



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

General Application Form

Case Number: CPA20-02

Applicant Information

Applicant/Contact: Kimbal A. Logan Phone: (360) 904-9090  
Address: 201 NE PARK PLAZA DRIVE, Suite 200 Kimbal@KL-RE.com  
DAN COUVER WA 98684  
City State ZIP Code

Property Information

Property Address: No ADDRESS PIN #'s 177894008 + 177895000  
Street Address County Assessor # / Parcel #  
CAMAS WA 98607  
City State ZIP Code  
Zoning District MF-10 / MF-18 / BP Site Size 57 acres

Description of Project

Brief description: see attached MAPS and more detailed application

Are you requesting a consolidated review per CMC 18.55.020(B)? YES  NO   
Permits Requested: DEFER TO DEVELOPMENT DIRECTOR  
 Type I  Type II  Type III  Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: The Mills Family LLC Phone: (503) 522-1269  
Last First  
1930 SW RIVER DRIVE # 506  
Street Address Apartment/Unit #  
E mail Address: portland OR 97212-3604  
mpmills18@gmail.com City State Zip

Signature

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

Signature: Michael Mills Date: 1/31/2020

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>1/31/2020</u>	Pre-Application Date:	pd 5,729.00 ✓
Staff: <u>Sarah Fox</u>	Related Cases #	
<input type="checkbox"/> Electronic Copy Submitted		Validation of Fees

**APPLICATION FOR AN AMENDMENT  
TO THE COMPREHENSIVE PLAN and THE ZONING MAP  
For the City of Camas, Washington**

This is an Application to the City of Camas (“the City”) from the Mills Family LLC (“the Mills Family”) and Kimbal R. Logan acting as “Applicant” for the Mills Family requesting the City to confirm and approve changes in its Comprehensive Plan and its Zoning Map to reflect the changes requested in this Application as further depicted in the maps submitted with this Application.

The Mills Family recently sold 33 acres on Lacamas Lake to the City. This sale was the result of a long collaboration and negotiation with the City, Columbia Land Trust, The Conservation Fund, the City Staff, and several different agencies in the City including the Parks and Recreation Department. The goal was to gain public ownership of a broad buffer of land along the North Shore of Lacamas as originally envisioned in the Vision Plan for the North Shore of Lacamas Lake approved and endorsed by the City of Camas, Clark County, the Camas Parks and Recreation Department, and many other stakeholders in January 2017. The 33 acres sold to the City included the iconic Leadbetter House and outbuildings plus the lake front Pomaria House.

In order to legally provide for the sale of the land from the Mills Family to the City of Camas, lot line adjustments had to be made to the existing lot lines in the Mills Family Property. These lot line adjustments were approved by the City and Clark County which allowed the City to purchase legal lots from the Mills Family including those with the Lacamas Lake frontage, the Leadbetter House, the Pomaria House, the beautiful park like property on the North Boundary of the Mills Property, and some geographical formations and outcroppings of ecological significance.

The lot line adjustments were made with a plan to end up with the exact same number of acres in each of the three changed lots as existed before adjustments. One lot of 35.6 acres. One lot of 22.01 acres, and one lot of 26.46 acres. Before the lot line adjustments were started, the 35.6-acre lot was zoned MF-10, the 22.01-acre lot was zoned MF-18, and the 26.46-acre lot was zoned BP. In making the lot line adjustments with the cooperation and approval of the City, it was the stated intention of the Mills Family that after the lot line adjustments were completed the 35.6 acre remainder lot would be confirmed as zoned MF-10, the 22.01 acre lot would be confirmed as zoned MF-18, and the 26.46-acre lot purchased by the City, would be confirmed as zoned BP or changed by the City to whatever zone the City wanted. It is the Mills Family’s belief that a BP zone in the 26.46-acre lot will allow public ownership and use of the property.

The 33 acres of land purchased by the City was purchased at a discount from market prices in part because of assurances from the leaders and team at the City of Camas that the City would



make a good faith effort to help the changes being requested by the Mills Family for their remainder lands after the sale to the City to gain approval through the necessary processes. The changes requested include confirmation of the zoning of the remainder properties to remain as envisioned, increases in the number of units to be allowed, and approval of the construction and use of the previously approved NE Fargo Street as access to the Mills Properties from Leadbetter Road until such time as public roads giving adequate access to the Mills Family remainder properties from the North are built.

Because the newly formed lots when confirmed, will not change the amount of any property type only its location, (there will still be the same number of MF-10 acres (35.6), MF-18 acres (21.01), and BP or public acres (26.46)) it is the belief and hope of the Mills Family that the need for any great study of the required comp plan change or zoning map changes will be minimized because the land area, zoning and densities will be the same as the existing Comp Plan and Zoning which have already been approved through a lengthy and vigorous public process. With these historical facts in mind this Application specifies the following:

**1. A detailed Statement of what is proposed and why:** The Applicant is proposing the following:

1.1. The 35.6-acre Parcel 5 as shown in the attached Exhibit 1 Map shall be confirmed as zoned MF-10 with a cap on the number of units allowed of not less than 200 Units.

1.2. The 21-acre Parcel 6 as shown in the attached Exhibit 1 Map shall be confirmed as zoned MF-18 with a cap on the number of units allowed of not less than 275 Units.

1.3. The 26.46-acre Parcel 4 as shown in the attached Exhibit 1 Map shall be confirmed as zoned BP or whatever other zone decided by the City.

1.4. The City shall agree to allow NE Leadbetter Road Fargo Street to be built and used as an access road from the Mills Family Parcels 5 and 6 to Leadbetter Road as depicted in Exhibits 2, 3, and 4 until such time as public roads giving access to the Mills Parcels from the North or East boundaries of the Mills Parcels adequate for the number of units planned to be built are completed. In the event the City buys the Western portion of the Dens Property (as currently envisioned) the City will share the cost of the improvement of NE Fargo Street equally with the future developer of the Mills Family Parcels or in the alternative designate NE Fargo Street as a Public Road to be placed on the 6-year road improvement plan for the City of Camas making the road eligible for public grants or other road development money.

1.5. The City will agree to make the changes and commitments stipulated above through the most expedient City procedure possible including a Comp Plan Change and



Zoning Plan change if appropriate and also make such approved changes and commitments a part of the North Shore Sub-Area plan when it is approved.

1.6. These requested changes are being made to bring the Mills Family Parcels 5 and 6 into compliance with the City Comprehensive Plan and Zoning Codes and to complete the agreements and commitments between the Mills Family and the City that facilitated the sale of the Mills Public Lands to the City (the Leadbetter House, the Pomaria House, the 26 acres of spectacular forest lands, bluffs, calderas, park lands, and environmentally sensitive lands purchased by the City).

**2. A statement of the anticipated impact of the change including the geographic area affected and issues presented by the proposed change:**

Because there will be no change in the amount of MF-10 Property or MF-18 Property and because the number of units available to be developed in the Lacamas North Shore group of properties including the Mills Property, the Weakley Property sold to the Camas School District, the Buma Property sold to the City of Camas, the western portion of the Dens Property (under negotiation for sale of all or a portion to the City of Camas, and the Rose Property (under negotiation for sale to the City of Camas), have been severely diminished by the purchases of land by the City of Camas to provide for public ownership, protection of and use of the North Shore of Lacamas Lake, this proposed Comp Plan and Zoning Change will not result in any development activity not already approved and planned for in the existing Camas Comp Plans and zoning maps. The proposed increase in unit densities will only partially replace less than one half of the units being lost to change of use for the public benefit. Therefore, the only impacts caused by this Comp Plan Change and Zoning Change in the long term will those impacts caused by the public ownership of land on the North Shore of Lacamas Lake by the City of Camas. Those impacts should have already been addressed by the City of Camas and its planners before undertaking the purchases.

In the shorter term, by approving the interim use of NE Fargo Street for access to the Mills Parcels 5 and 6 there will be the possibility of traffic impacts from development sooner than expected. However, the size and the scope of those impacts will be less than previously planned for in the existing Comp Plan and Zoning.

Allowing the units proposed for the Mills Parcels will be a big help in paying for the cost of the new sewer and water lines in Leadbetter Road and be a significant financial benefit to City of Camas (because of system development fees and hook-up fees and increased tax base), Clark County (increased tax base), and the Camas School System (late comer fees for the new sewer line).



On a longer-term basis allowing the number of units proposed for the Mills Family Parcels will be of great benefit to the future success of the proposed North Shore Commerce Center which will have a need for housing for thousands of workers in the long run.

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

It is not the opinion of the Mills Family or the Applicant acting as an agent for the Mills Family that the existing Comp Plan is deficient. The changes we are proposing we believe fit within the existing Comp Plan. The request for change in Comp Plan and Zoning has been made necessary to provide for the sale of the Mills Public Lands sold to the City of Camas to provide for public ownership of the lands along the lake together with the Leadbetter House, Pomaria House, buffer along the lake, the park-like land on the North side of the property and the geographically significant land areas between.

We do not look at the changes being requested as a big change in the overall Comp Plan, but rather a clarification of the zoning and densities of the remainder properties in the area after the impacts of the City purchases of properties in the area are accommodated for and then taken into planning account.

The City staff has decided that this request for a Comp Plan Change and Zoning Map Change is required and the Mills Family is trying to comply with the direction of the staff in applying for an outright Comp Plan Change and Zoning Map change.

**4. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act:**

**4.1. The following is a list of the State of Washington Growth Management Goals -:**

**RCW [36.70A.020](#) - Planning goals.** - The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW [36.70A.040](#). The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- 4.1.1. (1) Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- 4.1.2. (2) Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- 4.1.3. (3) Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

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- 4.1.4. (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- 4.1.5. (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- 4.1.6. (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- 4.1.7. (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- 4.1.8. (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- 4.1.9. (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- 4.1.10. (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- 4.1.11. (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- 4.1.12. (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- 4.1.13. (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
- 4.1.14. (14) Shoreline Management (RCW 36.70A.480)

**4.2.-The Statement regarding State of Washington GMA goals:** – This application from the Mills Family complies almost perfectly with many of the goals of the Growth Management Act. When taken holistically (as it should be) with the lot line changes required for the City of Camas to purchase the 33 acre Mills Public Property, approval of this Plan Change and

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Zoning Change meets with the Growth Management Goals of the State of Washington as follows:

**4.2.1. Urban growth.** Approval of this application will encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The previous comprehensive plan and the construction of the new sewer and water lines and the long-term road plan all make this result obvious.

**4.2.2. Reduce sprawl.** Approval of this application will reduce the inappropriate conversion of undeveloped land into sprawling, low-density development because the property type to be developed will be medium density multi-unit housing in an area long planned for medium density housing.

**4.2.3. Transportation.** Approval of this application will encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. Because the transportation and road planning will be coordinated to work with the Camas Road plan for both the near and long terms while providing for a needed type of residential housing in the Lacamas Lake real estate sub-market.

**4.2.4. Economic development.** Approval of this application will encourage economic development in the North Shore Sub-area of Camas that is consistent with adopted comprehensive plan and proposed sub-area plan. A key component for economic development is having planned for reasonable cost housing available for existing and future employees near their work. This proposal will provide 500 units of quality low density multi-family housing in an area direly in need of lower cost housing for existing workers and the thousands of workers that will someday be employed in the proposed and approved North Shore Commerce Center. Please remember more than this number of units was approved and planned for in the existing Comp Plan for Lacamas North Shore. Those existing approval provided for at least 400 additional units that now will not be built.

**4.2.5 Property rights.** Approval of this application will ensure that the Mills Family private property remainder lands shall not be taken for public use or restricted from agreed upon use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions. The Mills Family negotiated in good faith with the City of Camas in the sale of their public lands to the City at a very reasonable price. The agreement was made in anticipation of the confirmation of the long-term plan for the remainder of the Mills Family lands. The City should follow through on its commitment to use good faith effort to complete the reconfiguration of the Comprehensive Plan and Zoning and Density and Road Plan principally because it is a good plan and in the best interests of the City and its citizens but also because anything short of such approval could be seen as some type of public taking of the Mills Family Property or at least needlessly causing the Mills Family serious economic losses.

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**4.2.6. Open space and recreation.** Since the sale to the City of Camas and the creation of the lot purchased by the City of Camas are part of this request to modify the existing Comp Plan and Zoning Plan, approval of this new plan will retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

**4.2.7. Environment.** Since the sale to the City of Camas and the creation of the lot purchased by the City of Camas are part of this request to modify the existing Comp Plan and Zoning Plan, approval of this new plan will protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

**4.2.8. Citizen participation and coordination.** Creation of the existing Comprehensive Plan and Zoning was accomplished after years of extensive public input and debate including inclusion of the Property into the Urban Growth Boundary of Camas, Annexation into the City of Camas, adoption of specific zoning for the Property, and now the request to confirm the change in the Comp Plan to accommodate the sale to the City of Camas of the broad border of land on the North Shore of Lacamas Lake. All those years of public involvement in the planning process will be confirmed by the approval of this application.

**4.2.9. Public facilities and services.** The existing comprehensive plan for this area in Camas and the recent construction of necessary sewer and water lines and the Camas road Plan all ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

**4.2.10. Historic preservation.** Since the sale to the City of Camas and the creation of the lot purchased by the City of Camas are part of this request to modify the existing Comp Plan and Zoning Plan, approval of this new plan will identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

**4.3. North Shore Subarea Planning:** In addition to this discussion of how this application meets the goals of the State of Washington GMA, we would also like to point out that this application meets the goals of the current North Shore Sub Area Planning currently in process. Some of the published goals of the North Shore Subarea Plan include the following:

**4.3.1. North Shore Economic Development Goal.** ED 4: To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices, and a mix of shops, services, and public spaces.

**4.3.2. North Shore Economic Development Policies.** ED-4.3: Encourage new developments to include provisions for neighborhood parks that are within walking and

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biking distance of a person’s home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work and commercial centers, public transit, and community facilities.

**4.3.3. Statement:** Approval of this application as written most certainly complies with and will help achieve the goals of the North Shore Subarea Planning, to wit:

**4.3.3.1.** This plan provides for a more intense level of development by increasing the density of the allowed number of units to be built, it will provide a range of housing choices not available in the immediate area, it is an area with long planned for traffic systems and the low density of the unit caps proposed in the plan will allow for more saving of trees, path down to the lake and public areas than are possible in even more dense developments.

**4.3.3.2.** Because this plan is a result of and part of the agreement providing for the City purchase of the Mills Family Public lands earlier this year and because of the low densities proposed, this plan creates new development that has a community park and Lacamas Lake and its trail system within walking distance. The long-range plan for the Mills Family lands will include paths to the lake and the public lands adjacent. The location of the development puts it within walking or biking distance to the future North Shore Commerce Center

**5. A statement of what changes, if any, would be needed to support the proposed change which will affect the capital facilities plan of the City.**

**5.1. Statement:** Because there is no substantive change in the amount of land zoned for either MF-10 use or MF-18 use caused by this proposal and because as a result of the overall proposal which includes the sale of land to the City actually results in a reduction of the number of housing units that can be built in the Lacamas North Shore area, there should be no change in the long range capital facilities plan of the City. In the near time frame, the timing of the construction of NE Fargo Road may cause funds from the capital facilities plan to be needed earlier than originally planned.

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

**6.1. Statement:** None that we know of.

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

**7.1.** The SEPA checklist is attached.

See Next Page for Signatures:



**APPLICATION:**

**FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN and THE ZONING MAP  
FOR THE CITY OF CAMAS, WASHINGTON**

**APPLICANT: KIMBAL R. LOGAN**

DocuSigned by:  
*Kimbal Logan*  
0EB65988489B4B8...  
**Kimbal R. Logan**  
**Authorized Agent for the Mills Family LLC**  
**Dated** 1/29/2020 | 9:58 PM PST

**Accepted and Agreed:**

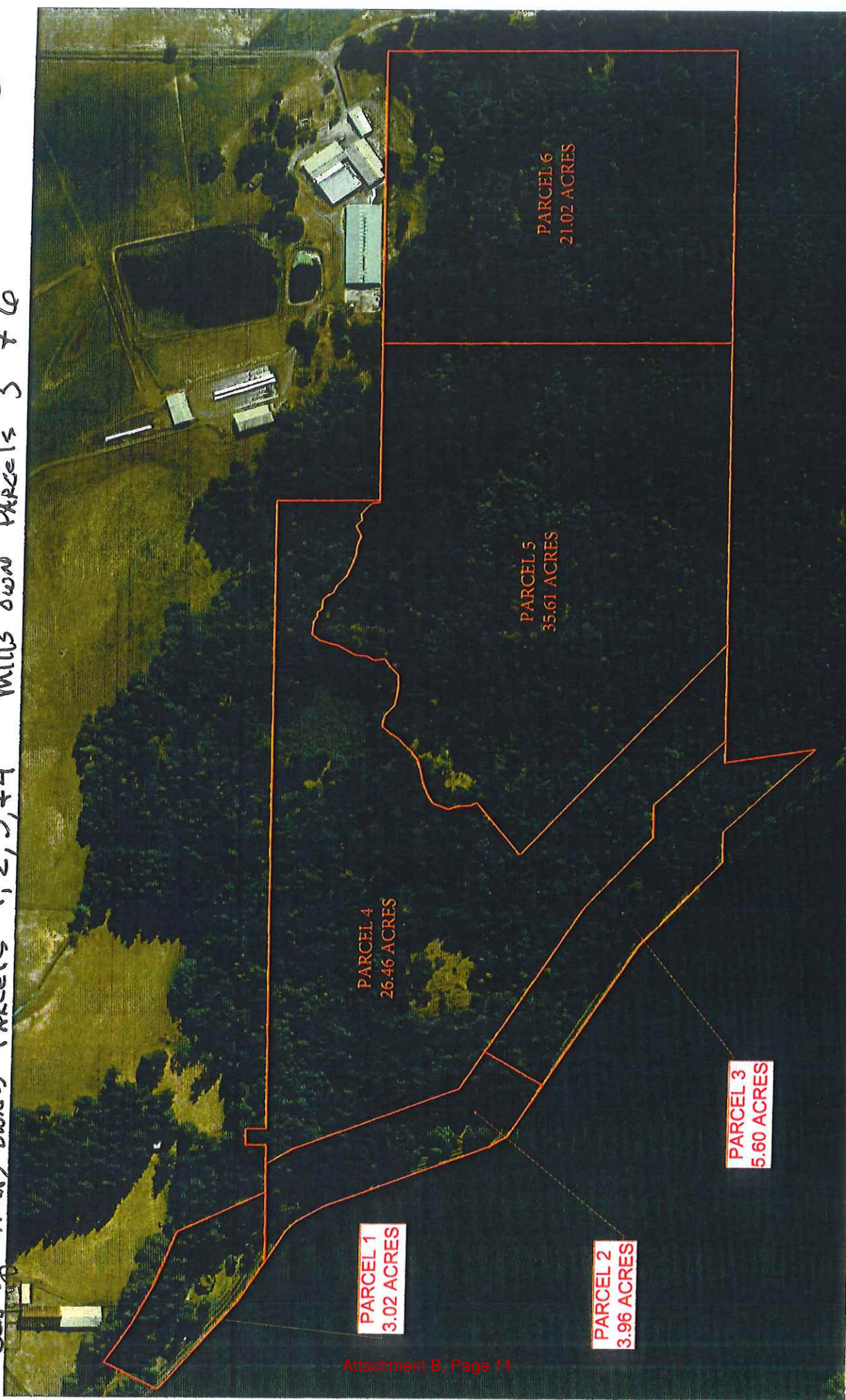
**PROPERTY OWNER: THE MILLS FAMILY LLC**

DocuSigned by:  
*Michael Mills*  
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**By Michael Mills**  
**Its Member** **Dated** 1/29/2020 | 11:37 PM PST

DocuSigned by:  
*John Mills*  
4BD002D762104B4...  
**By John Mills**  
**Its Member** **Dated** 1/30/2020 | 9:07 AM PST

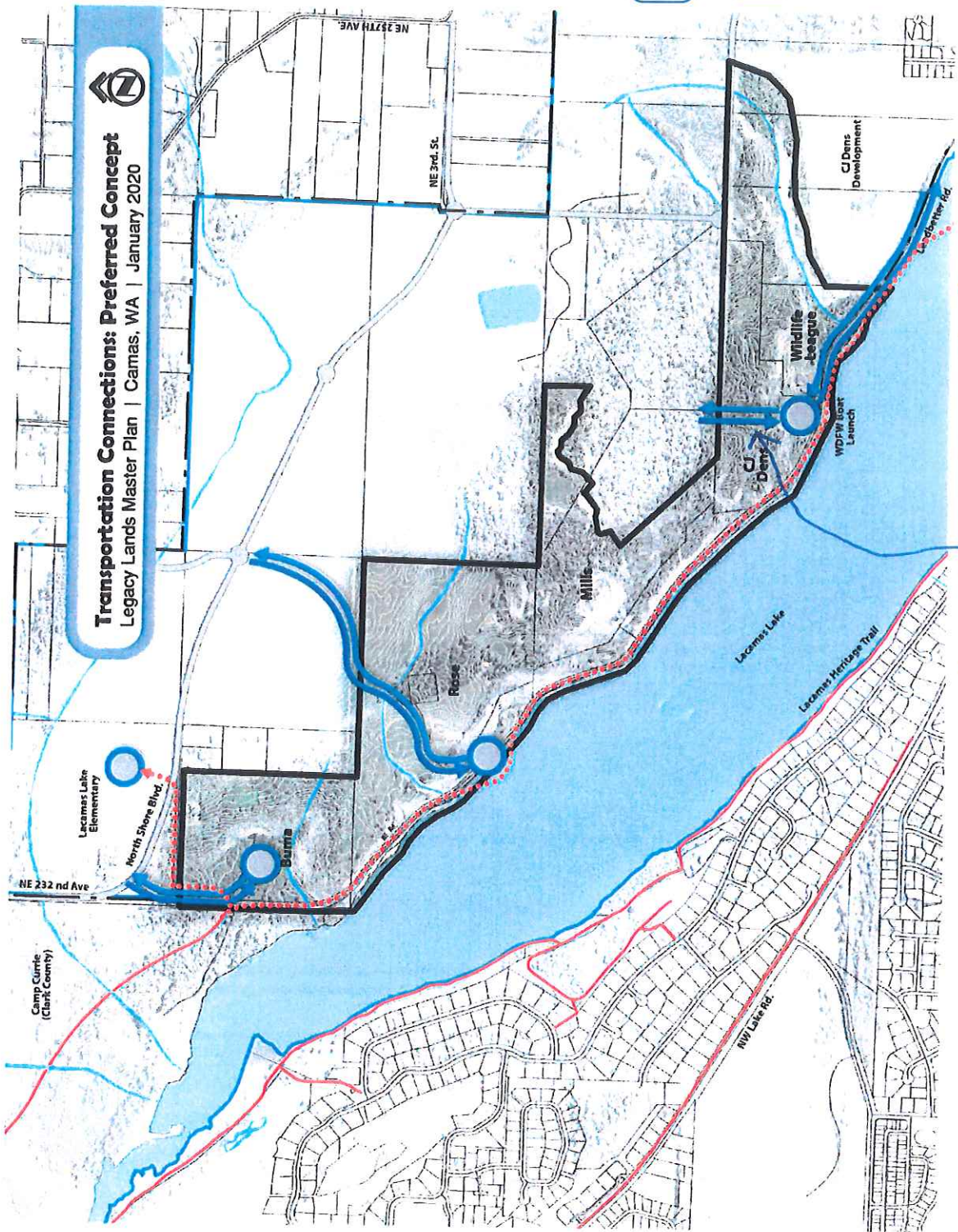
Mills - Canas New Lots after Lot Line Adjustement  
 City of Canas owns Parcels 1, 2, 3, + 4 Mills own Parcels 5 + 6

Exhibit 1



Parcel 1 - Leadwater Property  
 Parcel 2 - Downside Property  
 Parcel 3 - Conservation Property donated by Will to City of Canas  
 Parcel 5 - 35.6 acres Planned MF-10 zone  
 Parcel 6 - 21.02 acres Planned MF-1B zone

Exhibit 2:  
Roads Plan



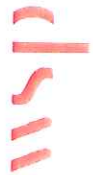
Proposed NE Fargo Street



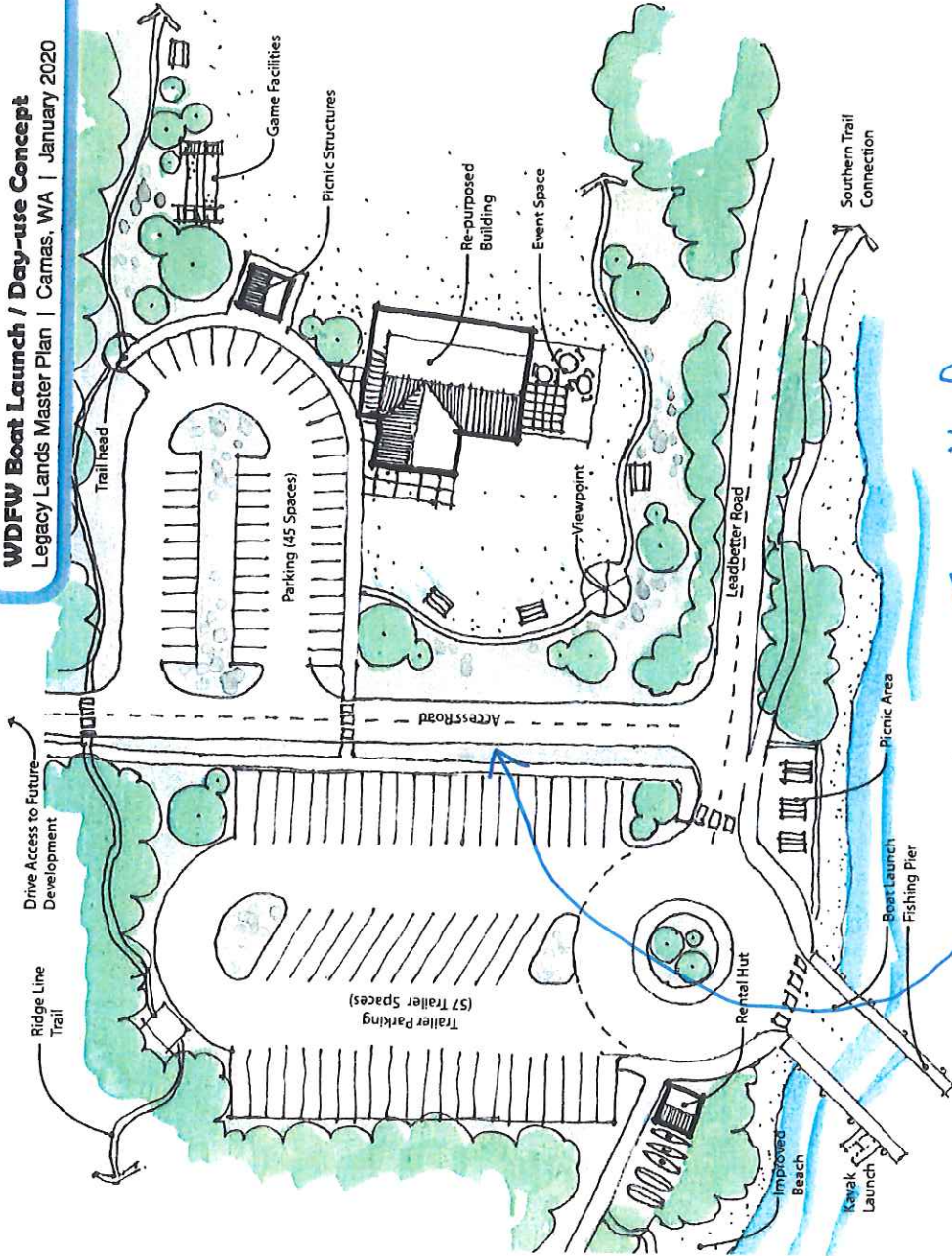
- Northbound Lane
- Southbound Lane
- Proposed Trail
- Existing Trail
- Future Transportation
- Parking/Trailheads



Exhibit 3  
ROAD PLAN



**WDFW Boat Launch / Day-use Concept**  
Legacy Lands Master Plan | Camas, WA | January 2020



Proposed NE Fargo Street  
Legacy Lands Advisory Board Recommendation

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# Mills BEFORE and AFTER Lot Line Adjustments Site Plan 2

### Legend

- ADJUSTED BOUNDARY
- EXISTING BOUNDARY



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PROPERTY INFORMATION CENTER

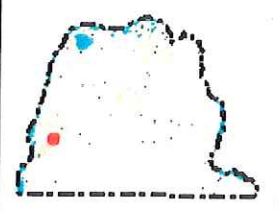
Account Summary

**Property Identification Number:** 177884000 [MapsOnline](#)  
**Property Type:** Real  
**Current Use Classification:** Land valued as Open Space Land  
**Tax Status:** Regular **Property Status:** Active  
**Site Address:** ([Situs Addresses](#))  
**Abbreviated Description:** #7 SEC 34 T2NR3EWM 35.61A

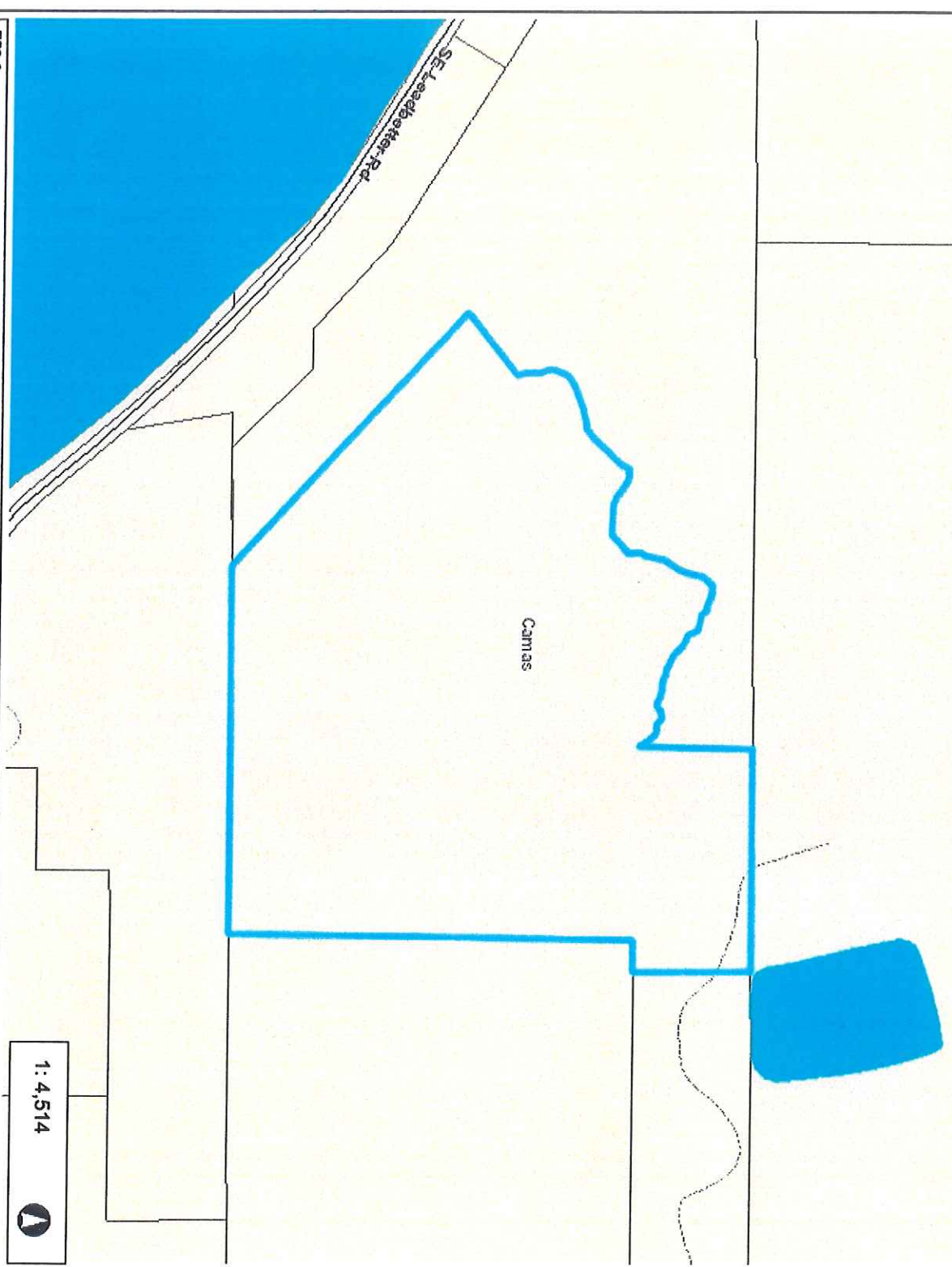
<b>Property Owner</b> MILLS FAMILY LLC	<b>Owner Mailing Address</b> 4699 LEASURE DR MT HOOD OR , 97041 US	<b>Property Site Address</b> <a href="#">Google Maps Street View</a>
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation - <a href="#">Codes</a> Multifamily Residential-10 (MF-10) Business Park (BP) Multifamily Residential-18 (R-18) Zoning Overlay(s) Airport Overlay - Zone C Comprehensive Plan MFL MFH IND Comp. Plan Overlay(s) none Census Tract 406.05 Jurisdiction Camas Fire District Camas Washougal FD Park District n/a School District Elementary Lacamas Lake Middle School Liberty High School Camas Sewer District Rural/Resource Water District Camas Neighborhood n/a Section-Township-Range NE 1/4,S34,T2N,R3E <a href="#">PDF</a> Urban Growth Area Camas C-Tran Benefit Area Yes School Impact Fee Camas Transportation Impact Fee Camas Transportation Analysis Zone 483 Waste Connections Thursday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Increased Wildfire Danger Area No Public Health Food Inspector District District 2 Public Health WRAP Inspector District District 1 Councilor District 4 Drainage District none	Clark County Road Atlas <a href="#">Page 12</a> Approximate Area <a href="#">Info...</a> 1,551,172 sq. ft. 35.61 acres Subdivision no data Survey No Records <b>Sales History</b> Sale Date 09/25/2013 Document Type D-B&S Excise Number 706439 Document Number 5056707 Sale Amount \$0.00 Sale Date 09/25/2013 Document Type D-B&S Excise Number 700001 Document Number 5017748 Sale Amount \$0.00 Sale Date 02/01/2001 Document Type D-QCD Excise Number 484776 Document Number Sale Amount \$0.00 Sale Date 01/01/1900 Document Type BLA Excise Number 798318 Document Number 5585307 Sale Amount \$0.00	<b>2019 Values for 2020 Taxes</b> Market Value as of January 1, 2019 Land Value \$1,608,222.00 Building Value \$0.00 Total Property \$1,608,222.00 <b>Taxable Value</b> Total \$11,317.00 <b>2018 Values for 2019 Taxes</b> Market Value as of January 1, 2018 Land Value \$1,247,941.00 Building Value \$0.00 Total Property \$1,247,941.00 <b>Taxable Value</b> Total \$12,604.00 <b>General</b> Re-valuation Cycle 4 Assessor Neighborhood 8050 Notice of Value <a href="#">2019</a> <a href="#">2018</a> <a href="#">2017</a> <a href="#">2016</a> <a href="#">2015</a> <a href="#">2014</a> <a href="#">2013</a> Property assessment value is valid as of the date printed on the linked notice of value. The notice of value will not reflect any updates to property value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.



# Mills - 35.6 acres - PIN 177884000



- Legend**
- Taxlots
  - Cities Boundaries
  - Urban Growth Boundaries



752.3  
0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

1 : 4,514



This map was generated by Clark County's "MapOnline" 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.

**Notes:**

**PROPERTY INFORMATION CENTER**

Account Summary

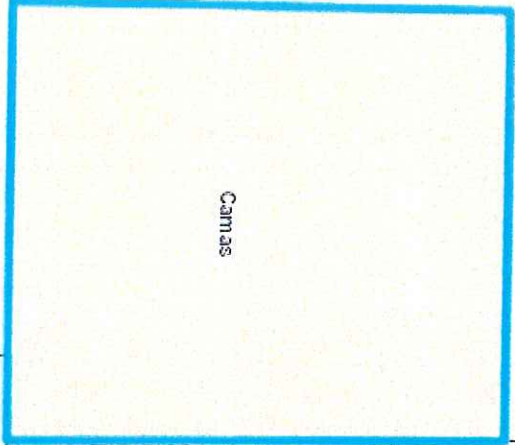
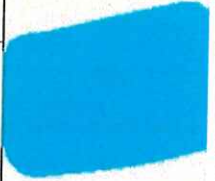
**Property Identification Number:** 177885000 [MapsOnline](#)  
**Property Type:** Real  
**Current Use Classification:** Land valued as Open Space Land  
**Tax Status:** Regular **Property Status:** Active  
**Site Address:** 313 SE LEADBETTER RD, CAMAS, 98607 ([Situs Addresses](#))  
**Abbreviated Description:** #8 SEC 34 T2NR3EWM 21.02A

<b>Property Owner</b> MILLS FAMILY LLC	<b>Owner Mailing Address</b> 4699 LEASURE DR MT HOOD OR , 97041 US	<b>Property Site Address</b> 313 SE LEADBETTER RD, CAMAS, 98607 <a href="#">Google Maps Street View</a>
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation - <a href="#">Codes</a> Multifamily Residential-18 (R-18) Business Park (BP)	Clark County Road Atlas <a href="#">Page 12</a> Approximate Area <a href="#">Info...</a> 915,631 sq. ft. 21.02 acres	<b>2019 Values for 2020 Taxes</b> Market Value as of January 1, 2019 Land Value \$810,330.00 Building Value \$0.00 Total Property \$810,330.00
Zoning Overlay(s) Airport Overlay - Zone C	Subdivision Survey	<b>Taxable Value</b> Total \$44,716.00
Comprehensive Plan MFH IND	no data No Records	<b>2018 Values for 2019 Taxes</b> Market Value as of January 1, 2018 Land Value \$734,791.00 Building Value \$0.00 Total Property \$734,791.00
Comp. Plan Overlay(s) none	<b>Sales History</b>	<b>Taxable Value</b> Total \$41,541.00
Census Tract 406.05	Sale Date 09/25/2013	
Jurisdiction Camas	Document Type D-B&S	
Fire District Camas	Excise Number 706441	
Park District Washougal FD	Document Number 5056705	
School District Elementary Middle School High School	Sale Amount \$0.00	
Sewer District Rural/Resource	Sale Date 09/25/2013	
Water District Camas	Document Type D-B&S	
Neighborhood n/a	Excise Number 700004	
Section-Township-Range NE 1/4,S34,T2N,R3E	Document Number 5017749	
	Sale Amount \$0.00	
	<a href="#">PDF</a>	
Urban Growth Area Camas	Sale Date 02/01/2001	
C-Tran Benefit Area Yes	Document Type D-QCD	
School Impact Fee Camas	Excise Number 484776	
Transportation Impact Fee Camas	Document Number	
Transportation Analysis Zone 483	Sale Amount \$0.00	
Waste Connections Thursday	Sale Date 01/01/1900	
Garbage Collection Day	Document Type BLA	
Last Street Sweeping n/a	Excise Number 798318	
CPU Lighting Utility District 0	Document Number 5585307	
Burning Allowed No	Sale Amount \$0.00	
Increased Wildfire Danger Area No		
Public Health Food Inspector District District 2		
Public Health WRAP Inspector District District 1		
Councilor District 4		
Drainage District none		
		Property assessment value is valid as of the date printed on the linked notice of value. The notice of value will not reflect any updates to property value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: [assessor@clark.wa.gov](mailto:assessor@clark.wa.gov)



# Mills - 21.02 acres - PIN 177885000

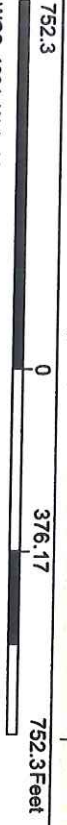


NE 252nd Ave

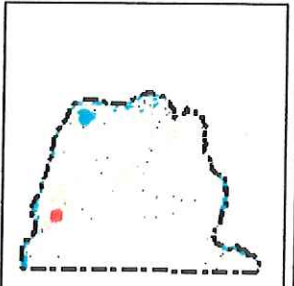
SE 252nd Ave

Camas

SE Leachbaker Rd



752.3  
MGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>



- Legend**
- Taxlots
  - Cities Boundaries
  - Urban Growth Boundaries

**Notes:**

1 : 4,514



This map was generated by Clark County's "MapOnline" 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.



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

General Application Form

Case Number: CPA 20-02 / SEPA 20-01

Applicant Information

Applicant/Contact: Kimbal A. Logan Phone: (360) 904-9090  
 Address: 201 NE PARK PLAZA DRIVE, Suite 200 VANCOUVER WA 98684  
 E-mail Address: Kimbal@KL-AR.COM

Property Information

Property Address: No ADDRESS PIN #'s 177884008 + 177885000  
 Street Address: Camas WA 98607 County Assessor # / Parcel #  
 City: Camas WA 98607 State: WA ZIP Code: 98607  
 Zoning District: MF-10 / MF-18 / BP Site Size: 57 acres

Description of Project

Brief description: see attached maps and more detailed application

Are you requesting a consolidated review per CMC 18.55.020(B)?  YES  NO  
 DEFER TO DEVELOPMENT DIRECTOR  
 Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: The Mills Family LLC Phone: (503) 522-1269  
 Last: 1930 SW River Drive First: # 506  
 Street Address: Portland OR 97212-3604 Apartment/Unit #  
 E mail Address: mpmills18@gmail.com City: Portland State: OR Zip: 97212-3604

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.  
 Signature: Michael Mills Date: 1/31/2020

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>2/3/2020</u>	Pre-Application Date:	pd # <u>796.00</u>
Staff: <u>Sarah Fox</u>	Related Cases #	
<input type="checkbox"/> Electronic Copy Submitted		Validation of Fees

Revised: 01/22/2019

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [\[HELP\]](#)

1. Name of proposed project, if applicable: None. This is a nonproject application. We are asking for change or amendment to an existing Comprehensive Plan for the City of Camas, WA.

2. Name of applicant: Kimbal R. Logan acting as agent for The Mills Family LLC.

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3. Address and phone number of applicant and contact person: Kimbal R. Logan, Logan & Logan LLC, 201 Park Plaza Drive, Suite 200, Vancouver, WA 98684 – 360-904-9090 – Cell 360-718-8924 – Office – [kimbal@kl-re.com](mailto:kimbal@kl-re.com) - Email

4. Date checklist prepared: January 29, 2020.

5. Agency requesting checklist: City of Camas ?

6. Proposed timing or schedule (including phasing, if applicable):  
Not applicable. This is a nonproject application.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Not applicable. This is a nonproject application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
None. This is an amendment to an existing approved Comp Plan to facilitate the purchase of land along the North border of Lacamas Lake by the City of Camas and it includes not change in the amount of land zoned for the respective lots involved except a change in use of land after purchase by the City of Camas.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
None that we know of.

10. List any government approvals or permits that will be needed for your proposal, if known.  
Approval of the requested Comp Plan and Zoning Change and Road Plan.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
Please see the attached Application for Comp Plan Change and Zone Change to the City of Camas Washington for a complete explanation of our proposal.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Please see the attached Application for Comp Plan Change and Zone Change to the City of Camas Washington for a complete explanation of our proposal and the location of the lands involved.t

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## B. Environmental Elements [\[HELP\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site:  
Sloping land lying above Lacamas Lake behind land owned by the City of Camas.  
[See attached topographical map.](#)
- b. What is the steepest slope on the site (approximate percent slope)?  
[See attached topographical map.](#)
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.  
[See attached soils map.](#)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [None that we know of.](#)
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [None. This is a nonproject application for a Comp Plan and Zone Change.](#)
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [No. This is nonproject application.](#)
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
[Not applicable. This is a nonproject application.](#)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
[Not applicable.](#)

### 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [Not applicable. This is nonproject application.](#)
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [None](#)
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [Not applicable.](#)

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3. **Water** [\[help\]](#)

a. **Surface Water:** [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, Lacamas Lake is close to the property to the West.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No. This is a nonproject application for a zone change.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable. This is a nonproject application.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable. This is a nonproject application.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable. This is a nonproject application.

b. **Ground Water:** [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable. This is a nonproject application.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. This is a nonproject application.

c. **Water runoff (including stormwater):**

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable. This is a nonproject application.

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2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable. This is a nonproject application.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable. This is a nonproject application.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable. This is a nonproject application.

4. **Plants** [help]

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

What kind and amount of vegetation will be removed or altered?

Not applicable. This is a nonproject application.

c. List threatened and endangered species known to be on or near the site. None that we know of.

None that we know of.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. This is a nonproject application.

e. List all noxious weeds and invasive species known to be on or near the site.

None that we know of.

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Songbirds, Ravens, deer, rabbits, trout.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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b. List any threatened and endangered species known to be on or near the site.

None that we know of.

c. Is the site part of a migration route? If so, explain.

Not that we know of.

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. This is a nonproject application.

e. List any invasive animal species known to be on or near the site.

None that we know of.

## 6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a nonproject application.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not that we know of.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a nonproject application.

## 7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable. This is a nonproject application.

1) Describe any known or possible contamination at the site from present or past uses.

Not applicable. This is a nonproject application.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None that we know of. Also, Not applicable. This is a nonproject application.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None that we know of. Also, Not applicable. This is a nonproject application.

4) Describe special emergency services that might be required.

Not applicable. This is a nonproject application.

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- 5) Proposed measures to reduce or control environmental health hazards, if any:  
Not applicable. This is a nonproject application.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
Not applicable. This is a nonproject application.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Not applicable. This is a nonproject application.  
Not applicable. This is a nonproject application.
- 3) Proposed measures to reduce or control noise impacts, if any:  
Not applicable. This is a nonproject application.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.  
The land is currently undeveloped development property. No current land uses will be affected by this Comp Plan and Zone Change.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No, it has not.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.
- c. Describe any structures on the site.  
None
- d. Will any structures be demolished? If so, what?  
No
- e. What is the current zoning classification of the site?  
MF-10, MF-18, and BP
- f. What is the current comprehensive plan designation of the site?  
MF-10, MF-18, and BP
- g. If applicable, what is the current shoreline master program designation of the site?  
Not applicable. Land in question is not in Shorelines designation.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes. There is an area of wetland presence and severe erosion hazard on the property owned by the City of Camas. There are areas with potential for landslides on both the property owned by the City of Camas and the Mills Family. There are some areas of steep slopes on both the City of Camas and the Mills Family properties. See maps for descriptions.

We are not aware of any critical aquifer recharge areas, or frequently flooded areas, or any fish and wildlife habitat areas on either owner's properties.

i. Approximately how many people would reside or work in the completed project?

Not applicable. This is a nonproject application.

j. Approximately how many people would the completed project displace?

Not applicable. This is a nonproject application.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable. This is a nonproject application.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The purpose of this application for a Comp Plan and Zone Change Amendment / Correction is to make sure all land uses and plans are in concert with the Camas Comp Plan and Zoning Maps Ordinances and rules and in compliance with the City's intended goals.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No forest lands or agricultural lands of long-term significance are affected by this proposal.

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposed Comp Plan and Zoning changes would allow up to 734 units to be built. However the Applicants are proposing a cap on the total number of units at approximately 6 units per acre on the MF-10 land (210 units) and approximately 14 units per acre on the MF-18 Land (290 units) equaling a total possible number of units of 500 units. The owner envisions units to be designed for middle and high-end renters. There is a possibility that some units may half to be sold as condominiums or townhouses because of the high cost of development in the area.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None below the 234 units already eliminated in this application process.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable. This is a nonproject application.



**10. Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. This is a nonproject application.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable. This is a nonproject application.

c. Proposed measures to reduce or control aesthetic impacts, if

Not applicable. This is a nonproject application.

d. Proposed measures to reduce or control aesthetic impacts, if any

Not applicable. This is a nonproject application.

**11. Light and Glare** [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable. This is a nonproject application.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. This is a nonproject application.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable. This is a nonproject application.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. This is a nonproject application.

**12. Recreation** [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The use of Lacamas Lake. The trail systems around Lacamas Lake.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable. This is a nonproject application.

**13. Historic and cultural preservation** [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Yes. The Historic Leadbetter House is on Lacamas Lake just North of this site. It was previously owned by the Mills family and sold to the City as part of the negotiations over a master plan for the area.

 Three signature boxes, each containing initials and the letters 'DS' above them. The first box contains 'JM', the second 'MM', and the third 'KRL'.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None that we know of. This is a nonproject application. Any application for future development will have to investigate or address articles of cultural significance.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable. This is a nonproject application.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable. This is a nonproject application.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The main public street serving the property is Leadbetter Road. We are proposing access to Leadbetter Road for the Mills Family Properties from the to be built NE Fargo Street. See attached maps for descriptions

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The proposed NE Fargo Street at its intersection with Leadbetter Road will be approximately 2.5 miles from the C-tran Bus stop at the Camas City Hall. (6 minutes)

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable. This is a nonproject application.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes. The proposal asks for the approval to build NE Fargo Street at its intersection with the existing boat drop parking lot to be used as access to the Mills Family Property for development purposes. The Applicant is asking for the City to either pay one half of the costs of a private road or place NE Fargo Street on the 6 year Road plan for public roads and make the road eligible for public grants and bonding.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No. Not directly. In the future it is conceivable that residents of the proposed living units will make use of Grove Airfield.

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- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not Applicable. This is a nonproject application for a Comp Plan Change. These estimates will have to be made by a future developer who knows the unit types, actual number of units, and demographic of the residents.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. agricultural and forest products are rarely if ever transported on the adjacent roads.

- h. Proposed measures to reduce or control transportation impacts, if any:

Any such measures will have to be proposed by a developer of the project. This is a nonproject application.

**15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This is a nonproject application. In the long run, the result of approval of this proposal will result in an increased need for public services, but this increased need has already been planned for in the existing approved Comp Plan and Zoning. The net result of our proposal is a decreased need for all public services that have been planned for previously.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Any such measures will have to be proposed by a developer of the project. This is a nonproject application.

**16. Utilities** [\[help\]](#)

- a. There are no utilities currently available to the site. Sewer and Water lines are nearby in Leadbetter Road.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

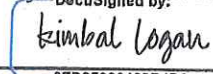
This is a nonproject application. Any utility proposals will have to come much later from any prospective builder or developer of any portion of the possible projects.





**C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:   
DocuSigned by: 0EB65988489B4B8...

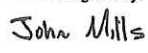
Name of signee Kimbal R. Logan Dated: 1/29/2020 | 9:58 PM PST

Position and Agency/Organization Authorized Agent for the Mills Family LLC

Accepted and approved:

The Mills Family LLC DocuSigned by:   
A667FDD6A37E427...

Michael Mills  
Its Member Dated 1/29/2020 | 11:37 PM PST

DocuSigned by:   
4BD602D182104B4...

By John Mills  
Its Member Dated: 1/30/2020 | 9:07 AM PST

Date Submitted: \_\_\_\_\_

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*No increase in the release of hazardous or toxic substances except as already approved in the existing Comp Plan and Zoning Ordinances. This proposal will actually decrease such approve discharges, emissions, storage, and releases.*

Proposed measures to avoid or reduce such increases are:

*No additional proposed measures except those that may be required from any future builder or developer of the planned for units.*

DS  DS  DS 

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

At the point of time the units planned in the proposed lands are built, . . . the plants, and animals living in the area will be displaced. Any requirements for mitigation or replace of such plants or animals will have to be imposed on the builder or developer at the time.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None at this time. Any requirements for mitigation or replace of such plants or animals will have to be imposed on the builder or developer at the time.

3. How would the proposal be likely to deplete energy or natural resources?

It is too early to tell at this point in time. The rapidly changing world of renewable resources, solar panels, electric cars, and people biking to work are a few examples of how hard it will be to plan on energy needs or uses in the future.

Proposed measures to protect or conserve energy and natural resources are:

None at this point in time. Any requirements for mitigation or energy conservation will have to be negotiated with and imposed on the builder and or developer of the project or projects that apply for building permits in the future.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

One of the reasons that the plan for the sale of the land to the City of Camas and the resulting need for the application for this Comp Plan Change and Zone Change, was to protect for the future as much land as possible along the Lacamas Lake North shoreline, including the Leadbetter House and Pomaria House Properties plus as much of the scenic and beautiful upper lands, caldera, bluffs, and cedar forest area as possible without destroying the Mills Family goals for getting a return on the private properties they have held for many years as an important family asset. The low-density zoning requests originally accepted and now being asked to be marginally increased were knowingly accepted as a way to enhance the beauty and livability of the long term investment in units by developers and builders.

By proposing and arranging the sale to the City of the 33 acre Mills Public Lands ( Parcel 4 – see maps) the Mills family has already made great strides in protecting the forests, sensitive habitats, caldera, white oak forests and scenic viewpoints that are now under City ownership. The design of the remainder private lands zoning and units caps will require the builder developers to use the excess land in their projects to keep more trees, have walking trails, and protect views so that this development should be a model of environmentally sensitive development. The Mills believe the proposed style of higher quality and lower density development will bring value beyond the value found in adding more and more units to the same size parcels land.

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Proposed measures to protect such resources or to avoid or reduce impacts are:

See above.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is in strict conformance with all currently planned land and shoreline uses. Fees from hookups and systems development charges will enable the City to complete their capital facilities planning as planned and in addition, enable the Camas School District to get repaid much of the money it expended in the extending the water line in Leadbetter Road.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposal drastically limits the number of units to be built below the zoning allowance. The Developer will have to agree to the closure of Ne Fargo Street as an access to Leadbetter Road at the point of time in the future when public roads have been completed giving access to the Mills Family's Property from the North or East. Except for the driving of cars along Leadbetter Road from the Gun Club Property to the East and Camas, there will be little impact on the shoreline except for the public use of the planned trail, parks, and public facilities along the North Shore of Lacamas lake.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The number of Units proposed in this application is less than the aggregate number of units previously planned for and approved to be built under the Comp Plan in place today. The net effect of this proposal will actually decrease the demands on transportation and public services and utilities, from those demand and services that have already been planned for.

Proposed measures to reduce or respond to such demand(s) are:

We propose acceptance of our application as a great way to reduce and respond to those demands.

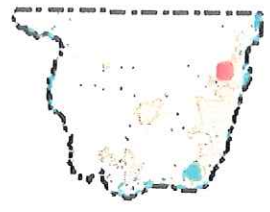
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

To the best of our knowledge this proposal does not conflict with any local, state, or federal laws or requirements for protection of the environment.





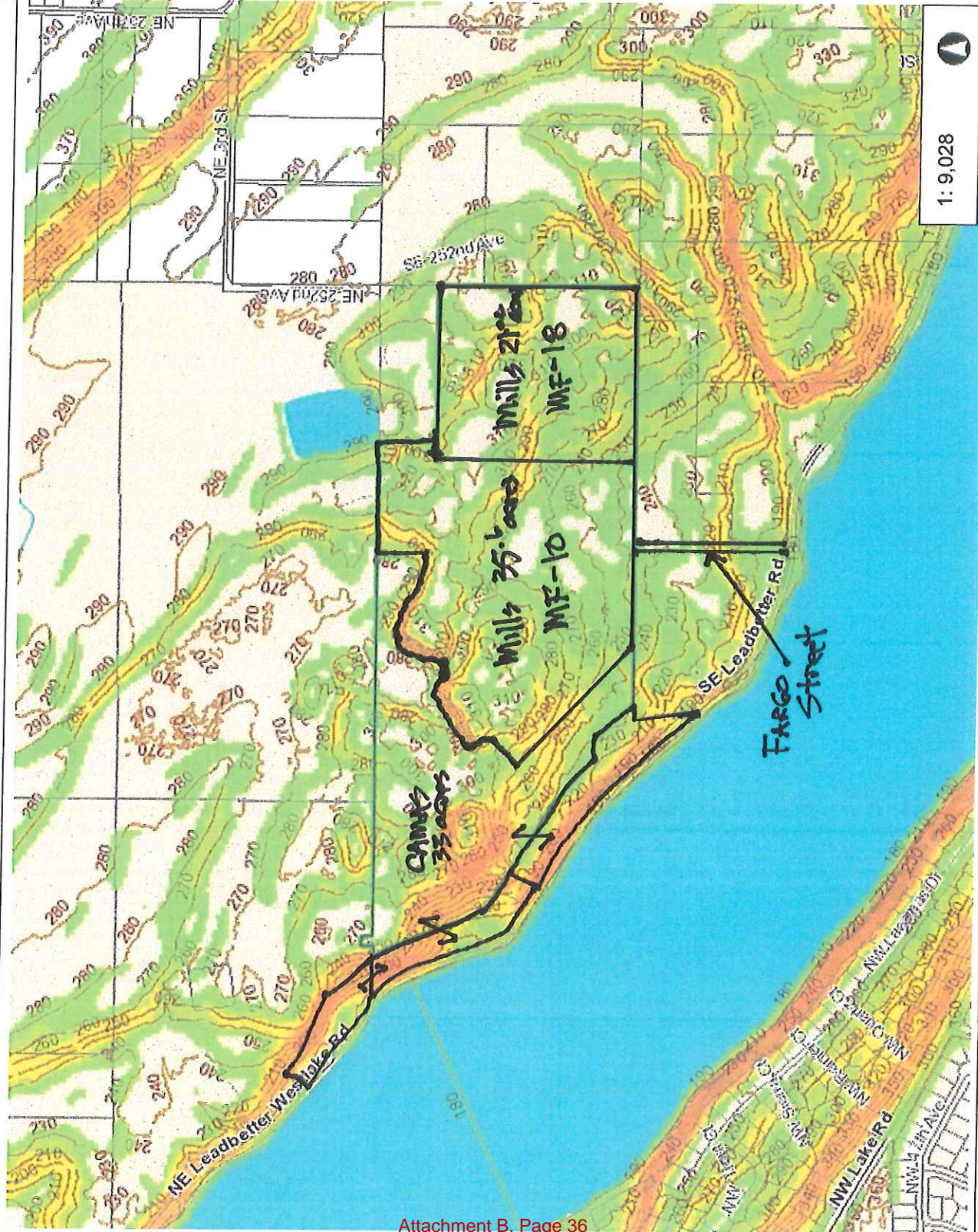
# Mills / Camas Topographical Map



## Legend

- Taxlots
- Contour Lines - 10 ft
- Slopes**
  - less than 5 Percent
  - 5-10 Percent
  - 10-15 Percent
  - 15-25 Percent
  - 25-40 Percent
  - 40 - 100 Percent
- All Roads**
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

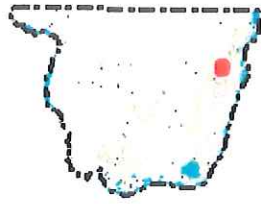


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# Mills / Camas Wetland Presence - Landslide Hazard areas

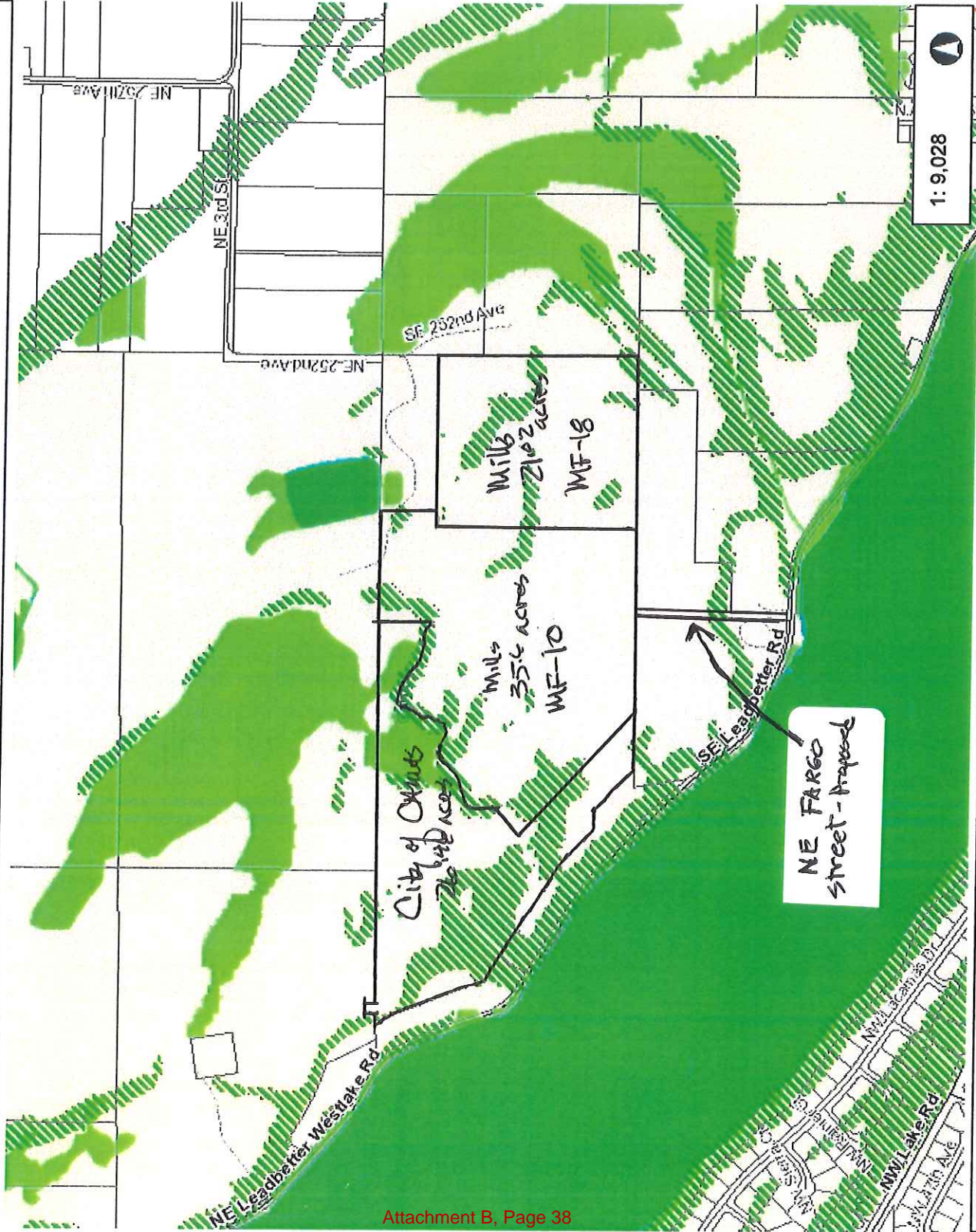


**Legend**

- Taxlots
- Landslide Hazard Areas - Cor
- Areas of Historic or Active Landslides
- Slopes > 15%
- Slopes > 25%
- Wetlands Presence - Component
- All Roads
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

DS SM  
 DS MM  
 DS KRL



1: 9,028

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