



Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: **ZC21-01**

Applicant Information

Applicant/Contact: Camas School District No. 117 / Steve C. Morasch Phone: (360) 558-5912

Address: c/o Landerholm, P.S., 805 Broadway, Ste. 1000 SteveM@landerholm.com

Street Address	E-mail Address	
Vancouver	WA	98660
City	State	ZIP Code

Property Information

Property Address: 5220 NW Parker St & 2815 NW Leadbetter Dr 84836000 & 84815000

Street Address	County Assessor # / Parcel #	
Camas	WA	98607
City	State	ZIP Code

Zoning District LI/BP Site Size 29.56 acres & 57.6 acres

Description of Project

Brief description:
Zone change from LI/BP to BP. See attached letter from Steve Morasch, Landerholm, P.S.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES NO

Permits Requested: Type I Type II Type III Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: CAMAS SCHOOL DISTRICT NO. 117 Phone: (360) 335-3000, ext. 79978

Last First
Zellerbach Admin Center, 841 NE 22nd Avenue
Jasen McEathron

Street Address	Apartment/Unit #	
Camas	WA	98607
E mail Address:	State	Zip
<u>Jasen.McEathron@camas.wednet.edu</u>		

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Date: 5/12/21

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: <u>5/12/21</u>	Pre-Application Date:	<input checked="" type="checkbox"/> Electronic Copy Submitted #619709 \$ 3,345.00 Validation of Fees
Staff: <u>SF</u>	Related Cases #	

City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-834-2462

Finance Office Hours:
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 05/12/2021 04:08 PM
Receipt No. 00619749
Receipt Date 05/12/2021
CR plan 3,345.00
zoning
zoning change 3,345.00

Cash: 0.00
Other: 3,345.00
0.00
Check: 0.00

Total: 3,345.00
Change: 0.00

Check No: ZC21-01

CAMAS SCHOOL DISTRICT
Customer #: 000000
ZELLERBACH ADMIN CENTER
841 NE 22ND AVE
CAMAS WA 98607-
Cashier: kmurphy
Station: IS01938

CITY OF CAMAS-LIC/PERM
616 NE 4TH AVE
CAMAS, WA 98607

05/12/2021 15:44:33

CREDIT CARD

VISA SALE

Card # XXXXXXXXXXXXX7220
SEQ #: 7
Batch #: 1390
INVOICE 051221
Approval Code: 065452
Entry Method: Manual
Mode: Online
Tax Amount: \$0.00
Cust Code:

SALE AMOUNT \$3345.00

CUSTOMER COPY



Steve C. Morasch
805 Broadway Street
Suite 1000
PO Box 1086
Vancouver, WA 98666

T: (360) 558-5912
T: (503) 283-3393
F: (360) 558-5913
E: stevem@landerholm.com

May 12, 2021

Camas Community Development
Attn: Robert Maul
616 NE 4th Avenue
Camas, WA 98607

Re: Written Narrative for Zoning Amendment from LI/BP to BP for Camas School District (Pre-Application Meeting File PA21-17)

Dear Mr. Maul:

We represent Camas School District No. 117 (the "District"). We are submitting this request for a zone map change from LI/BP to BP for two adjacent parcels owned by the District:

- **Skyridge Middle School** (APN 84836000; 5220 NW Parker St, Camas, WA 98607) consists of 29.56 acres developed as a middle school. This parcel was zoned LI/BP after the school was developed, rendering the school a non-conforming use since schools are not an allowed use in the LI/BP zone. This has caused some issues when siting portable classrooms and is anticipated to be problematic for any potential future remodeling or upgrading to the facilities. The District desires to have a zoning that confirms to existing educational purposes of the property.
- **UL Parcel** (APN 84815000; 2815 NW LEADBETTER DR, CAMAS, WA 98607) consists of 57.6 acres developed with an existing 115,000 square foot commercial building. The District desires to continue leasing the commercial building space to businesses including but not limited to professional services, technology, research & development, and advanced manufacturing. The leases to commercial businesses may include creating career connected learning opportunities for students through high school internships and perhaps higher education opportunities. There is room on the parcel for additional development. Future development plans include but are not limited to educational space, sports & recreational space, and expanded commercial business use. The District desires to have a zoning that is consistent with these uses but that is also consistent with the educational purposes of the District.

These two parcels are adjacent to each other and the current LI/BP of these two properties does not allow schools, so the proposal is to rezone these parcels to another appropriate zone that does allow schools.

Re: **Written Narrative for Zone Change**

Page 2

The Comprehensive Plan designation for these parcels is Industrial. Therefore, these parcels could be rezoned to the following zones per table 18.05.020 without a Comprehensive Plan amendment: LI, HI, BP, and LI/BP. Of these zones, only LI and BP allow schools, and the uses in BP seem more consistent with the existing and planned uses for the property. Therefore, the District is requesting a zoning map change from LI/BP to BP for these two parcels.

The purpose of the BP zone is set forth in CMC 18.05.050.F:

BP Business Park. This zone provides for employment growth in the city by protecting industrial areas for future employment. Design of business park facilities in this district will be campus-style, with landscaped buffers, and architectural features compatible with surrounding areas.

The BP zone would be more appropriate for this property than the LI/BP zone since all existing uses on both parcels and any planned future uses would be consistent with the BP zoning. Future development plans could include a project that spans the shared parcel boundary. Since these two parcels are adjacent to each other and under common ownership and one of them is already developed with a school, it makes sense for both of these parcels to have consistent zoning that is suitable for educational purposes, while preserving opportunities for employment growth through the BP zoning.

CMC 18.51.025b.2 requires the written narrative for a zone change to address the following:

- a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;
- b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;
- c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;
- d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;
- e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
- f. Specific information about the intended use and development of the property.

Each of these is discussed separately, below:

Re: **Written Narrative for Zone Change**

Page 3

a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map.

The comprehensive plan designation for these parcels is Industrial. Therefore, these parcels could be rezoned to BP without a comprehensive plan amendment per table 18.05.020. Since the proposal is allowed under table 18.05.020 under the existing comprehensive plan designation for the subject parcels, the proposal is consistent with the comprehensive plan map.

The proposal is also consistent with the policies and provisions of the comprehensive plan. The relevant policies and provisions of the comprehensive plan are discussed below:

LU-1.1: Ensure the appropriate mix of commercial-, residential-, and industrial-zoned land to accommodate the City's share of the regional population and employment projections for the 20-year planning horizon.

Both the BP and LI/BP zones implement the industrial comprehensive plan designation and both zones allow industrial uses per CMC 18.05.050 and CMC 18.07.030, Table 1. Thus, changing the subject property from LI/BP to BP will not affect the mix of industrial-zoned land. The BP zone "provides for employment growth in the city by protecting industrial areas for future employment." CMC 18.05.050.F Thus, the proposal is consistent with Policy LU-1.1 because it will not change the mix of commercial, residential and industrial land in the City.

LU-1.2: Coordinate with Clark County, the state, and special districts to identify future needs for essential public facilities such as airports, state education facilities, state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks.

BP is at least as suitable for these types of uses as LI/BP, based on the authorized uses in CMC 18.07.030, Table 1. Minor public facilities are permitted uses in both BP and LI/BP zones. While essential public facilities are permitted in the LI/BP zone, such uses are still allowed as a conditional use in the BP zone. The conditional use process for essential public facilities in BP zoning seems more appropriate for the subject parcels, given the close proximity of existing residential uses on both the north and south sides of the property.

Finally, educational facilities such as colleges and universities would be prohibited in the LI/BP zone, but are permitted outright in the BP zone. Colleges and universities are more compatible with the closely surrounding residential uses than other types of essential public facilities, and therefore, the BP zone is more consistent with policy LU-1.2 than the LI/BP zone.

LU-1.3: Maintain compatible use and design with the surrounding built and natural environments when considering new development or redevelopment.

The surrounding built environment includes primarily single family residents both north and south of the subject property. The mix of uses allowed in the BP zone is similar to the mix of

Re: **Written Narrative for Zone Change**

Page 4

uses allowed in the LI/BP zone and both are compatible with residential use. However, the educational mission of the District would be more compatible with these surrounding residences than traditional industrial development, and only the BP zone allows educational uses.

The surrounding natural environment includes a forested parcel owned by the City to the southeast, a forested portion of the Wafertech parcel to the west and a forested wetland owned by the City to the southwest. Either the BP or the LI/BP zoning would be compatible with these natural environments.

LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.

Both parcels subject to this application have been developed, but the BP zoning will facilitate further development for educational related purposes on these parcels, thus furthering this policy of efficient use of land. Since the educational mission of the District would be more compatible with surrounding residences than traditional industrial development and the development standards of the BP zone allows more intensive development than the LI/BP zone, the opportunities for redevelopment to more intensely and efficiently use the land is greater with the BP zoning.

LU-1.6: Ensure adequate public facilities (including roads, emergency services, utilities, and schools) exist to serve new development, and mitigate potential impacts to current residents.

Both parcels are developed. APN 84836000 has been developed with a middle school. APN 84815000 has been developed with a 115,000 square foot commercial building. Existing public facilities have been adequate to serve these existing uses and will be adequate to serve any future redevelopment of these parcels.

LU-1.8: Support and encourage the implementation of sustainable projects that capture, treat, and reuse rainwater for all new development and redevelopment.

The District is committed to sustainability and the BP zone is at least as supportive of sustainability as the LI/BP zone.

5.14.1 School District Capital Facilities Plans and Impact – Appendix J.

The Camas School District serves the central and southern areas of the City, and extends to serve a portion of the north side of Lacamas Lake. The Capital Facilities Plan describes the existing and planned school facilities and services. The Districts' six year Capital Facilities Plan for 2015-2021 is attached as Appendix J to the Comprehensive Plan.

Per Section 3.b of the Capital Facilities Plan, Skyridge Middle School is in the existing inventory of Capital Facilities. It was built in 1996, has 112,133 square feet and a capacity of 790 students

Re: **Written Narrative for Zone Change**

Page 5

and 31 teaching stations. The District acquired APN 84815000 in 2019, after the 2015-2021 Capital Facilities Plan attached as Exhibit J was prepared. In the next update, APN 84815000 will be added to the inventory.

Per Section 5, there is a projected need for capacity to serve an additional 175 middle school students and 612 high school student by 2021. Both parcels subject to this application will be used to meet current and future needs for capital facilities serving the educational needs of the District, and the rezone from LI/BP is needed to facilitate the educational mission of the District.

6.4.1 Citywide Economic Development Goal, ED-1.1 “Maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses.”

The District desires to have a zoning that confirms to existing educational purposes of the Skyridge Middle School property.

The District desires to continue leasing the commercial building space on the former UL property to businesses including but not limited to professional services, technology, research & development, and advanced manufacturing. The leases to commercial businesses may include creating career connected learning opportunities for students through high school internships and perhaps higher education opportunities. There is room on the parcel for additional development. Future development plans include but are not limited to educational space, sports & recreational space, and expanded commercial business use.

The proposed rezone from LI/BP to BP will allow the District to provide a diverse range of employment opportunities on these two parcels while also pursuing the educational purposes of the District.

b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas.

Surrounding zoning includes R-7.5 to the north, MF-10 to the south, LI/BP to the west, Open Space to the southwest and Neighborhood Park to the southeast. Uses on these parcels include Wafertech to the west, single family detached to the north, a park to the southeast, single family attached to the south and open space to the southwest. The mix of uses allowed in the BP zone is similar to the mix of uses allowed in the LI/BP zone and both are compatible with these surrounding uses. However, the educational mission of the District would be more compatible with surrounding residences to the north and south than traditional industrial development, and only the BP zone allows educational uses.

Re: **Written Narrative for Zone Change**

Page 6

- c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district.**

This criteria is met because it was an error to zone the Skyridge Middle School parcel LI/BP because it rendered the school a non-conforming use. Further, the District's 2019 acquisition of the UL Parcel is a changed circumstance that warrants rezoning that parcel from LI/BP to BP.

- d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district.**

The development standards for both the BP and LI/BP zoning districts are set forth in CMC 18.09.030, Table 1. The main difference between the development standards of the LI/BP zone and the proposed new zone of Business Park (BP) is that the BP zone allows slightly more intensive development than the LI/BP zone in terms of lot coverage, height and setbacks. The educational mission of the District would be more compatible with surrounding residences than traditional industrial development. Further, the existing buildings on both parcels meet the development standards of the BP zone. Therefore, the subject property is suitable for development in conformance with the zoning standards under the BP zoning.

- e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone.**

Both parcels are developed. APN 84836000 has been developed with a middle school. APN 84815000 has been developed with a 115,000 square foot commercial building. Existing public facilities have been adequate to serve these existing uses and will be adequate to serve any future redevelopment of these parcels.

- f. Specific information about the intended use and development of the property.**

APN 84836000 has been developed with a middle school. The District desires to continue the school use and to have a zoning that confirms to existing educational purposes of the property.

APN 84815000 has been developed with a 115,000 square foot commercial building. The District desires to continue leasing the commercial building space to businesses including but not limited to professional services, technology, research & development, and advanced manufacturing. The leases to commercial businesses may include creating career connected learning opportunities for students through high school internships and perhaps higher education opportunities. There is room on the parcel for additional development. Future development plans include but are not limited to educational space, sports & recreational space, and expanded commercial business use. The District desires to have a zoning that is consistent with these uses but that is also consistent with the educational purposes of the District.

Re: **Written Narrative for Zone Change**

Page 7

Future development plans could include a project that spans the shared parcel boundary. Since these two parcels are adjacent to each other and under common ownership and one of them is already developed with a school, it makes sense for both of these parcels to have consistent zoning that is suitable for educational purposes.

We believe that the BP zone meets the criteria set forth in CMC 18.51.025 and 18.51.030 and respectfully request approval of the requested zone change from LI/BP to BP. Please contact the undersigned with any questions.

Sincerely,

LANDERHOLM, P.S.



STEVE C. MORASCH
Attorney at Law

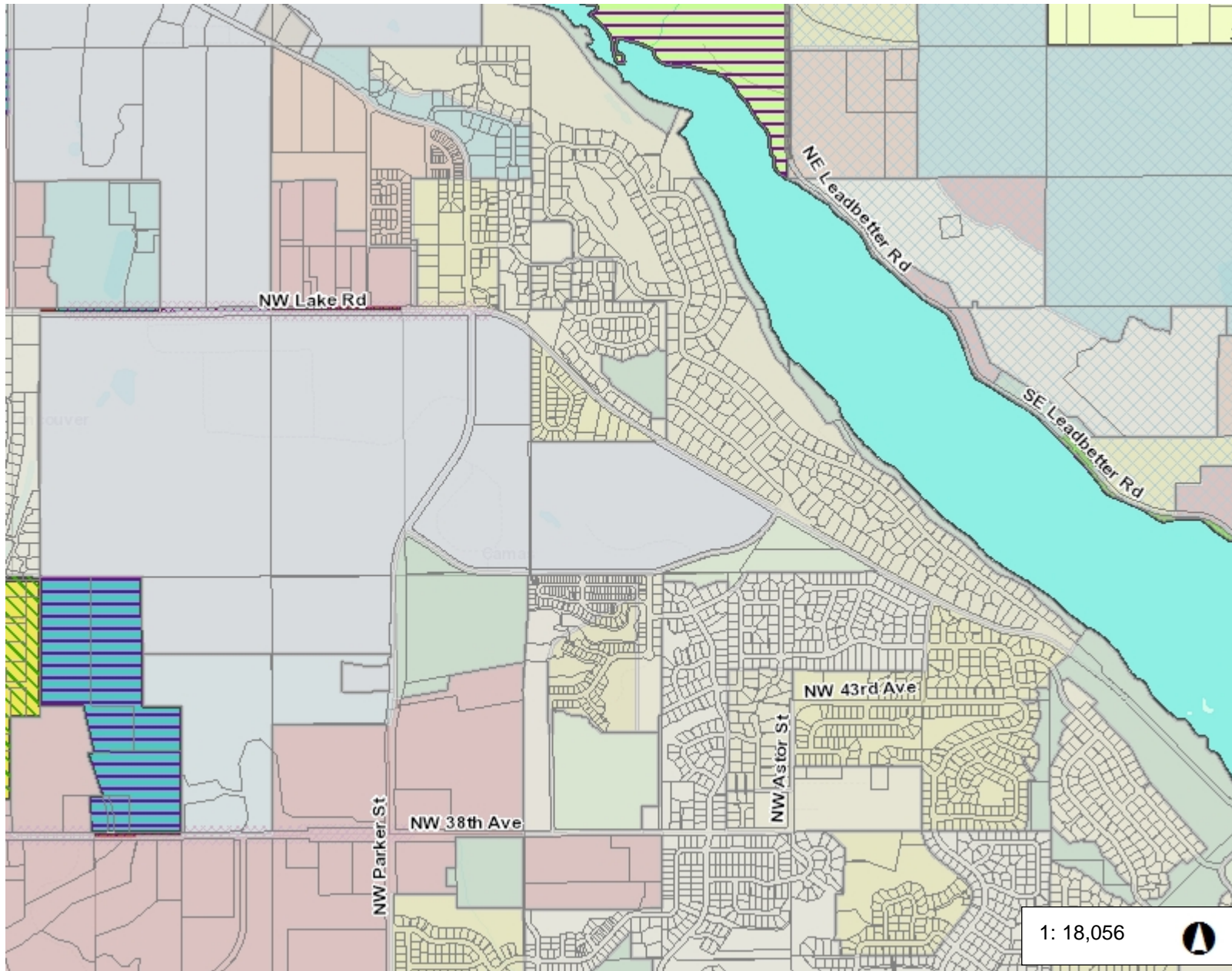
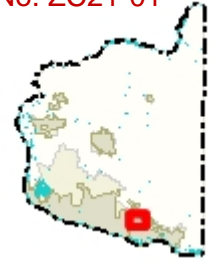
CAMS08-000001 - 5402575_1

Signs
installed
6/15/21





CSD Property



Legend

- Taxlots
- Annexations**
 - Effective 2019
 - Effective 2018
 - Effective 2017
 - Effective 2016
 - Years 1932-2015
 - Pending
 - Failed
- Zoning Overlay**
 - Urban Reserve - 10 (UR-10)
 - Urban Reserve - 20 (UR-20)
 - Urban Holding - 10 (UH-10)
 - Urban Holding - 20 (UH-20)
 - Railroad Industrial Urban Reserve
 - Freight Rail Dependent Use
 - Railroad Industrial Overlay District
 - Airport Environs Overlay
 - Surface Mining Overlay District
 - Rural Center Mixed Use
 - Existing Historic Resort
 - Mill Creek Overlay District
 - Highway 99 Overlay District
 - Activity Center Overlay

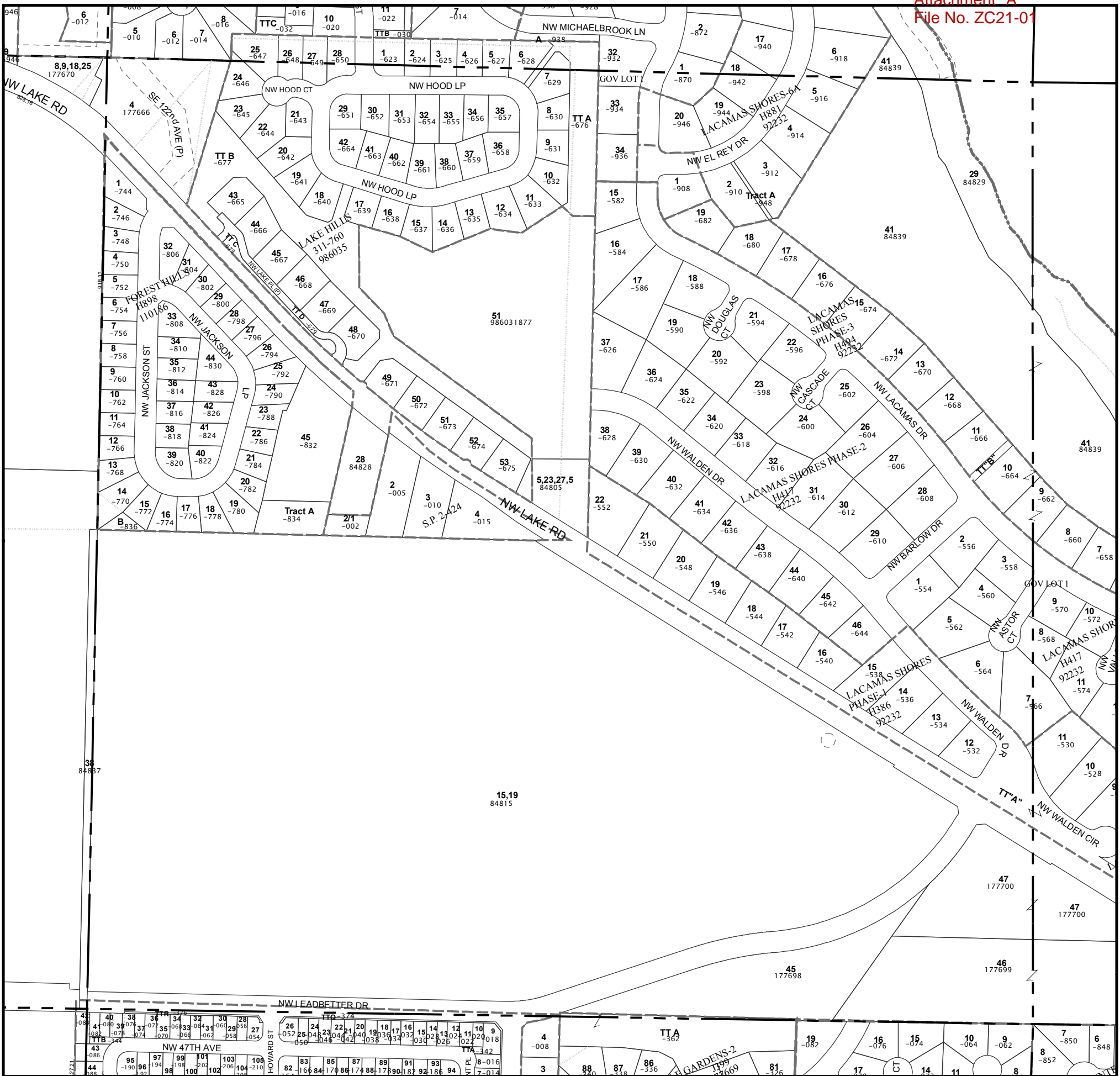
Notes:

1: 18,056

3,009.3 0 1,504.67 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

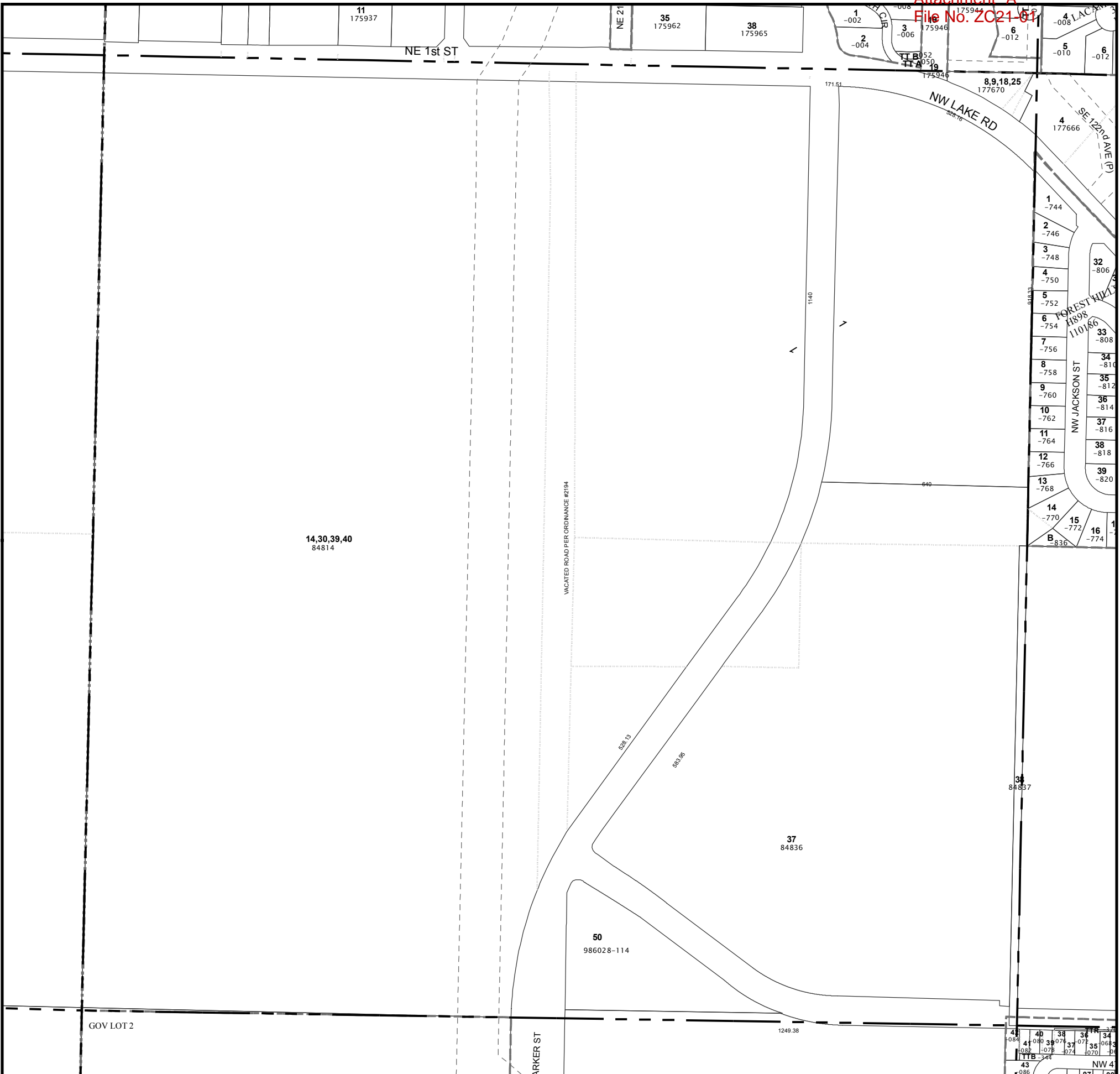


Printed: February 13, 2020
Scale - 1:3600
1" = 300'

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Clark County
Geographic Information System

NE Qtr of Section 33 T2N R3E WM
2 page



**Pre-Application Meeting
Staff Notes**



**Zoning Amendment for Camas School District
File PA21-17**

Thursday, April 1, 2021
Zoom Meeting

- Applicant:** Steve Morasch for the Camas School District No. 117
- Representing City of Camas:** Sarah Fox, Senior Planner
- Location:** 5220 NW Parker Street and 2815 NW Leadbetter Dr. (contiguous 87.16 acres)
- Tax Account:** 84836000 and 84815000
- Comp. Plan:** Industrial
- Description:** Applicant proposes to amend zoning designation from LI/BP to BP

NOTICE: Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]. **A link to the Camas Municipal Code (CMC) can be found on the City of Camas website at <http://www.cityofcamas.us/>**

STAFF NOTES

Planning Division

Sarah Fox 360-513-2729

A zoning map change is a Type III application that is subject to a hearing and final decision by the city's hearings examiner. The applicant is responsible for reviewing the code and addressing the applicable provisions. Applicable codes include Title 16 Environment, Title 17 Land Development, and Title 18 Zoning of the Camas Municipal Code ("CMC").

Permits	2021 Fees
Zone Change	\$3,345
State Environmental Policy Act (SEPA)	exempt

- The following items must be included in the submittal package that is emailed to staff:
 1. General application form and appropriate fees
 2. Narrative that describes the proposal and responds to each of the criteria at CMC Section 18.51.025 (B)
 3. Map of proposed amendment area

4. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;
 5. Copy of the preapplication meeting notes
- Installation** of a public notice sign that is “clearly visible from adjoining rights-of-way” per CMC18.55.110(H). A sign will need to be visible to travelers along the following public streets: NW Parker St.; NW Leadbetter Dr.; and NW Lake Rd.

Additional Considerations for Narrative:

At Criterion “a” of CMC18.51.025(B)(2), it states, “*The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map.*” As discussed at the preapplication meeting, the proposed change will not change the comprehensive plan map and for that reason, will be consistent. The proposal is also exempt from SEPA review as the proposed zoning is within the same comprehensive plan designation of “Industrial”, which was approved through a prior amendment process that included SEPA (refer to Categorical exemptions at WAC 197-11-800 (6)(C) Land Use Decisions).

The city comprehensive plan, “Camas 2035”, is available online at:

<http://www.cityofcamas.us/images/DOCS/PLANNING/REPORTS/camas2035/camas2035compplan.pdf>. Your narrative should include justification that the proposed amendment will be consistent with and support the goals and policies of Camas 2035. The following are a selection of goals and policies applicable to your proposal and should be addressed in your narrative:

LU-1.1: Ensure the appropriate mix of commercial-, residential-, and industrial-zoned land to accommodate the City’s share of the regional population and employment projections for the 20-year planning horizon.

LU-1.2: Coordinate with Clark County, the state, and special districts to identify future needs for essential public facilities such as airports, state education facilities, state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks.

LU-1.3: Maintain compatible use and design with the surrounding built and natural environments when considering new development or redevelopment.

LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.

LU-1.6: Ensure adequate public facilities (including roads, emergency services, utilities, and schools) exist to serve new development, and mitigate potential impacts to current residents.

LU-1.8: Support and encourage the implementation of sustainable projects that capture, treat, and reuse rainwater for all new development and redevelopment.

5.14 Refers to the School Capital Facility Plans that are adopted as appendices to the comprehensive plan.

6.4.1 Citywide Economic Development Goal, ED-1.1 “Maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses.”

At Criterion "d" it states, "*The subject property is suitable for development in conformance with zoning standards under the proposed zoning district*". The narrative should discuss differences between the development regulations of the LI/BP zone and the proposed new zone of Business Park (BP).

Engineering Division Anita Ashton

As this is a non-project proposal, no comments were provided for the zone change. There are notes on file if the applicant proposes any new development on the property.

Phone 360-817-7231 with questions.

Building Division Bob Cunningham

As this is a non-project proposal, no comments were provided for the zone change. There are notes on file if the applicant proposes any new development on the property.

Phone 360-817-1568 with questions.



**300 Foot Radius Search
Certification**

Parcel: 84836000 & 84815000

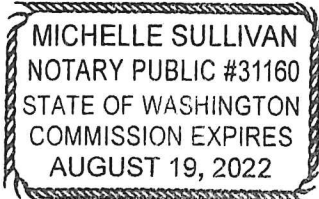
Clark County Title certifies that the property information provided in the attached list is a true and accurate representation of the neighboring properties of the above mentioned parcel as compiled from the records of the Clark County Assessor's Office.

Rebecca Schrantz
Rebecca Schrantz: Customer Service

5/12/2021
Date

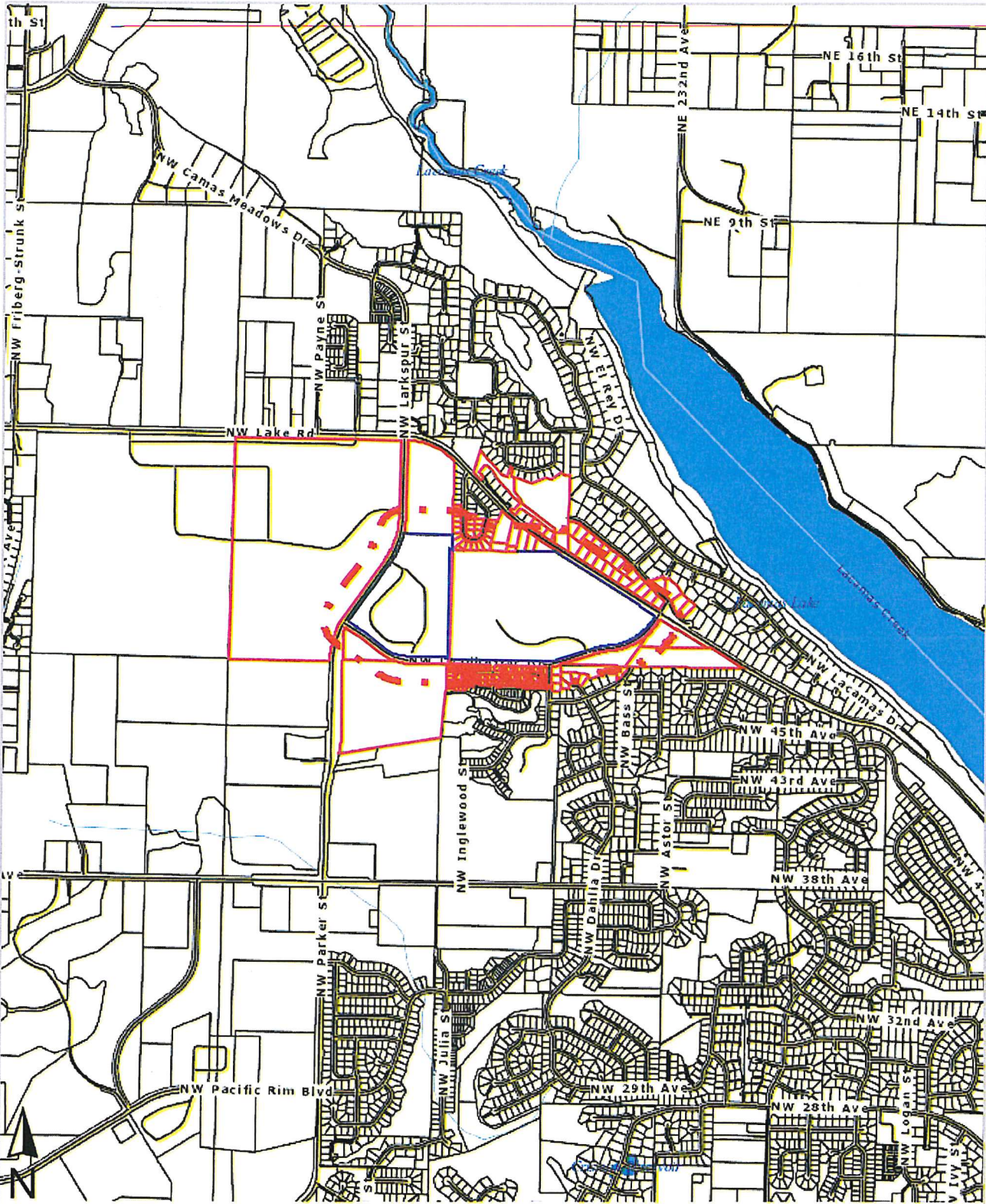
State of Washington
County of Clark

I certify that I know or have satisfactory evidence that Alec Seehafer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.



[Signature]

Notary Public in and for the State of Washington, residing in Yacolt
Exp. Date: 8-19-22
Today's Date: 5-12-21



Clark County Title

1400 Washington St. Suite 100 Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Note: Mailing list is on file.