associated with the site. As previously stated, the subject property is a ± 5.0-acre parcel. Based on the site's current zoning, size, existing grades, and the use/zoning of the surrounding properties, the property has limited development potential under the current zoning. Designating the site as Commercial and incorporating it into the MX zone will expand the economic development opportunities for the site, while also providing the opportunity for residential development. The modification will ensure the site is consistent with abutting properties to the southeast and allow for uses that can be integrated into the existing site grades with less cost and impact to the site and adjacent properties than a use in the LI/BP zone. The MX zone also promotes the reduction of urban sprawl and provides opportunities for employees to walk to their jobs. Additionally, according to an economic analysis provided by Johnson Economics, LLC., the redesignation of this property will have no substantial impact on the city's available employment land. As shown in the traffic memo complete by H. Lee & Associates on January 28, 2022, the proposed change will increase the potential weekday and peak hour trips at for the site. Any future application will be required to complete a traffic study to determine actual trips for a project and any development in the existing or proposed zone would increase trips of the existing condition. As will be discussed in more detail later in this narrative, the proposed change is also not anticipated to have a significant impact on the existing or proposed parks and open space within the vicinity of the site.

C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;

Response:

The subject site is within the Grass Valley area of Camas. The proposed change from Industrial to Commercial will not remove the opportunity for jobs to be developed and will widen the range of potential jobs related uses as well as providing the opportunity to develop residential uses on the site and help address the need for housing diversity. The existing Comprehensive Plan designation of Industrial and land use zoning of LI/BP allows for uses that generally require larger building footprints and large, flat parking and maneuvering areas. With the existing grades on site, development requiring a large, flat footprint will be costly, and less desirable to develop and have greater impacts than a use

that could be integrated more easily into the slopes. Existing allowed uses will also be generally less compatible with the adjacent golf course and MX parcels to the southeast. The proposed modification will also allow for the reduction of urban sprawl and provides the opportunity for employees to walk to their jobs.

- D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;

Response:

Consistent with the Washington State Planning Goals in RCW 36.70A.020, the subject property is within Camas' urban growth area, where adequate public facilities are available. NE Camas Meadows Drive is fully developed with water, sewer, and other necessary utilities available at the site. This amendment will increase the inventory of land within the MX zone allowing for dense development that supports urban growth and reduction of low-density sprawl. Based on the surrounding office and recreational uses, additional mixed-use commercial and residential development will help promote a diversity of transportation types. Increasing the inventory of available land for residential use in a commercial mixed-use setting helps to provide more housing types and potentially provides more available housing to the market. As previously noted, the proposed conversion of a ±5.0-acre parcel from an Industrial designation to Commercial and rezoning it to MX will have no substantial impact on available employment land. This amendment will result in a higher diversity of commercial and residential uses in the area, which will promote economic development within the City of Camas, while maintaining the goal to reduce sprawl.

- E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;

Response:

This amendment does not require changes to any of the City's functional plans. The subject property is not within the City's shoreline jurisdiction. This application includes a Transportation Impact Analysis, which identifies that NW Camas Meadows Drive, and the surrounding transportation infrastructure is sufficient to support any traffic generated by this amendment. The necessary public utilities, water and sewer, are available to the site. Any future development will be required to manage stormwater on site. There are no shorelines on the site.

- F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;

Response:

The subject property is situated within city limits. Public facilities have necessary capacity, utilities are available, and NW Camas Meadows Drive is fully improved. No capital improvements are necessary to support this amendment.

- G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and

Response:

Other than the proposed Comprehensive Plan amendments, no other changes to existing city or county codes are necessary.

- H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

Response: A SEPA checklist, including Section D for non-project actions, is provided in the application package.

CITY OF CAMAS COMPREHENSIVE PLAN GOALS

Chapter 2 – Housing

H-1: Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community

Response: As currently zoned, the site does not allow for residential development. Redesignating the site to Commercial with an associated rezoning to MX will allow for the potential development of all housing types allowed in the City of Camas and provide opportunity for housing to meet needs recently identified in the City of Camas Housing Action Plan (HAP). These goals include developing housing to accommodate growth, diversifying the housing mix, increasing housing affordability, and preserving existing affordable housing. One method would be upzoning, which a MX zone will allow for. Additionally, Strategy 1 identifies expanding the housing opportunity in the MX zone and Strategy 2 identifies targeted rezones, which will suit the property as it is abutting other MX zoned properties.

H-2: Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

Response: The potential for residential development within the MX zone increases the availability and variety of housing in Camas. Rezoning to MX provides for the development of all allowed housing types in the City, giving the opportunity for diversified housing that can meet the needs of all economic segments of the community, while maintaining job lands.

H-3: Encourage and support a variety of housing opportunities for those with special needs, particularly those with challenges relating to age, health, or disability.

Response: The proposed MX zone for the site will allow for the opportunity to develop any of the housing types allowed within the City of Camas. The flexibility in development opportunities provides the potential for housing opportunities for residents with different challenges.

Chapter 6 – Economic Development

ED-1 Maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses.

Response: The existing LI/BP zone offers a range of economic development opportunities. The proposal to change to the MX zone will greatly expand on the economic development opportunities by allowing many new commercial uses while still allowing many of the same uses that are allowed under the current LI/BP zone. The expansion of the available economic uses provides for the goal of maintaining a diverse range of employment opportunities. Additionally, the MX zone allows for residential uses which can increase the quality of life for employees and help attract and retain businesses to the surrounding area.

ED 3 Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

ED-3.1 Promote the development of a subarea plan that will capitalize on the creation and retention of industries that provide family-wage jobs.

Response: The proposed change to the MX zone for the site will greatly expand upon the economic development opportunities, while also continuing to allow most of the uses currently allowed under the LI/BP zone. This will allow for a greater opportunity for the creation and retention of family-wage jobs. The proposed change will also allow for the development of residential, which provides the potential for employees to live closer to their jobs.

ED-3.2 Subarea planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal.

Response: The proposed change to the MX zone will provide the opportunity for a greater mix of uses while utilizing the existing infrastructure that exists in NE Camas Meadows Drive. The potential development under the MX zone allows for development that can provide high-quality streetscape appeal and with design review required for MX development, it provides the City opportunity to have input on the streetscape. Adding the opportunity to develop residential within the MX zone provides for uses that are more associated with trails and provide for the potential that employees could walk or bicycle to work versus needing to drive.

ED-3.3 Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.

Response: The proposed modification will change the site zoning for LI/BP to MX. As previously discussed, the change will expand the allowed job creating uses for the site, while also adding the potential for residential uses. The allowed range of uses under the MX zone also helps to meet the goal of reducing urban sprawl by providing the opportunity for employment and residential uses to be developed together in the same development. Findings from an Economic Study included with this application provided by Johnson Economics, LLC state that the conversion of a ±5.0-acre parcel from the LI/ BP zone to the Commercial MX zone will not reduce the available employment land below the amount necessary to meet 20-year employment projections in the Grass Valley area. These findings are consistent with the City's Comprehensive Plan findings (Section 1.3 Land Use) that currently designated employment lands to exceed the necessary capacity to meet the job projections.

CITY OF CAMAS PARKS AND OPEN SPACE

Response: The subject site is in the vicinity of Lacamas Lake and the parks and trails surrounding the lake. The public park system surrounding Lacamas Lake covers a large area with many miles of trails and many acres of park, including Fallen Leaf Park, Heritage Park, Lacamas Regional Park, Lacamas Park Trails, the Lacamas Creek Trail, and the Heritage Trail. The park and trail system is regional in nature and serves residents throughout Camas and Clark County. In addition, there are two potential neighborhood parks and multiple proposed trails shown on the Camas Parks Recreation and Open Space Plan (PROS) within one mile of the subject site. As these two parks develop, they will provide additional

options for potential residents or employees of a mixed-use development, as well as the surrounding neighborhood. It is not anticipated that a change from an LI/BP zone to a MX zone for the five-acre site will create a significant impact to the current and proposed park system, given the recently approved Comprehensive Plan Amendment and zone change of the neighboring parcels to the southeast. Additionally, future residential development will be required to pay applicable park impact fees.

IV. Conclusion

The Applicant is proposing to redesignate the subject site from Industrial to Commercial, with an associated zone change from Light Industrial/Business Park to Mixed Use. The proposed change will provide for greater economic and residential development opportunities that meet the goals of the Camas Comprehensive Plan and Housing Action Plan.

The submittal requirements have been met and the required findings made for the applicable approval criteria. These findings serve as the basis for the City Council to approve the application and are supported by substantial evidence in the application materials.