

RESOLUTION NO. 25-002

A RESOLUTION of the City Council of the City of Camas, Washington relating to the Agreed Order and Remedial Investigation Work Plan development process by and between the Department of Ecology and Georgia Pacific Consumer Operations.

WHEREAS, the City of Camas (City) has been closely following the Agreed Order and Remedial Investigation Work Plan development process between the Department of Ecology (Ecology) and Georgia Pacific Consumer Operations, LLP (GP); and

WHEREAS, the City understands the clean-up process is a legally binding order between Ecology and GP that is outside of the City's direct control and will likely take decades to come to fruition; and

WHEREAS, the City nonetheless remains invested in the process and desires the best possible outcome for the Camas community; and

WHEREAS, the City deeply values the role the GP Camas Mill has played in our history and recognizes its continued significance as an economic driver; and

WHEREAS, the City is mindful that as we look to the future it is also critical that we take steps today to secure the broadest range of possibilities for this key property, which occupies approximately 660 acres in the heart of the City of Camas, roughly 7% of the City's current total land area; and

WHEREAS, much of the surrounding property to the GP Camas Mill site is residential and includes mixed-use and commercial property and parks, is one of the primary gateways into the City, is immediately adjacent to our historic and vibrant downtown and further is also located on the shores of the Washougal and Columbia Rivers; and

WHEREAS, given the site's legacy and its importance to our community, it is imperative to ensure the cleanup efforts are fully protective of human health and the environment and preserve future private and public redevelopment options including the flexibility needed to

support a broad range of future uses from residential and commercial development to natural and recreational spaces; and

WHEREAS, per the City's Comprehensive Plan and Zoning map, the site is currently zoned "Heavy Industrial," which supports industrial uses such as GPs current operations but also includes a wide range of Commercial and recreational uses which, for example, would currently allow new retail amenities, restaurants, medical clinics, professional offices, schools, and recreational amenities including parks, trails, libraries, and museums, among others; and

WHEREAS, based on the City's understanding of Ecology's cleanup and decision-making process, we believe moving towards an unrestricted cleanup level would ultimately be warranted based not only on the current zoning but the desire to complement and enhance the surrounding community, provide for the greatest flexibility of uses in the future, and to safeguard public health and environmental quality; and

WHEREAS, by contrast, an "industrial cleanup" designation could significantly limit the site's future development potential and likely preclude residential or natural area uses, restricting the ability to adapt to changing community needs; and

WHEREAS, following city staff review of the current draft Work Plans for the site the City, by letter dated January 10, 2025 to the Department of Ecology, clearly indicated support for utilizing MTCA Method B for both soil and groundwater and noted other specific concerns associated with cleanup levels, all of which the Council supports by means to preserve the ability for both GP and the City to establish a future vision for the site to support diverse and innovative redevelopment that benefits our local community and the wider region as well as being supportive of the goals and guidelines of the Shoreline Management Act; and

WHEREAS, the City understands the defined Cleanup Process through the State is complicated and will take many years, if not decades, to complete, especially on an active, profitable business site that GP intends to continue operating into the foreseeable future, with the process by necessity including the input of our community and other critical stakeholders including indigenous peoples, such as the Yakama Nation; and

WHEREAS, acknowledging that there are many in the community following the process and as such the City will continue to stay informed and fully participate in the public participation plans otherwise mandated as Ecology and GP pursue final resolution of these important matters, with the anticipation that Ecology will look directly to the City as the authority concerning Comprehensive Planning and Zoning designations, as well as the local agency having concurrent jurisdiction over water resources, including drinking water, stormwater, shorelines, and other environmental resources within the City limits; and

WHEREAS, the City remains committed to supporting Georgia Pacific and Ecology in this crucial endeavor through the years to come in acknowledgment of GP's continued operations which have been, and remain, an important part of the Camas community while at the same time providing necessary input to allow for the continued economic vitality of our city, ensuring the appropriate balancing of our community's aspirations for a vibrant and sustainable future;

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Camas as follows:

#### Section I

The City Council of the City of Camas hereby adopts the foregoing findings and conclusions as an expression of the ongoing commitment and support of the Agreed Order and

Remedial Investigation Work Plan development process between the Department of Ecology and Georgia Pacific Consumer Operations, LLP in furtherance of assuring that our city is engaged to the extent necessary to allow development of the GP Mill site consistent with the goals and uses of the City's adopted Comprehensive Plan and Zoning designations.

ADOPTED at a regular meeting of the Council of the City of Camas, this 18<sup>th</sup> day of February 2025.

SIGNED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney