

LeAnne M. Bremer, P.C.
leanne.bremer@millernash.com
360.619.7002 direct line

March 4, 2020

City of Camas
Community Development Department
616 NE Fourth Avenue
Camas, WA 98607

Subject: Application for Amendment to Rezone Agreement

To the Community Development Department:

According to an email I received from Robert Maul on December 19, 2019 on the contents of this application, I am submitting the following for processing the amendment to the Rezone Agreement:

1. Application form signed by the owners, Kates Heath, LLC and the MacDonald Trust;
2. Copy of the Covenant Rezone Agreement that the owners request to be clarified;
3. Proposed draft amendment;
4. Map of the properties; and
5. Check for \$862.

Narrative

The Concomitant Rezone Agreement applies to approximately 52 gross acres of land on three tax parcels. Since the parties entered into the agreement, approximately 5 gross acres have been developed for a mini-storage as allowed under the agreement, on Tax Parcel 125195-000. Only 9 developable acres can be developed of the remaining 47 acres.

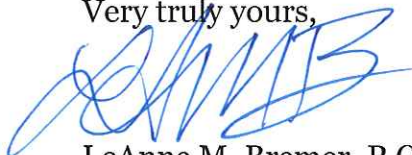
City of Camas
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The Concomitant Rezone Agreement sought to confirm the permitted uses on the subject property by reference to the LI zone but only included a list of uses that were not permitted. The applicants seek clarification that the remaining acres under the agreement can be developed under the LI zone.

The City has already made the legislative and policy decision that this property should be zoned LI. Accordingly, the applicants seek an amendment that all LI uses are allowed on the property except additional mini-storage uses.

Please process this application at your earliest opportunity. Thank you.

Very truly yours,



LeAnne M. Bremer, P.C.

cc: David Lugliani

Additional Property Owner:

Daniel P. MacKay and William A. Mackay, as Co-Trustees of the Donald G. MacKay Remainder Trust

Daniel P. Mackay T

By: Daniel P. MacKay

Title: Trustee

Date: 2/20/2020

See attached

By: William A. MacKay

Title: Trustee

Date: _____

Additional Property Owner:

Daniel P. MacKay and William A. Mackay, as Co-Trustees of the Donald G. MacKay Remainder Trust

Daniel P. MacKay T

By: Daniel P. MacKay

Title: Trustee

Date: 2/20/2020

William A. MacKay T

By: William A. MacKay

Title: Trustee

Date: 02/22/2020

4661127 COV

RecFee - \$77.00 Pages: 16 - LANDERHOLM MEMOVICH ETAL
Clark County, WA 04/30/2010 08:21



Return Recorded Instrument to:

Randall B. Printz
Landerholm, Memovich,
Lansverk & Whitesides, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Document Title(s) (or transactions contained therein):

Covenant Rezone Agreement

Reference Number(s) or Documents assigned or released:

Additional reference numbers on page ____ of document

Grantor(s) (Last name first, then first name and initials):

**MacDonald Clark County Living Trust, with Douglas B. MacDonald as Trustee
Donald G. MacKay Remainder Trust with Daniel P. Mackay and William A. Mackay as
Trustees**

Additional names on page ____ of document

Grantee(s) (Last name first, then first name and initials):

**MacDonald Clark County Living Trust, with Douglas B. MacDonald as Trustee
Donald G. MacKay Remainder Trust with Daniel P. Mackay and William A. Mackay as
Trustees**

Additional names on page ____ of document

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

SE ¼ of Section 32 and SW ¼ of Section 33, T2N, R3E

Additional legal is on page ____ of document

Assessor's Property Tax Parcel/Account Number:

177461-000, 125195-000

When Recorded, Return to.:

Randall B. Printz
Landerholm, Memovich, Lansverk
& Whitesides, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

ABOVE SPACE RESERVED FOR RECORDING INFORMATION

COVENANT REZONE AGREEMENT

RECITALS

WHEREAS, MacDonald Clark County Living Trust, with Douglas B. MacDonald as Trustee, owns an undivided one half interest in real property located in Clark County, Washington, north of NW 38th Street, also known as tax parcels 177461-000 and 125195-000, legally described in Exhibit "A", attached hereto; and

WHEREAS, Donald G. Mackay Remainder Trust with Daniel P. Mackay and William A. Mackay as Trustees, owns an undivided one half interest in the real property located in Clark County, Washington, north of NW 38th Street, also known as tax parcel 177461-000 and 125195-000, legally described in Exhibit "A", attached hereto; and

WHEREAS, collectively, the two property owners are referred to hereinafter as "Mackay/MacDonald"; and

WHEREAS, pursuant to Ordinance #2529, the City of Camas, hereafter "the City", rezoned property from LI/BP to LI, subject to the execution of a Concomitant Rezone Agreement limiting certain uses otherwise allowed in the LI zone; and

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WHEREAS, in satisfaction of the condition of Ordinance #2529, Mackay/MacDonald hereby executes this Concomitant Rezone Agreement;

NOW THEREFORE, based on the foregoing Recitals, the parties agree as follows:

Section 1 Agreement. This is a Concomitant Rezone Agreement and Covenant to the City from MacKay/ MacDonald. Mackay/MacDonald herein covenants and agrees on behalf of itself and all of its heirs, assigns and successors in interest into whose ownership the Property might pass, as follows:

Section 2 Conditions. This rezone agreement implements the conditions contained in Ordinance No. 2529, which is attached hereto and incorporated herein as Exhibit "B". The property zoned LI shall be subject to the following limitation on uses:

A. Use.

Below are limitations on uses within the proposed LI zone:

| Use | LI |
|---|---|
| Appliance Sales and Service | Conditional Use |
| Auto Repair (garage) | Permitted (up to 5,000 SF specialty auto repair only with no outdoor storage) |
| Auto Sales | Permitted |
| Boat Building | Conditional Use |
| Boat Sales | Permitted |
| Bowling Alley | Not Permitted |
| Cemetery | Not Permitted |
| High-Tech Industry | Not Permitted |
| Recreation Vehicle Park | Not Permitted |
| College/University | Permitted |
| Elementary School | Permitted |
| Junior and Senior High School | Permitted |
| Private, public or parochial school | Permitted |
| Mini Storage | Permitted, (no more than 4 acres of area provided that for a period not to exceed 10 years, rv, boats, truck & storage may be allowed w/site plan approval and appropriate screening and buffering) |
| Manufactured home sales lot | Not Permitted |
| Taverns | Not Permitted |
| Truck Terminals | Not Permitted |
| Nursing homes | Permitted |
| Residence accessory and connected with a business | Permitted |

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| | |
|---|---------------|
| Automobile service station | Not Permitted |
| Bus station | Not Permitted |
| Department store | Not Permitted |
| Gas/fuel station | Not Permitted |
| Gas/fuel station with mini market | Not Permitted |
| Grocery, large scale | Not Permitted |
| Grocery, small scale | Not Permitted |
| Grocery, neighborhood scale SPECIALTY GROCER | Permitted |
| Hotel, motel | Not Permitted |
| Laundry (self-serve) | Not Permitted |
| Newspaper printing plant | Not Permitted |
| Pawnshop | Not Permitted |
| Pet shops | Not Permitted |
| Sand, soil, gravel sales and storage | Not Permitted |
| Second-hand/consignment store | Not Permitted |
| Video rental store | Not Permitted |
| Mfg. of Cotton, wool, or other fibrous material | Not Permitted |
| Foundry | Not Permitted |
| Gravel pits/rock quarries | Not Permitted |
| Auditorium | Not Permitted |
| Community club | Not Permitted |
| Golf course/driving range | Not Permitted |
| Sports-fields | Not Permitted |
| Adult family home | Not Permitted |
| Bed and breakfast | Not Permitted |
| Boarding house | Not Permitted |
| Duplex or two-family dwelling | Not Permitted |
| Group Home | Not Permitted |
| Home Occupation | Not Permitted |
| Apartment | Not Permitted |

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Section 3 Remedies. This Covenant may be enforced by the City in any or all of the following ways at its option:

Section 3.1 By the City's refusal to issue either site plan review approval, building permits and/or occupancy permits in the case that this Agreement has not been fully observed in the construction, development and use of the real property by Mackay/MacDonald, or any of its successors in interest, or by the revocation of any such permits for the failure of Mackay/MacDonald, or its successors to observe any of the provisions of this Agreement made pursuant thereto, but said revocation may only occur after a hearing by the City Council, or the City Land Use Hearing Examiner for which notification shall comply with Camas Municipal Code Section 18.55.150 (Procedures - Public Notice for Type III applications).

Section 3.2 By bringing suit in Clark County Superior Court for injunction to cause specific performance of this Agreement or for other appropriate relief as may be deemed desirable by City;

Section 4 Binding. This Covenant shall remain in full force and effect until amended, modified or terminated by the action of the City of Camas in zoning proceedings appropriate for that purpose. Nothing in this Covenant shall be construed as limiting in any way the authority of the City of Camas, or its governmental successors, from approving amendments or modifications to this Covenant. It is expressly provided that this Covenant may be amended, modified or terminated with the approval of the City of Camas, or its governmental successors, and under no circumstances shall any approval by any other person or entity be required in order for Mackay/MacDonald to seek amendment, modification or termination of this Covenant in whole or in part.

Section 5 Filing. A copy of this Agreement will be filed with the Clark County Auditor in his recording department so as to appear as a covenant within the chain of title for the real property, as the sole and exclusive transfer of an interest from Mackay/MacDonald prior to the filing of this Covenant.

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Carol Montgomery

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: 9-20-13

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DONALD G. MACKAY REMAINDER TRUST

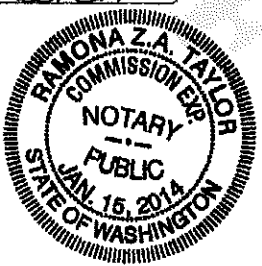
By: Daniel P. MacKay c-t
Daniel P. MacKay Co-Trustee
By: William A. MacKay PR Co-T
William A. MacKay, Co-Trustee

Date 03/01/10
Date 02/18/2010

STATE OF WASHINGTON)
) ss.
County of)

I certify that I know or have satisfactory evidence that Daniel P. MacKay signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Trustee of Donald G. MacKay Remainder Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 1, 2010.

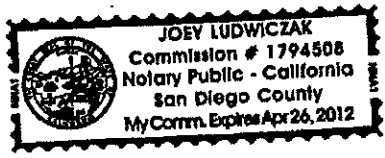


Ramona Z.A. Taylor
NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: 01-15-14

STATE OF CALIFORNIA)
) ss.
County of San Diego)

I certify that I know or have satisfactory evidence that William A. MacKay signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Trustee of Donald G. MacKay Remainder Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: FEB 18, 2010.



[Signature]
NOTARY PUBLIC for the State of Washington,
Residing in the County of SAN DIEGO CALIFORNIA
My Commission Expires: April 26, 2012

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LAND SURVEYORS
ENGINEERS

EXHIBIT "A"

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR MACKAY & MACDONALD
Proposed Tax Parcel 177461-000

August 20, 2009

A parcel of land situated in the Henry M. Knapp Donation Land Claim and in the Southeast quarter of Section 32 and the Southwest quarter of Section 33, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington described as follows:

BEGINNING at a point on the West line of the Southwest quarter of said Section 33 which bears North $01^{\circ} 11' 03''$ East a distance of 1043.26 feet from the Southwest corner thereof;

THENCE continuing North $01^{\circ} 11' 03''$ East a distance of 85.26 feet;

THENCE South $88^{\circ} 43' 25''$ East a distance of 1145.25 feet to the Westerly right-of-way line of NW Parker Street, being 55.00 feet from, when measured at right angles to the centerline thereof, said point also being on a non-tangent 1055.00 foot radius curve to the right;

THENCE along said right-of-way line around said 1055.00 foot radius curve to the right (the long chord of which bears North $12^{\circ} 33' 04''$ East a distance of 113.46 feet) a distance of 113.51 feet to a point on a 945.00 foot radius curve to the left;

THENCE around said 945.00 foot radius curve to the left (the long chord of which bears North $14^{\circ} 44' 19''$ East a distance of 29.52 feet) a distance of 29.52 feet;

THENCE North $76^{\circ} 09' 23''$ West along said right-of-way line a distance of 10.00 feet to a point 65.00 feet from, when measured at right angles to the centerline thereof, said point also being on a non-tangent 935.00 foot radius curve to the left;

THENCE continuing along said right-of-way around said 935.00 foot radius curve to the left (the long chord of which bears North $07^{\circ} 50' 05''$ East a distance of 195.76 feet) a distance of 196.12 feet to a point on the South line of Lot 2 of that Short Plat recorded in Book 3 of plats, Page 262, Clark County plat records;

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(CJM\ejm)

Page 1 of 3

THENCE along the South, West and North lines of said Lot 2 the following courses:

THENCE North $86^{\circ} 38' 30''$ West a distance of 49.67 feet to a point on a 425.00 foot radius curve to the left;

THENCE around said 425.00 foot radius curve to the left (the long chord of which bears South $86^{\circ} 10' 40''$ West a distance of 106.25 feet) a distance of 106.53 feet to a point on a 375.00 foot radius curve to the right;

THENCE around said 375.00 foot radius curve to the right (the long chord of which bears South $86^{\circ} 10' 40''$ West a distance of 93.75 feet) a distance of 94.00 feet;

THENCE North $86^{\circ} 38' 30''$ West a distance of 234.22 feet;

THENCE North $01^{\circ} 14' 32''$ East a distance of 300.22 feet;

THENCE South $79^{\circ} 18' 23''$ East a distance of 303.72 feet;

THENCE North $85^{\circ} 11' 38''$ East a distance of 184.39 feet to a point on the West right-of-way line of said NW Parker Street, being 65.00 feet from, when measured at right angles to the centerline thereof;

THENCE North $01^{\circ} 14' 32''$ East along said right-of-way line a distance of 76.99 feet;

THENCE South $88^{\circ} 45' 28''$ East along said right-of-way line a distance of 25.00 feet, to a point being 40.00 feet from, when measured at right angles to the centerline thereof;

THENCE North $01^{\circ} 14' 32''$ East along said right-of-way line a distance of 45.49 feet to a point 780.00 feet South of, when measured at right angles to the North line of Government Lot 2 of said Section 33;

THENCE North $89^{\circ} 05' 01''$ West, parallel with said North line, a distance of 1213.96 feet to a point 780.00 feet South of, when measured at right angles to the North line of Government Lot 1 of said Section 32;

THENCE North 88° 23' 30" West, parallel with said North line, a distance of 1316.66 feet to the West line of said Government Lot 1;

THENCE South 01° 14' 55" West along said West line a distance of 535.20 feet to the Southwest corner thereof;

THENCE South 88° 34' 07" East along the South line of said Government Lot 1 a distance of 387.60 feet to the West line of the Henry M. Knapp Donation Land Claim;

THENCE South 01° 02' 10" West along said West line a distance of 270.58 feet to a point which bears North 88° 42' 51" West from the POINT OF BEGINNING;

THENCE South 88° 42' 51" East a distance of 930.00 feet to the POINT OF BEGINNING.

Containing approximately 38.35 acres, more or less.



LEGAL DESCRIPTION FOR MACKAY & MACDONALD
Adjusted Tax Parcel 125195-000

August 20, 2009

A parcel of land situated in the Henry M. Knapp Donation Land Claim and in the Southeast quarter of Section 32, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington described as follows:

BEGINNING at a point on the East line of the Southeast quarter of said Section 32 which bears North 01° 11' 03" East a distance of 1043.26 feet from the Southeast corner thereof;

THENCE North 88° 42' 51" West a distance of 930.00 feet to the West line of the Henry M. Knapp Donation Land Claim;

THENCE South 01° 02' 10" West along said West line a distance of 1013.27 feet to a point on the North right-of-way line of NW 38th Avenue, said point being 30.00 feet from, when measured at right angles to, the centerline thereof;

THENCE South 88° 42' 51" East along said right-of-way line a distance of 927.38 feet to the East line of said Southeast quarter of said section 32;

THENCE North 01° 11' 03" East along said East line a distance of 1013.26 feet to the POINT OF BEGINNING.

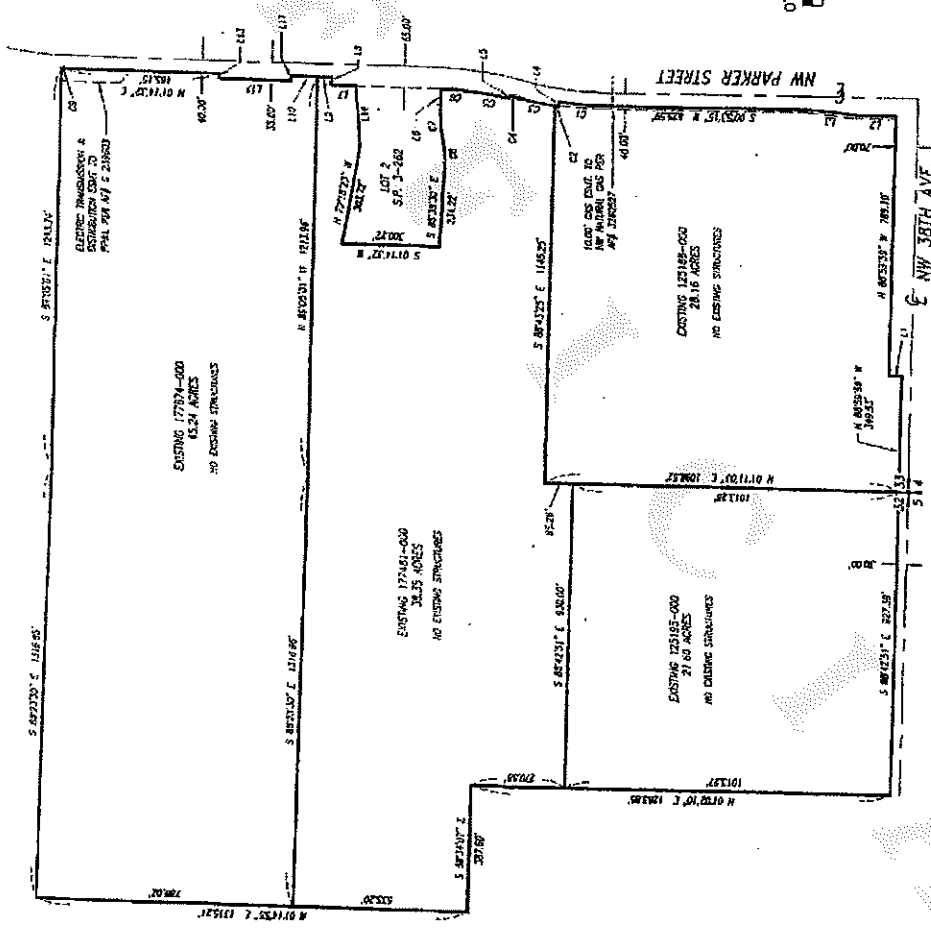
Containing approximately 21.60 acres, more or less.



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(CJM/cjm)

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FINAL PARCEL CONFIGURATION



| LOT | AREA | ACRES | CHORD LENGTH |
|-----|-------|-------|--------------|
| 1 | 65.24 | 1.50 | 11.00 |
| 2 | 21.60 | 0.50 | 11.00 |
| 3 | 28.16 | 0.65 | 11.00 |
| 4 | 24.78 | 0.57 | 11.00 |
| 5 | 21.60 | 0.50 | 11.00 |
| 6 | 28.16 | 0.65 | 11.00 |
| 7 | 24.78 | 0.57 | 11.00 |
| 8 | 21.60 | 0.50 | 11.00 |
| 9 | 28.16 | 0.65 | 11.00 |
| 10 | 24.78 | 0.57 | 11.00 |
| 11 | 21.60 | 0.50 | 11.00 |
| 12 | 28.16 | 0.65 | 11.00 |
| 13 | 24.78 | 0.57 | 11.00 |
| 14 | 21.60 | 0.50 | 11.00 |
| 15 | 28.16 | 0.65 | 11.00 |
| 16 | 24.78 | 0.57 | 11.00 |
| 17 | 21.60 | 0.50 | 11.00 |
| 18 | 28.16 | 0.65 | 11.00 |
| 19 | 24.78 | 0.57 | 11.00 |
| 20 | 21.60 | 0.50 | 11.00 |
| 21 | 28.16 | 0.65 | 11.00 |
| 22 | 24.78 | 0.57 | 11.00 |
| 23 | 21.60 | 0.50 | 11.00 |
| 24 | 28.16 | 0.65 | 11.00 |
| 25 | 24.78 | 0.57 | 11.00 |
| 26 | 21.60 | 0.50 | 11.00 |
| 27 | 28.16 | 0.65 | 11.00 |
| 28 | 24.78 | 0.57 | 11.00 |
| 29 | 21.60 | 0.50 | 11.00 |
| 30 | 28.16 | 0.65 | 11.00 |
| 31 | 24.78 | 0.57 | 11.00 |
| 32 | 21.60 | 0.50 | 11.00 |
| 33 | 28.16 | 0.65 | 11.00 |
| 34 | 24.78 | 0.57 | 11.00 |
| 35 | 21.60 | 0.50 | 11.00 |
| 36 | 28.16 | 0.65 | 11.00 |
| 37 | 24.78 | 0.57 | 11.00 |
| 38 | 21.60 | 0.50 | 11.00 |
| 39 | 28.16 | 0.65 | 11.00 |
| 40 | 24.78 | 0.57 | 11.00 |
| 41 | 21.60 | 0.50 | 11.00 |
| 42 | 28.16 | 0.65 | 11.00 |
| 43 | 24.78 | 0.57 | 11.00 |
| 44 | 21.60 | 0.50 | 11.00 |
| 45 | 28.16 | 0.65 | 11.00 |
| 46 | 24.78 | 0.57 | 11.00 |
| 47 | 21.60 | 0.50 | 11.00 |
| 48 | 28.16 | 0.65 | 11.00 |
| 49 | 24.78 | 0.57 | 11.00 |
| 50 | 21.60 | 0.50 | 11.00 |
| 51 | 28.16 | 0.65 | 11.00 |
| 52 | 24.78 | 0.57 | 11.00 |
| 53 | 21.60 | 0.50 | 11.00 |
| 54 | 28.16 | 0.65 | 11.00 |
| 55 | 24.78 | 0.57 | 11.00 |
| 56 | 21.60 | 0.50 | 11.00 |
| 57 | 28.16 | 0.65 | 11.00 |
| 58 | 24.78 | 0.57 | 11.00 |
| 59 | 21.60 | 0.50 | 11.00 |
| 60 | 28.16 | 0.65 | 11.00 |
| 61 | 24.78 | 0.57 | 11.00 |
| 62 | 21.60 | 0.50 | 11.00 |
| 63 | 28.16 | 0.65 | 11.00 |
| 64 | 24.78 | 0.57 | 11.00 |
| 65 | 21.60 | 0.50 | 11.00 |
| 66 | 28.16 | 0.65 | 11.00 |
| 67 | 24.78 | 0.57 | 11.00 |
| 68 | 21.60 | 0.50 | 11.00 |
| 69 | 28.16 | 0.65 | 11.00 |
| 70 | 24.78 | 0.57 | 11.00 |
| 71 | 21.60 | 0.50 | 11.00 |
| 72 | 28.16 | 0.65 | 11.00 |
| 73 | 24.78 | 0.57 | 11.00 |
| 74 | 21.60 | 0.50 | 11.00 |
| 75 | 28.16 | 0.65 | 11.00 |
| 76 | 24.78 | 0.57 | 11.00 |
| 77 | 21.60 | 0.50 | 11.00 |
| 78 | 28.16 | 0.65 | 11.00 |
| 79 | 24.78 | 0.57 | 11.00 |
| 80 | 21.60 | 0.50 | 11.00 |
| 81 | 28.16 | 0.65 | 11.00 |
| 82 | 24.78 | 0.57 | 11.00 |
| 83 | 21.60 | 0.50 | 11.00 |
| 84 | 28.16 | 0.65 | 11.00 |
| 85 | 24.78 | 0.57 | 11.00 |
| 86 | 21.60 | 0.50 | 11.00 |
| 87 | 28.16 | 0.65 | 11.00 |
| 88 | 24.78 | 0.57 | 11.00 |
| 89 | 21.60 | 0.50 | 11.00 |
| 90 | 28.16 | 0.65 | 11.00 |
| 91 | 24.78 | 0.57 | 11.00 |
| 92 | 21.60 | 0.50 | 11.00 |
| 93 | 28.16 | 0.65 | 11.00 |
| 94 | 24.78 | 0.57 | 11.00 |
| 95 | 21.60 | 0.50 | 11.00 |
| 96 | 28.16 | 0.65 | 11.00 |
| 97 | 24.78 | 0.57 | 11.00 |
| 98 | 21.60 | 0.50 | 11.00 |
| 99 | 28.16 | 0.65 | 11.00 |
| 100 | 24.78 | 0.57 | 11.00 |

| LOT | AREA | ACRES | CHORD LENGTH |
|-----|-------|-------|--------------|
| 101 | 21.60 | 0.50 | 11.00 |
| 102 | 28.16 | 0.65 | 11.00 |
| 103 | 24.78 | 0.57 | 11.00 |
| 104 | 21.60 | 0.50 | 11.00 |
| 105 | 28.16 | 0.65 | 11.00 |
| 106 | 24.78 | 0.57 | 11.00 |
| 107 | 21.60 | 0.50 | 11.00 |
| 108 | 28.16 | 0.65 | 11.00 |
| 109 | 24.78 | 0.57 | 11.00 |
| 110 | 21.60 | 0.50 | 11.00 |
| 111 | 28.16 | 0.65 | 11.00 |
| 112 | 24.78 | 0.57 | 11.00 |
| 113 | 21.60 | 0.50 | 11.00 |
| 114 | 28.16 | 0.65 | 11.00 |
| 115 | 24.78 | 0.57 | 11.00 |
| 116 | 21.60 | 0.50 | 11.00 |
| 117 | 28.16 | 0.65 | 11.00 |
| 118 | 24.78 | 0.57 | 11.00 |
| 119 | 21.60 | 0.50 | 11.00 |
| 120 | 28.16 | 0.65 | 11.00 |
| 121 | 24.78 | 0.57 | 11.00 |
| 122 | 21.60 | 0.50 | 11.00 |
| 123 | 28.16 | 0.65 | 11.00 |
| 124 | 24.78 | 0.57 | 11.00 |
| 125 | 21.60 | 0.50 | 11.00 |
| 126 | 28.16 | 0.65 | 11.00 |
| 127 | 24.78 | 0.57 | 11.00 |
| 128 | 21.60 | 0.50 | 11.00 |
| 129 | 28.16 | 0.65 | 11.00 |
| 130 | 24.78 | 0.57 | 11.00 |



AN ORDINANCE adopting revisions to the Comprehensive Land Use Map of the City of Camas and to the Zoning Map of the City of Camas.

WHEREAS, the City of Camas has heretofore adopted a Comprehensive Plan and Comprehensive Land Use Map as required by the provisions of RCW 36.70A, Revised Code of Washington, the Growth Management Act, and

WHEREAS, under Chapter 36.70A, Revised Code of Washington, the City is required annually to consider amendments to the land use element of the Comprehensive Plan and associated rezones, and

WHEREAS, the Planning Commission has conducted a public hearing on the requests for revisions submitted to the City, and has forwarded its recommendation to the City Council, and

WHEREAS, the City Council has conducted a public hearing on the requests for revisions,

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section 1

Application CPA08-01 concerns approximately 172.17 acres located west of NW Parker and north and south of NW 38th Avenue. The applicant seeks a Comprehensive Plan amendment and rezone from a current plan designation of Light Industrial Business Park and associated zone of LI/BP, to a Plan designation of Commercial and associated zone of Regional Commercial (RC) on 109.5 acres for that portion lying south of NW 38th. The applicant further requests a Comprehensive Plan amendment and rezone from a current plan designation of Light Industrial Business Park and associated zone of LI/BP, to a Plan designation of Industrial and associated zone of LI for that portion lying north of NW 38th together with a concomitant agreement limiting specific uses within the LI zone. The City Council hereby adopts the recommendation of the Planning Commission, and the Community Development Director is hereby directed to amend the Comprehensive Land Use Map for the City of Camas to designate said property lying south of 38th Avenue as Commercial and said property which lies north of 38th Avenue as Industrial. The Community Development Director is further directed to amend the Zoning Map of the City of Camas to designate said property which lies south of NW 38th as Regional (RC)

and said property which lies north of NW 38th as Light Industrial. The rezone of the property which lies North of NW 38th as Light Industrial shall not be effective until such time as the applicant and the City have entered into a concomitant agreement limiting specific uses consistent with the Planning Commission recommendations. Said agreement must be entered into prior to any development within said LI zone.

Section II

Application CPA08-03 concerns approximately 5.42 acres located at County Assessor at 3913 NE Ingle Road in the vicinity of Green Mountain. The Planning Commission reconsidered the Comprehensive Plan Designation of Commercial established under the Green Mountain Annexation earlier in 2008. The Planning Commission recommended that the land be designated Single Family-Low, based upon the existing historic house and use of the property. The City Council hereby adopts the recommendation of the Planning Commission, and the Community Development Director is directed to amend the Comprehensive Land Use Map for the City of Camas to designate the land as Single Family-Low. Zoning will be established through a separate ordinance upon the lifting of an existing moratorium.

III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this 15th day of December, 2008.

SIGNED:

Paul D. [Signature]
Mayor

ATTEST:



[Signature]
Clerk

APPROVED as to form:

[Signature]
City Attorney

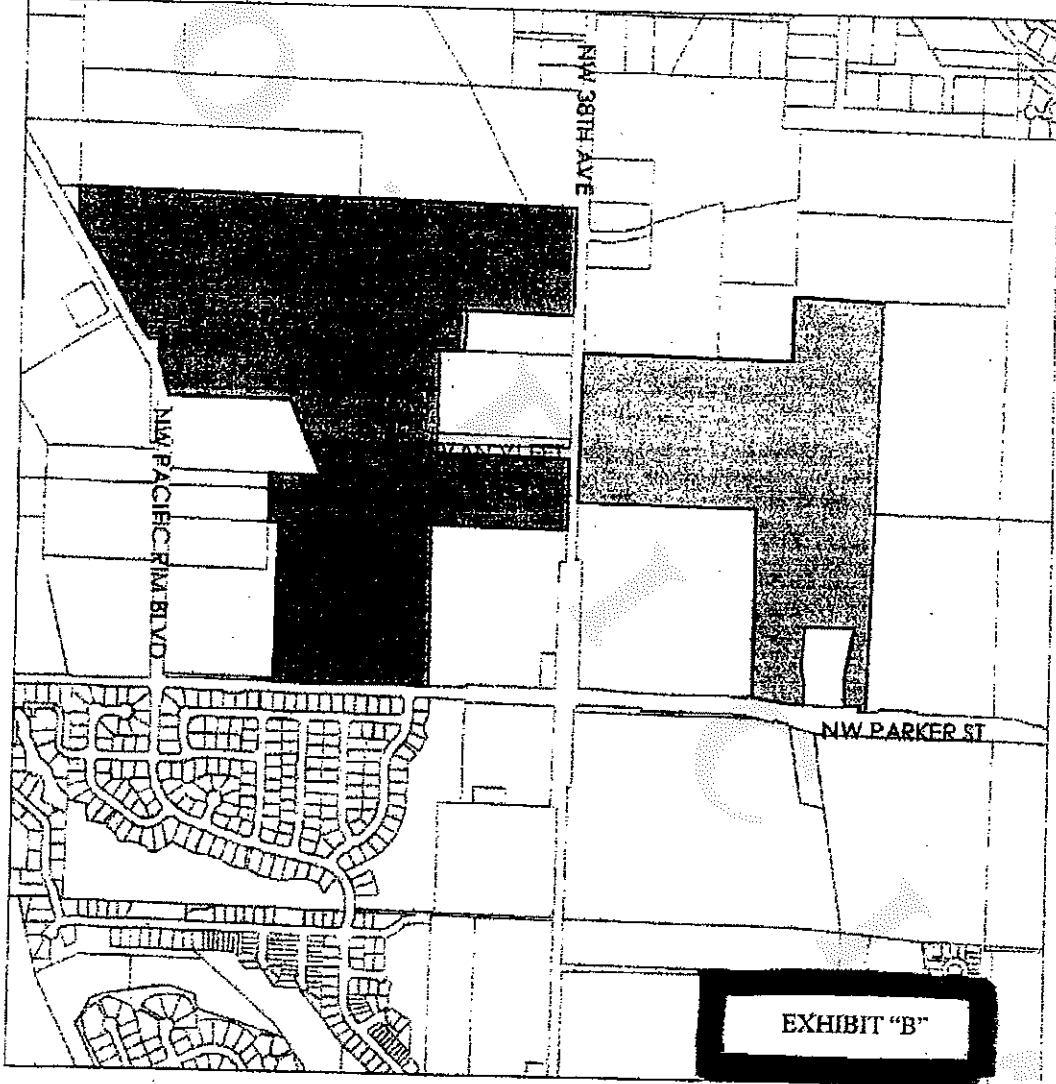
Proposed Zoning Map

Legend:

-  = LI/BP to LI
-  = LI/BP to RC



Prepared by
E. D. Howe & Company, LLC
10/3/2008



**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

LeAnne M. Bremer
Miller Nash Graham & Dunn, LLP
500 Broadway, Suite 400
P.O. Box 694
Vancouver, Washington 98666

Grantor : Daniel P. MacKay and William A. Mackay, as Co-Trustees of the Donald G. MacKay Remainder Trust; Kates Heath, LLC
Grantee : City of Camas, Washington
Abbreviated Legal : SE ¼ Section 32 and SW ¼ of Section 33, T2N, R3E
Assessor's Tax Parcel Nos.: 986028-434; 986028-435
Prior Excise Tax No. : NA
Other Reference No. : AFN 4661127

AMENDMENT TO COVENANT REZONE AGREEMENT

THIS AMENDMENT TO COVENANT REZONE AGREEMENT is made this _____ day of _____, 2020, by Daniel P. MacKay and William A. Mackay, as Co-Trustees of the Donald G. MacKay Remainder Trust, and Kates Heath, LLC, as owners ("Owners") and the City of Camas, Washington.

RECITALS:

- A. Owners, and their predecessors, recorded the Covenant Rezone Agreement on April 30, 2010, under Clark County Auditor's File No. 4661127 ("Rezone Agreement") applicable to the property legally described in **Exhibit A**, attached and incorporated by reference ("Property").
- B. The Rezone Agreement implements the conditions contained in Ordinance No. 2529.
- C. One of the conditions of Ordinance No. 2529 limits the uses on the Property, which is in the LI zone.

D. Section 2.A. of the Rezone Agreement lists some Permitted and Not Permitted Uses applicable to the Property, but it is unclear if other uses permitted in the LI zone are allowed on the Property.

E. The Owners, or their predecessors, executed the Rezone Agreement nearly 10 years ago, and it applied to approximately 52 acres. Since then, a 4.75-acre parcel has approval for a storage facility, and the remaining approximate 47 acres contains 9 usable acres after taking into account land set aside for mitigation and critical areas.

F. Section 4 of the Rezone Agreement allows it to be modified by action of the City of Camas.

G. The parties desire to amend the Rezone Agreement to clarify the Permitted and Not Permitted Uses on the Property.

NOW, THEREFORE, Owners agree as follows:

1. Clarification of Permitted and Not Permitted Uses. The Permitted and Conditionally Permitted Uses are all of those uses allowed in the current LI zone listed in Table 18.07.030 of the Camas Municipal Code set forth in Exhibit B, attached and incorporated into the Rezone Agreement and this Amendment by reference except those uses listed in Exhibit C. The table in Exhibit B, less the use identified in Exhibit C, fully replaces the table in Section 2.A. of the Rezone Agreement except that any Permitted or Conditional Use in the table in Section 2.A will continue to be a Permitted Use or Conditional Use applicable to the Property, even if prohibited in the table in Exhibit B.
2. Ordinance No. 2529. The City of Camas agrees to take all necessary steps to amend Ordinance No. 2529, if necessary, to be consistent with this Amendment.
3. Amendatory. Except as otherwise amended by this Amendment, the Rezone Agreement remains in full force and effect.

Signatures on following page.

Daniel P. MacKay and William A. Mackay, as Co-Trustees of the Donald G. MacKay Remainder Trust

By: Daniel P. MacKay
Title: Trustee
Date: _____

By: William A. MacKay
Title: Trustee
Date: _____

State of Washington)
)
County of Clark)

ss.

On this ___ day of _____, 2020, before me personally appeared Daniel P. Mackay, to me known to be the Trustee of the Donald G. MacKay Remainder Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

Dated: _____, 2020,

Notary Public for _____

(Printed or Stamped Name of Notary)
Residing at _____
My appointment expires: _____

Kates Heath, LLC:

By: _____
Title: _____
Date: _____

State of Washington)
)
County of Clark)

ss.

On this ___ day of _____, 2020, before me personally appeared David Lugliani, to me known to be the Manager of Kates Heath, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

Dated: _____, 2020.

Notary Public for _____

(Printed or Stamped Name of Notary)

Residing at _____

My appointment expires: _____

City of Camas, Washington:

By: _____
Title: _____
Date: _____

State of Washington)
)
County of Clark)

ss.

On this ___ day of _____, 2020, before me personally appeared _____, to me known to be the _____ of the City of Camas, Washington that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

Dated: _____, 2020.

Notary Public for _____

(Printed or Stamped Name of Notary)

Residing at _____

My appointment expires: _____

Exhibit A to Amendment
Legal Description of Property

DRAFT

Exhibit B to Amendment
 Permitted and Conditionally Permitted Uses
 Table 18.07.030

18.07.030 - Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|----|----|----|-----------------|----|-----------------|----------------|-----------------|-----------------|
| Commercial Uses | | | | | | | | | |
| Animal kennel, commercial boarding ⁶ | X | X | X | P ¹¹ | X | P ₁₁ | X | P ₁₁ | P ₁₁ |
| Animal shelter ⁶ | X | X | X | C | X | C | X | C | P |
| Antique shop ⁶ | P | P | P | P | P | C | X | X | P |
| Appliance sales and service ⁶ | X | P | P | P | P | P | X | C | P |
| Automobile repair (garage) ⁶ | X | P | C | P | X | P | X | P | P |
| Automobile sales, new or used ⁶ | X | P | X | P | X | P | X | P | P |
| Automobile service station ⁶ | X | P | C | P | X | P | X | P | P |
| Automobile wrecking ⁶ | X | X | X | X | X | X | X | X | C |
| Bakery (wholesale) ⁶ | X | X | X | P | X | P | P ⁵ | P | P |
| Bakery (retail) ⁶ | P | P | P | P | P | P | P ⁵ | P | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|----|----|----|----|----|----|----------------|----|----|
| Banks, savings and loan | X | P | P | P | P | P | P ⁵ | P | P |
| Barber and beauty shops ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Boat building ⁶ | X | X | X | C | X | C | X | C | P |
| Boat repair and sales ⁶ | X | P | X | P | X | P | X | P | P |
| Book store ⁶ | C | P | P | P | P | P | P ⁵ | P | P |
| Bowling alley/billiards ⁶ | X | P | X | P | P | P | X | P | P |
| Building, hardware and garden supply store ⁶ | X | P | C | P | P | P | X | P | P |
| Bus station ⁶ | X | C | C | P | C | P | X | P | P |
| Cabinet and carpentry shop ⁶ | X | P | C | P | C | P | P ⁵ | P | P |
| Candy; confectionery store ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Cemetery ⁶ | X | X | X | C | X | X | X | C | P |
| Clothing store ⁶ | C | P | P | P | P | P | X | P | P |
| Coffee shop, cafe ⁶ or kiosk | P | P | P | P | P | P | P ⁵ | P | P |
| Convention center ⁶ | X | P | X | C | C | P | P | C | X |
| Day care center ⁶ | C | P | P | C | P | C | P ⁵ | C | C |
| Day care, adult | P | P | P | P | P | P | P | P | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|----|----|----|----|----|----|----------------|----|----|
| Day care, family home ⁶ | P | P | P | P | P | X | P ⁵ | P | X |
| Day care, mini-center ⁶ | P | P | P | P | P | P | P ⁵ | P | X |
| Delicatessen (deli) ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Department store ⁶ | X | P | C | P | P | P | X | P | X |
| Electric vehicle battery charging station and rapid charging stations | P | P | P | P | P | P | P | P | P |
| Equipment rental ⁶ | C | P | C | C | C | P | P ⁵ | P | P |
| Event center | X | P | C | P | C | P | P | P | P |
| Feed store ⁶ | X | X | X | P | X | C | X | P | P |
| Fitness center/sports club ⁶ | X | P | P | P | P | P | P ⁵ | P | P |
| Florist shop ⁶ | P | P | P | P | P | P | P ⁵ | P | X |
| Food cart/food truck/ food delivery business ⁶ | C | P | C | P | C | P | C | P | X |
| Furniture repair; upholstery ⁶ | X | P | C | P | P | P | X | P | P |
| Furniture store ⁶ | X | P | C | P | P | P | X | P | X |
| Funeral home ⁶ | X | P | C | P | P | X | X | X | X |
| Gas/fuel station ⁶ | X | P | C | P | X | P | X | P | P |
| Gas/fuel station with mini market ⁶ | X | P | C | P | X | P | X | P | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|----|----|----|----|----|----------------|----------------|----|----|
| Grocery, large scale ⁶ | X | P | C | P | P | C ⁸ | X | P | P |
| Grocery, small scale ⁶ | P | P | C | P | P | P | X | P | P |
| Grocery, neighborhood scale ⁶ | P | P | P | P | P | P | P ⁵ | P | X |
| Hospital, emergency care ⁶ | X | C | P | P | P | P | X | P | X |
| Hotel, motel ⁶ | X | C | C | P | P | P | X | P | X |
| Household appliance repair ⁶ | X | P | C | P | P | P | X | P | P |
| Industrial supplies store ⁶ | X | P | X | C | C | C | X | C | P |
| Laundry/dry cleaning (industrial) | X | X | X | P | X | X | X | P | P |
| Laundry/dry cleaning (retail) ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Laundry (self-serve) | P | P | P | P | P | P | X | P | P |
| Liquor store ⁶ | X | P | C | P | C | C | X | C | C |
| Machine shop ⁶ | X | X | C | C | C | C | P ⁵ | C | P |
| Marijuana processor | X | X | X | X | X | X | X | X | X |
| Marijuana producer | X | X | X | X | X | X | X | X | X |
| Marijuana retailer | X | X | X | X | X | X | X | X | X |
| Medical or dental clinics (outpatient) ⁶ | C | P | P | P | P | P | P ⁵ | P | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|----|----|----|----|----|----|----------------|----|----|
| Mini-storage/vehicular storage ⁶ | X | X | X | X | X | X | X | P | P |
| Manufactured home sales lot ⁶ | X | X | X | P | X | X | X | P | P |
| Newspaper printing plant ⁶ | X | P | C | C | X | X | X | P | P |
| Nursery, plant ⁶ | X | P | C | C | C | C | X | C | P |
| Nursing, rest, convalescent, retirement home ⁶ | C | P | P | P | P | X | X | X | X |
| Office supply store ⁶ | X | P | P | P | P | X | P ⁵ | P | P |
| Pawnshop ⁶ | X | X | X | X | X | X | X | C | C |
| Parcel freight depots ⁶ | X | P | X | P | X | P | P ⁵ | P | P |
| Pet shops ⁶ | X | P | P | P | P | P | X | P | C |
| Pharmacy ⁶ | X | P | P | P | P | P | P ⁵ | P | P |
| Photographic/electronics store ⁶ | X | P | P | P | P | P | P ⁵ | P | P |
| Plumbing, or mechanical service ⁶ | X | X | X | P | C | P | X | P | P |
| Printing, binding, blue printing ⁶ | C | P | P | P | P | P | P ⁵ | P | P |
| Professional office(s) ⁶ | C | P | P | P | P | P | P | P | P |
| Public agency ⁶ | C | P | P | P | P | P | P | P | P |
| Real estate office ⁶ | C | P | P | P | P | P | T | P | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|-----------|----|-----------|-----------|----|----|----------------|----|----|
| Recycling center ⁶ | X | X | X | X | X | X | X | P | P |
| Recycling collection point ⁶ | T or C | P | T or C | T or C | C | C | P ⁵ | P | P |
| Recycling plant ⁶ | X | X | X | X | X | X | X | C | P |
| Research facility ⁶ | X | P | C | C | X | P | P | P | P |
| Restaurant ⁶ | C | P | P | P | C | P | P ⁵ | P | P |
| Restaurant, fast food ⁶ | X | P | C | P | C | P | P ⁵ | P | P |
| Roadside produce stand ⁶ | T | T | T | T | C | X | T | T | T |
| Sand, soil, gravel sales and storage ⁶ | X | X | X | X | X | X | X | C | P |
| Second-hand/consignment store ⁶ | C | P | P | P | P | P | X | P | P |
| Sexually oriented business ^{4,5} | X | X | X | X | X | X | P | X | X |
| Shoe repair and sales ⁶ | P | P | P | P | P | P | X | P | P |
| Smoke shop/head shop ⁹ | X | X | P | P | X | X | X | X | X |
| Stock broker, brokerage firm | P | P | P | P | P | P | P | P | P |
| Specialty goods production (e.g. brew pub) | P | P | P | P | P | P | P | P | P |
| Taverns ⁶ | X | P | C | P | C | P | X | P | P |
| Theater, except drive-in ⁶ | X | P | C | P | P | P | X | P | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|--|----|----|----|----|----|----|----------------|----|----|
| Truck terminals ⁶ | X | C | X | C | X | X | X | C | P |
| Veterinary clinic ⁶ | X | P | C | P | P | P | X | P | P |
| Warehousing, wholesale and trade ⁶ | X | X | X | C | C | P | P ⁵ | P | P |
| Warehousing, bulk retail ⁶ | X | X | X | C | C | X | X | P | P |
| Manufacturing and/or processing of the following: | | | | | | | | | |
| Cotton, wool, other fibrous material | X | X | X | X | X | P | X | P | P |
| Food production or treatment | X | X | X | C | C | P | X | P | C |
| Foundry | X | X | X | X | X | X | X | C | C |
| Furniture manufacturing | X | P | X | X | C | C | X | P | P |
| Gas, all kinds (natural, liquefied) | X | X | X | X | X | X | X | X | C |
| Gravel pits/rock quarries | X | X | X | X | X | X | X | C | P |
| Hazardous waste treatment—Off-site | X | X | X | X | X | X | X | X | P |
| Hazardous waste treatment—On-site | X | X | X | X | X | X | X | X | P |
| Junkyard/wrecking yard | X | X | X | X | X | X | X | X | C |
| Metal fabrication and assembly | X | X | X | X | X | C | X | X | P |
| Hazardous waste treatment—On-site | X | X | X | X | X | X | X | X | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|--|-----------|-----------|-----------|-----------|-----------|-----------|----------------|-----------|-----------|
| Paper, pulp or related products | X | X | X | X | X | X | X | X | P |
| Signs or other advertising structures | X | X | X | C | C | C | P | C | P |
| Electronic equipment | X | P | X | X | X | X | P | P | P |
| Industrial Uses | | | | | | | | | |
| High-tech industry | X | P | X | X | P | P | P ² | X | X |
| Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts) | X | X | X | X | C | X | X | P | P |
| Optical goods | X | C | C | C | C | P | P ⁵ | P | P |
| Packaging of prepared materials | X | X | C | P | C | C | P ⁵ | C | P |
| Scientific and precision instruments | X | P | X | X | X | P | P | P | P |
| Recreational, Religious, Cultural Uses | | | | | | | | | |
| Auditorium ⁶ | C | P | P | P | P | P | X | P | P |
| Community club ⁶ | C | P | P | P | P | P | X | P | P |
| Church ⁶ | P | P | P | P | P | P | X | P | P |
| Golf course/driving range ⁶ | P | X | P | P | X | P | P ⁵ | P | P |
| Library ⁶ | C | P | P | P | P | P | X | P | P |
| Museum ⁶ | C | P | P | P | P | P | X | P | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|-----------|-----------|-----------|-----------|-----------|-----------|--------------|-----------|-----------|
| Recreational vehicle park ⁶ | X | X | X | C | X | X | X | P | P |
| Open space ⁶ | P | P | P | P | P | P | P | P | P |
| Park or playground | P | P | P | P | P | P | P | P | P |
| Sports fields ⁶ | C | X | P | P | P | P | X | P | P |
| Trails | P | P | P | P | P | P | P | P | P |
| Educational Uses | | | | | | | | | |
| College/university ⁶ | P | P | P | P | P | P | X | P | P |
| Elementary school ⁶ | P | P | P | P | P | P | X | P | P |
| Junior or senior high school ⁶ | P | P | P | P | P | P | X | P | P |
| Private, public or parochial school ⁶ | P | P | P | P | P | P | X | P | P |
| Trade, technical or business college ⁶ | P | P | P | P | P | P | P | P | P |
| Residential Uses | | | | | | | | | |
| Adult family home | C | P | P | X | P | X | X | X | X |
| Assisted living | C | P | P | X/P 10 | P | X | X | X | X |
| Bed and breakfast | P | P | P | X | P | X | X | X | X |
| Designated manufactured home | X | X | X | X | P | X | X | X | X |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|--|------------------------|------------------|-------------------|-------------------|----|----|-------|----|----|
| Duplex or two-family dwelling | X | C/P ₇ | X | X | P | X | X | X | X |
| Group home | C | P | P | X | P | X | X | X | X |
| Home occupation | P | P | P | X/P ₁₀ | P | X | X | X | X |
| Housing for the disabled | P | P | P | X/P ₁₀ | P | X | X | X | X |
| Apartment, multifamily development, row houses | X | C/P ₇ | X/P ₁₀ | X/P ₁₀ | C | X | X | X | X |
| Residence accessory to and connected with a business | P | P | P | X/P ₁₀ | P | X | X | X | X |
| Single-family dwelling | X | X | X | X | P | X | X | X | X |
| Communication, Utilities and Facilities | | | | | | | | | |
| Electrical vehicle infrastructure | P | P | P | P | P | P | P | P | P |
| Wireless communications facility | Refer to Chapter 18.35 | | | | | | | | |
| Facilities, minor public | P | P | P | P | C | P | P | C | P |
| Facility, essential ⁶ | X | X | C | C | C | C | P | C | C |
| Railroad tracks and facilities ⁶ | C | X | C | C | C | X | X | C | C |
| Temporary Uses | | | | | | | | | |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|----|----|----|----|----|----|-------|----|----|
| Temporary sales office for a development ⁴ | T | T | T | T | T | T | T | T | T |

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. Reserved.
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.
9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;
 - B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and
 - C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.

10. On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-one percent of the net developable acreage is committed to commercial uses.

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

DRAFT

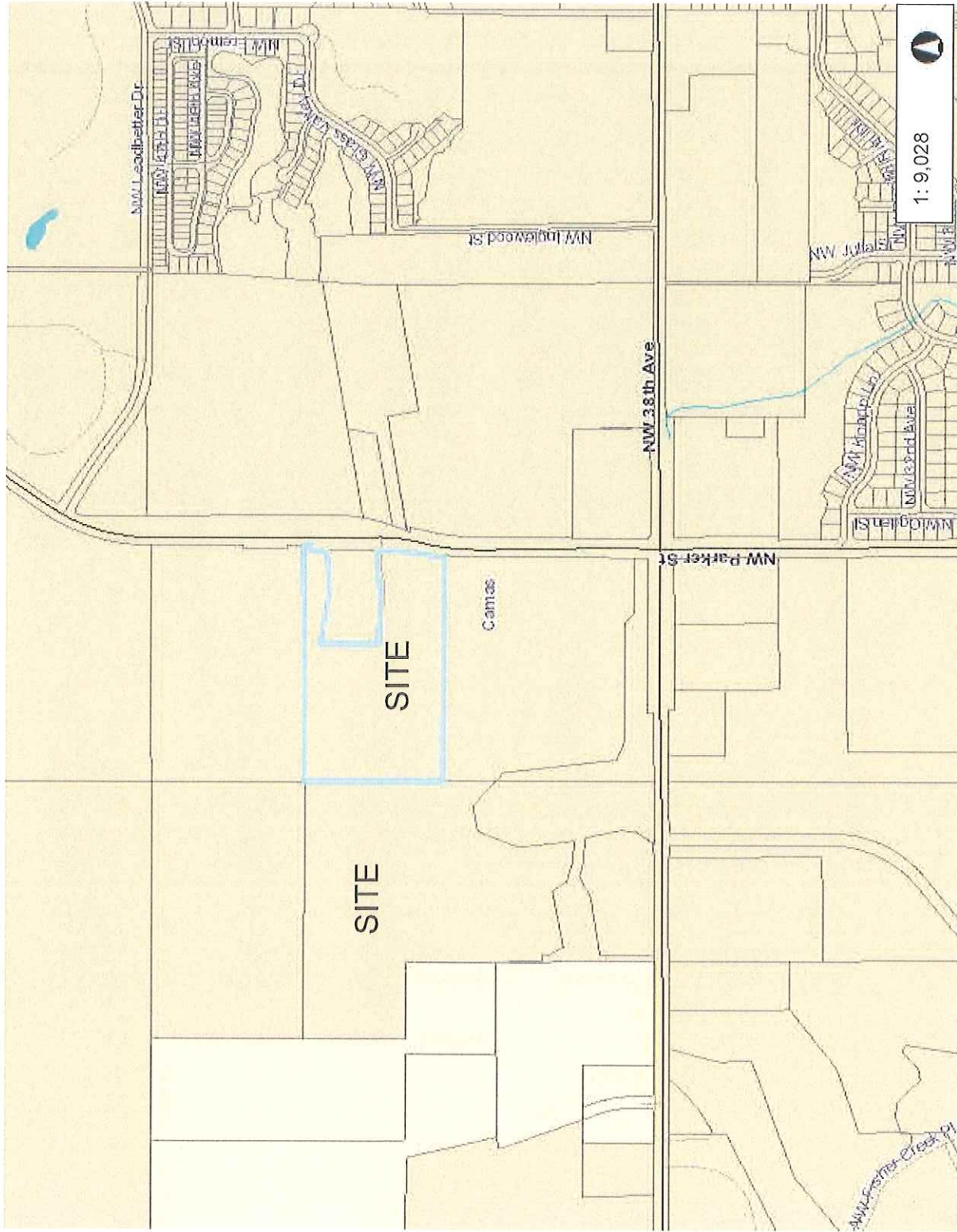
Exhibit C to Amendment
Uses Not Permitted

Mini-/vehicular storage not including project on Tax Parcel 125195-000

DRAFT



Kates Heath/MacDonald Trust



1: 9,028

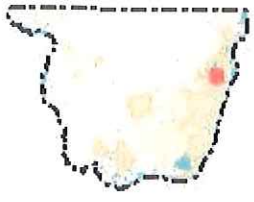


This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Notes:

Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



Application Checklist and Fees [updated on April 25, 2019]

| | | | |
|--|--|-------------------|------------|
| ◊ Annexation | \$829 - 10% petition; \$3,523 - 60% petition | 001-00-345-890-00 | \$ |
| ◊ Appeal Fee | | 001-00-345-810-00 | \$383.00 |
| ◊ Archaeological Review | | 001-00-345-810-00 | \$132.00 |
| ◊ Binding Site Plan | \$1,805. + \$23 per unit | 001-00-345-810-00 | \$ |
| ◊ Boundary Line Adjustment | | 001-00-345-810-00 | \$99.00 |
| ◊ Comprehensive Plan Amendment | | 001-00-345-810-00 | \$5,595.00 |
| ◊ <u>Conditional Use Permit</u> | | | |
| Residential | \$3,281 + \$101 per unit | 001-00-345-810-00 | \$ |
| Non-Residential | | 001-00-345-810-00 | \$4,156.00 |
| ◊ Continuance of Public Hearing | | 001-00-345-810-00 | \$503.00 |
| ◊ Critical or Sensitive Areas (fee per type) | | 001-00-345-810-00 | \$744.00 |
| | (wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat) | | |
| ◊ <u>Design Review</u> | | | |
| Minor | | 001-00-345-810-00 | \$416.00 |
| Committee | | 001-00-345-810-00 | \$2,280.00 |
| ◊ Development Agreement | \$842 first hearing; \$518 ea. add'l hearing/continuance | 001-00-345-810-00 | \$ |
| ◊ <u>Engineering Department Review - Fees Collected at Time of Engineering Plan Approval</u> | | | |
| Construction Plan Review & Inspection | (3% of approved estimated construction costs) | | |
| Modification to Approved Construction Plan Review | (fee shown for information only) | | \$405.00 |
| Single Family Residence (SFR) - Stormwater Plan Review | (fee shown for information only) | | \$200.00 |
| Gates/Barrier on Private Street Plan Review | (fee shown for information only) | | \$1,000.00 |
| ◊ <u>Fire Department Review</u> | | | |
| Short Plat or other Development Construction Plan Review & Insp. | | 115-09-345-830-10 | \$274.00 |
| Subdivision or PRD Construction Plan Review & Inspection | | 115-09-345-830-10 | \$340.00 |
| Commercial Construction Plan Review & Inspection | | 115-09-345-830-10 | \$406.00 |
| ◊ <u>Home Occupation</u> | | | |
| Minor - Notification (No fee) | | | \$0.00 |
| Major | | 001-00-321-900-00 | \$66.00 |
| ◊ LI/BP Development | \$4,156+ \$39.00 per 1000 sf of GFA | 001-00-345-810-00 | \$ |
| ◊ Minor Modifications to approved development | | 001-00-345-810-00 | \$332.00 |
| ◊ Planned Residential Development | \$33 per unit + subdivision fees | 001-00-345-810-00 | \$ |
| ◊ <u>Plat, Preliminary</u> | | | |
| Short Plat | 4 lots or less: \$1,859 per lot | 001-00-345-810-00 | \$ |
| Short Plat | 5 lots or more: \$6,890 + \$240 per lot | 001-00-345-810-00 | \$ |
| Subdivision | \$6,890 + \$240 per lot | 001-00-345-810-00 | \$ |
| ◊ <u>Plat, Final:</u> | | | |
| Short Plat | | 001-00-345-810-00 | \$192.00 |
| Subdivision | | 001-00-345-810-00 | \$2,280.00 |
| ◊ Plat Modification/Alteration | | 001-00-345-810-00 | \$1,148.00 |
| ◊ <u>Pre-Application (Type III or IV Permits)</u> | | | |
| No fee for Type I or II | | | |
| General | | 001-00-345-810-00 | \$340.00 |
| Subdivision | | 001-00-345-810-00 | \$875.00 |
| ◊ SEPA | | 001-00-345-890-00 | \$777.00 |
| ◊ Shoreline Permit | | 001-00-345-890-00 | \$1,148.00 |
| ◊ <u>Sign Permit</u> | | | |
| General Sign Permit | (Exempt if building permit is required) | 001.00.322.400.00 | \$39.00 |
| Master Sign Permit | | 001.00.322.400.00 | \$121.00 |
| ◊ <u>Site Plan Review</u> | | | |
| Residential | \$1,105 + \$32 per unit | 001-00-345-810-00 | \$ |
| Non-Residential | \$2,762 + \$65 per 1000 sf of GFA | 001-00-345-810-00 | \$ |
| Mixed Residential/Non Residential | {see below} | 001-00-345-810-00 | \$ |
| | \$3,894 + \$32 per res unit + \$65 per 1000 sf of GFA | | |
| ◊ Temporary Use Permit | | 001-00-321-990-00 | \$77.00 |
| ◊ Variance (Minor) | | 001-00-345-810-00 | \$667.00 |
| ◊ Variance (Major) | | 001-00-345-810-00 | \$1,243.00 |
| ◊ Zone Change (single tract) | | 001-00-345-810-00 | \$3,212.00 |

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;
 Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;
 Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018

Fees reviewed & approved by Planner:

Initial _____ Date _____

For office use only

Total Fees Due: \$ 862

per Robert Maul

Jessup, Mari

From: Robert Maul <RMaul@cityofcamas.us>
Sent: Thursday, December 19, 2019 9:22 AM
To: Bremer, LeAnne M. (LeAnne.Bremer@MillerNash.com)
Subject: pre-app - DA for Re zone agreement

Hi LeAnne.

I'm sorry I'm a bit late on this. We've had a few things going on here. As we discussed there shouldn't be too much to provide other than the following:

- General application form
- Fee
- \$862
- Detailed Narrative
- Proposed Amendments to the agreement
- Any necessary exhibits/maps/affected parcels, etc.

Hope this helps.

Regards,

Robert

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