

From: [Oliver Orjiako](#)
To: [Bart Catching](#)
Cc: [Sonja Wiser](#)
Subject: FW: Port of Camas-Washougal UGB Request
Date: Friday, March 8, 2024 3:29:29 PM
Attachments: [Airport UGB Request-County.pdf](#)

FYI for the record and to the list of site-specific requests. Thanks.

From: David Ripp <david@portcw.com>
Sent: Friday, March 8, 2024 3:13 PM
To: Gary Medvigy <Gary.Medvigy@clark.wa.gov>
Cc: Steve Hogan <shogan@cityofcamas.us>; Dquinn@cityofcamas.us; Alan Peters <APeters@cityofcamas.us>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Subject: Port of Camas-Washougal UGB Request

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Good afternoon, Councilman Medvigy.

Attached is the Port of Camas-Washougal's formal letter requesting Grove Airport (13-lots) be included in the Camas Urban Growth Boundary. An original letter will be sent through the mail.

Please feel free to contact me if you have any questions.

Thank you.

- *David*
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*David Ripp*  
*Chief Executive Officer*  
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Direct 360-835-2196  
[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)

*All e-mail communications with the Port of Camas-Washougal and related attachments and any response are subject to disclosure under the Public Records Act and should be presumed to be public.*



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March 8, 2024

Gary Medvigy, Chair  
Clark County Council  
1300 Franklin Street, 6<sup>th</sup> Floor  
Vancouver, WA 98660

Re: Site Specific Request – Port of Camas-Washougal Properties

Dear Chair Medvigy:

The Port of Camas-Washougal submits this formal letter requesting that thirteen tax lots be included within the Camas Urban Growth Boundary (UGB). Some details of the properties are shown on one of seven exhibits attached to this letter.

As you may know, our CEO David Ripp has met with your Community Planning Director Oliver Orjiako and Camas' City Administrator Doug Quinn and Camas Community Development Director Alan Peters to discuss the Port's interest in annexing Port owned properties associated with Grove Field. Before that can become a reality, the first step in the process is to add the properties within the Camas Urban Growth Area (UGA). To that point, we know the Clark County, as well as the City of Camas, is underway with a required GMA Comprehensive Plan update, which is currently due June 30, 2025. During the update process, we know Clark County will allocate a new 20-year population projection and an employment forecast for the City of Camas.

One significant exercise will be to evaluate the city's land capacity to determine if the city has enough vacant and buildable land to accommodate the 20-year growth projections. Focused on economic development and job growth, the Port is only looking at the *employment* side of accommodating the new growth. We see the Port's property as planned for employment land uses and not residential.

To assist the Port with GMA planning services, the Port hired MacKay Sposito to track the County's process and to review materials and present them to Port staff and the Commission. With this assistance, Marty Snell has been joining the Port CEO to meetings with city staff and county staff and elected officials as well. They also met with County staff and County Council to either better understand and track the Comp Plan update process (with staff) or to advocate for the Port's request (with County Council) to include properties as part of a UGB expansion.

Last summer, Mr. Ripp and Mr. Snell met with you and all but one of the County Councilors to present the Port's interest in adding property to the Camas Urban Growth Boundary. They conveyed three overriding message points to the County Council: 1) the subject properties would be slated for *employment uses*; 2) the subject properties are not designated Resource (e.g. Agricultural) and therefore present no 'de-designation' challenges; and 3) the Port would be working closely with the City of Camas regarding this request. As a

follow-up to the meetings, the Port submitted an email message to the County notifying them of the Port's interest to add properties to the Camas UGB.

With Clark County's announcement to allocate the 20-year population and employment growth and the city's public kick-off of the Comp Plan update, it is in the Port's interest to submit an official Site Specific Request (SSR) to add thirteen properties into the Camas Urban Growth Area. The thirteen properties total 115.5 acres. Should there be consideration of less acreage to add to the UGA, we request keeping the twelve contiguous properties west of SR-500 intact. The twelve properties west of SR-500 total **83.79 acres**. The large parcel east of SR-500 could be considered for an Urban Reserve (UR) designation.

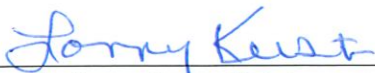
We have attached several maps as exhibits to this letter. The maps show:

- The Port owned properties with miscellaneous facts (Exhibit A);
- The Port owned properties with tax lot information (Exhibit B);
- Proposed Land Uses on twelve of the thirteen properties (Exhibit C);
- Adjacent North Shore subarea showing zoning (Exhibit D);
- Current Clark County zoning (Exhibit E);
- Environmental Constraints in the area (Exhibit F); and
- Water, sewer, and stormwater Utilities in the area (Exhibit G).

We understand that some of the Employment land in Camas contains significant critical areas constraints and that achieving the potential job growth in certain areas within the city will be difficult at best. As shown on exhibit G, the Port properties in and around Grove Field is relatively free of environmental constraints. Those that are shown indicate slope issues west of the Port's western most properties.

As the Comp Plan update proceedings continue and the City is looking at accommodating the 20-year employment projection, we strongly encourage that the County and City consider adding the Port owned properties to the Urban Growth Area. We have charged our staff to continue working with you and your staff, the City of Camas, and its staff regarding this request. We stand by collaborating with the County and the City to make our request successful.

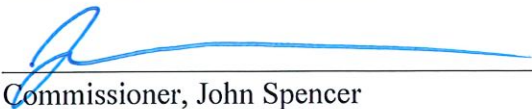
Best Regards,



Commissioner, Larry Keister



Commissioner, Cassi Marshall



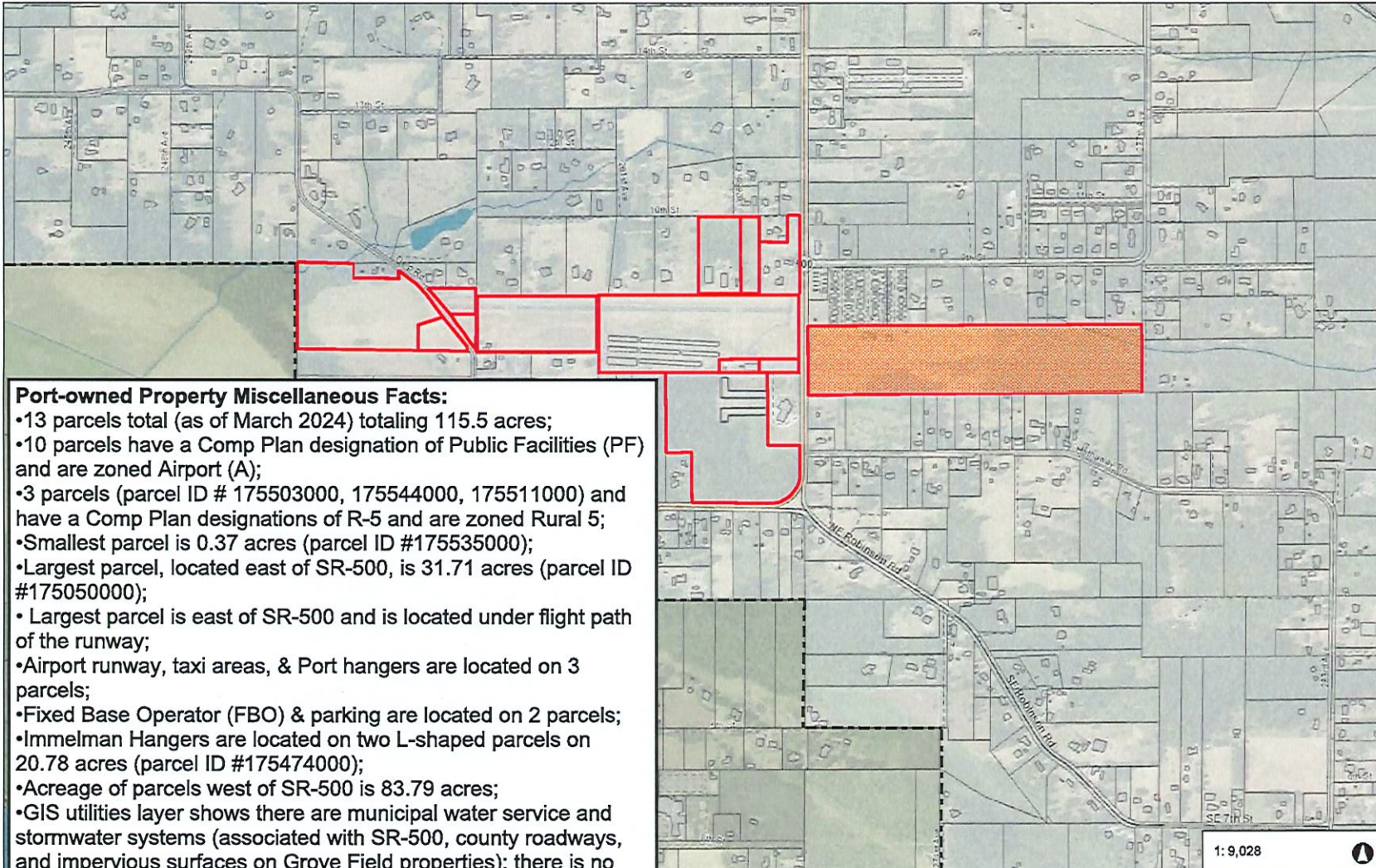
Commissioner, John Spencer

Cc: Alan Peters, Community Development Director  
Doug Quinn, City Administrator  
Gary Medvigy, County Council Chair  
Oliver Orjiako, Community Planning Director  
Kathleen Otto, County Manager



# Port of Camas-Washougal - Site Specific Request Subject Properties

## Exhibit A



- Legend**
- Building Footprints
  - Taxlots

**Subject Properties - Request to Be Added to the Camas UGA**

- Tax Lots:**
- 175489000
  - 175474000
  - 175495000
  - 175479000
  - 175511000
  - 175464000
  - 175544000
  - 175478000
  - 175534000
  - 175535000
  - 175503000
  - 175471000

**Option to Designate This Property Urban Reserve (UR)**

**Tax Lot**  
175050000

**Notes:**

Camas City Limits

### Port-owned Property Miscellaneous Facts:

- 13 parcels total (as of March 2024) totaling 115.5 acres;
- 10 parcels have a Comp Plan designation of Public Facilities (PF) and are zoned Airport (A);
- 3 parcels (parcel ID # 175503000, 175544000, 175511000) and have a Comp Plan designations of R-5 and are zoned Rural 5;
- Smallest parcel is 0.37 acres (parcel ID #175535000);
- Largest parcel, located east of SR-500, is 31.71 acres (parcel ID #175050000);
- Largest parcel is east of SR-500 and is located under flight path of the runway;
- Airport runway, taxi areas, & Port hangers are located on 3 parcels;
- Fixed Base Operator (FBO) & parking are located on 2 parcels;
- Immelman Hangers are located on two L-shaped parcels on 20.78 acres (parcel ID #175474000);
- Acreage of parcels west of SR-500 is 83.79 acres;
- GIS utilities layer shows there are municipal water service and stormwater systems (associated with SR-500, county roadways, and impervious surfaces on Grove Field properties); there is no municipal sewer serving the area at this time.

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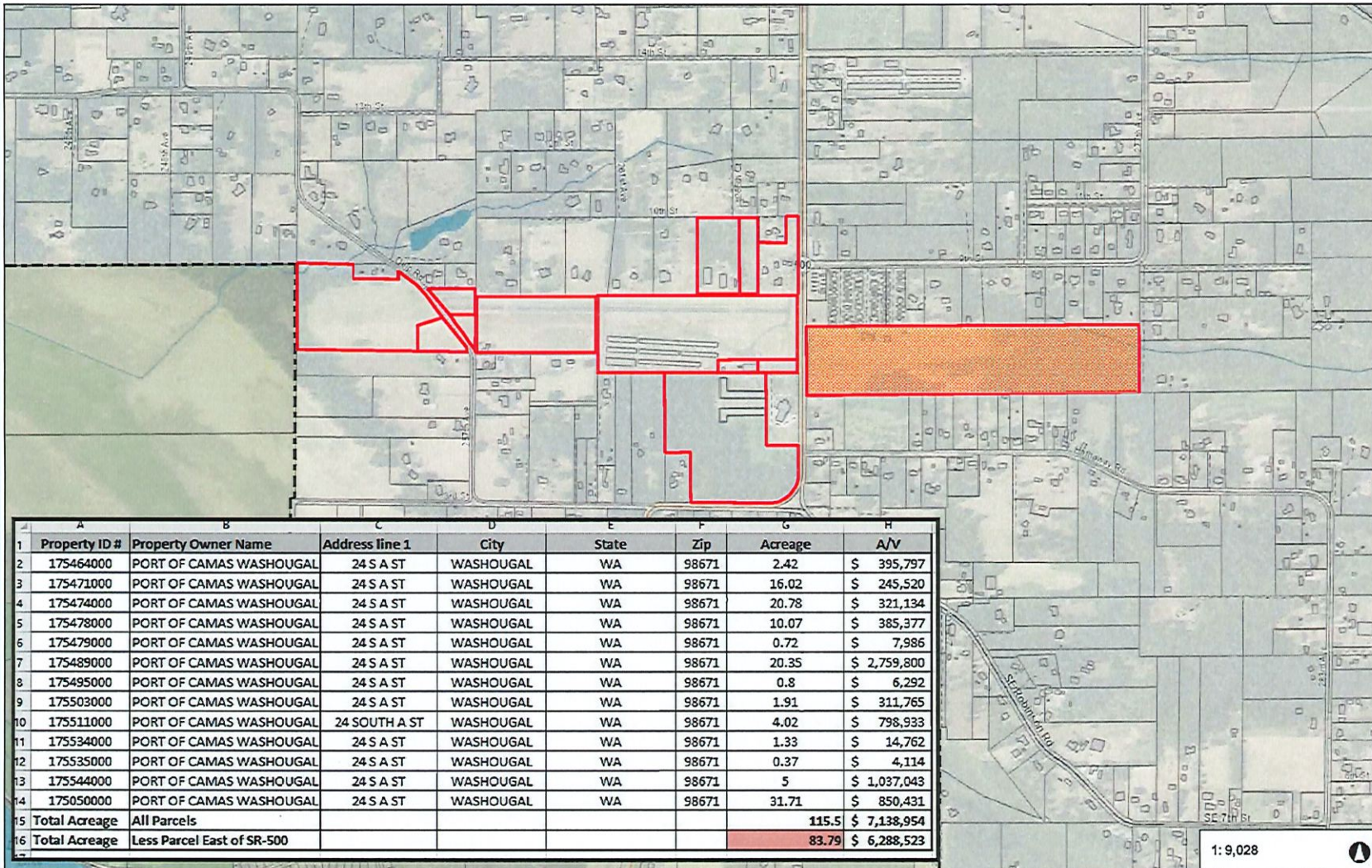


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# Port of Camas-Washougal - Site Specific Request Subject Properties

## Exhibit B



- Legend**
- Building Footprints
  - Taxdots

Subject Properties - Request to Be Added to the Camas UGA

- Tax Lots:
- 175489000
  - 175474000
  - 175495000
  - 175479000
  - 175511000
  - 175464000
  - 175544000
  - 175478000
  - 175534000
  - 175535000
  - 175503000
  - 175471000

Option to Designate This Property Urban Reserve (UR)



Tax Lot  
175050000

**Notes:**

Camas City Limits

|    | A                    | B                                 | C              | D         | E     | F     | G            | H                   |
|----|----------------------|-----------------------------------|----------------|-----------|-------|-------|--------------|---------------------|
| 1  | Property ID #        | Property Owner Name               | Address line 1 | City      | State | Zip   | Acreage      | A/V                 |
| 2  | 175464000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 2.42         | \$ 395,797          |
| 3  | 175471000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 16.02        | \$ 245,520          |
| 4  | 175474000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 20.78        | \$ 321,134          |
| 5  | 175478000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 10.07        | \$ 385,377          |
| 6  | 175479000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 0.72         | \$ 7,986            |
| 7  | 175489000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 20.35        | \$ 2,759,800        |
| 8  | 175495000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 0.8          | \$ 6,292            |
| 9  | 175503000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 1.91         | \$ 311,765          |
| 10 | 175511000            | PORT OF CAMAS WASHOUGAL           | 24 SOUTH A ST  | WASHOUGAL | WA    | 98671 | 4.02         | \$ 798,933          |
| 11 | 175534000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 1.33         | \$ 14,762           |
| 12 | 175535000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 0.37         | \$ 4,114            |
| 13 | 175544000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 5            | \$ 1,037,043        |
| 14 | 175050000            | PORT OF CAMAS WASHOUGAL           | 24 S A ST      | WASHOUGAL | WA    | 98671 | 31.71        | \$ 850,431          |
| 15 | <b>Total Acreage</b> | <b>All Parcels</b>                |                |           |       |       | <b>115.5</b> | <b>\$ 7,138,954</b> |
| 16 | <b>Total Acreage</b> | <b>Less Parcel East of SR-500</b> |                |           |       |       | <b>83.79</b> | <b>\$ 6,288,523</b> |

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0.3 0 0.14 0.3Miles

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

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# Port of Camas-Washougal - Site Specific Request Subject Properties

## Exhibit C



### Legend

- Building Footprints
- Taxlots

Subject Properties - Request to Be Added to the Camas UGA - Proposed Land Uses

### Mixed Employment



- Tax Lots:
- 175489000
  - 175474000
  - 175495000
  - 175479000
  - 175511000
  - 175464000
  - 175544000
  - 175478000
  - 175534000
  - 175535000
  - 175503000
  - 175471000

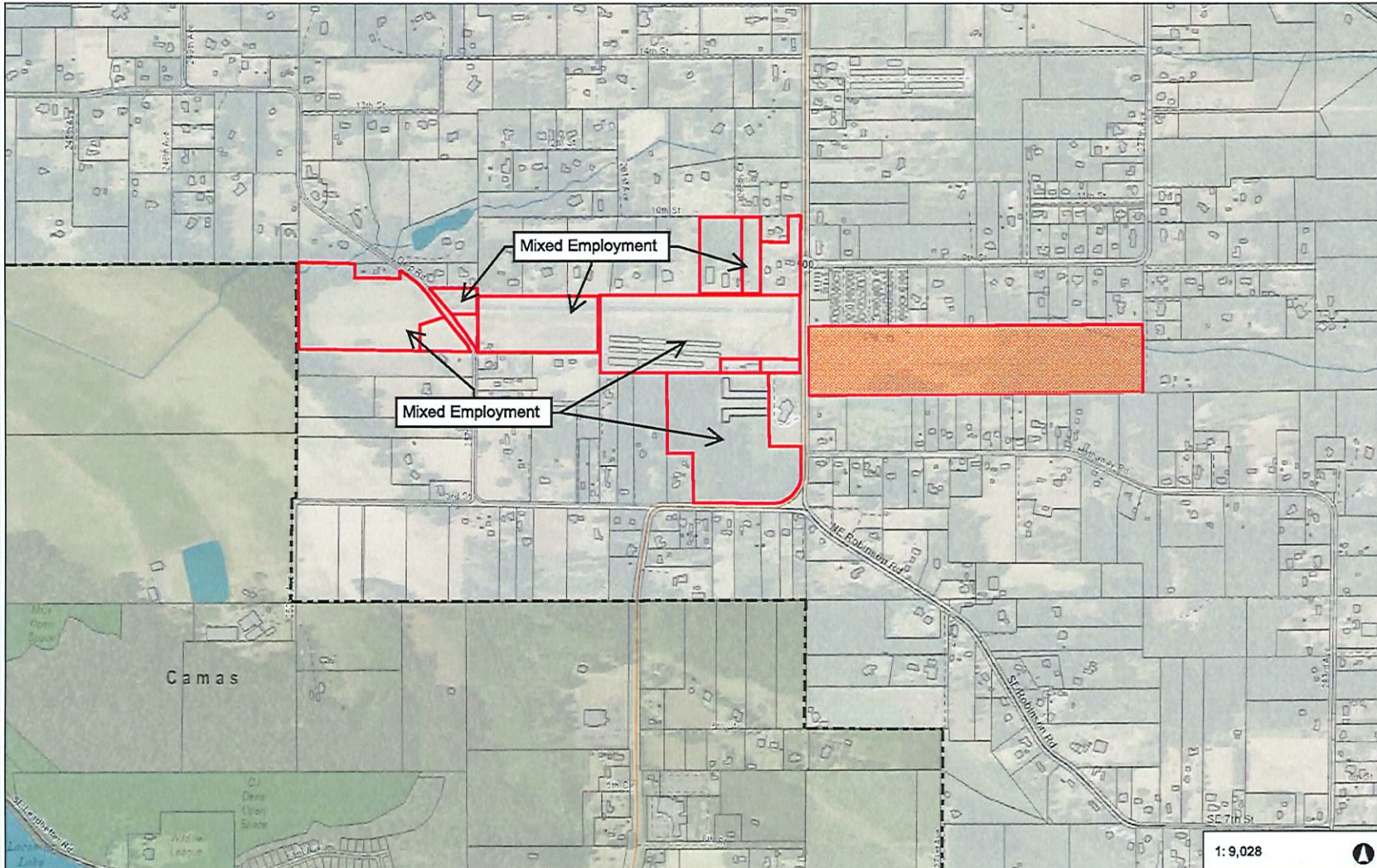
Option to Designate This Property Urban Reserve (UR)



- Tax Lot
- 175050000

### Notes:

Camas City Limits



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0.3 0 0.14 0.3 Miles

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

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# Port of Camas-Washougal Site Specific Request

# The Zoning Map of the City of Camas, Washington

Adopted by Ordinance 23-009\*  
August 7, 2023

### Legend

#### Zoning

- Residential-6,000 (R-6)
- Residential-7,500 (R-7.5)
- Residential-10,000 (R-10)
- Residential-12,000 (R-12)
- Residential-15,000 (R-15)
- North Shore Lower Density Residential (LD-NS)
- Multifamily Residential-10 (MF-10)
- Multifamily Residential-18 (MF-18)
- North Shore Higher Density Residential (HD-NS)
- Downtown Commercial (DC)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- North Shore Commercial (C-NS)
- Regional Commercial (RC)

- Mixed Use (MX)
- North Shore Mixed Use (MX-NS)
- North Shore Mixed Employment (ME-NS)
- Business Park (BP)
- Light Industrial (LI)
- Light Industrial/Business Park (LI/BP)
- Heavy Industrial (HI)
- Neighborhood Park (NP)
- Open space/Green space (OS)
- North Shore Park/Open Space (POS-NS)
- Special Use (SU)
- Water

#### Zoning Overlay

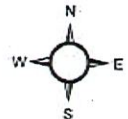
- Airport Overlay - Zone A
- Airport Overlay - Zone B
- Airport Overlay - Zone C
- Gateway Corridor
- Urban Holding - 20 (UH-20)

#### City Limits

- Urban Growth Area
- Entry Signage
- Primary Gateways
- Secondary Gateways

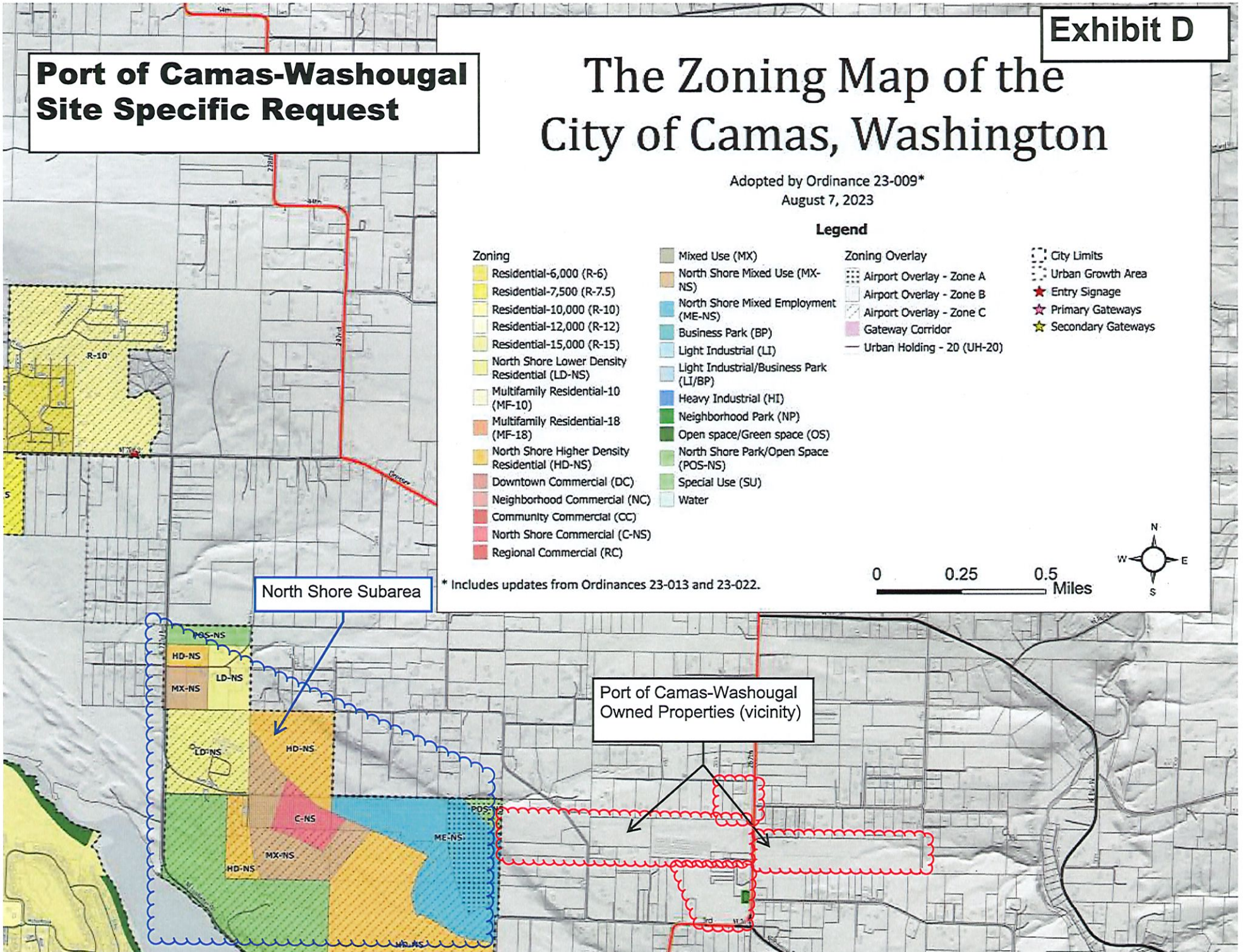
\* Includes updates from Ordinances 23-013 and 23-022.

0 0.25 0.5 Miles



North Shore Subarea

Port of Camas-Washougal Owned Properties (vicinity)

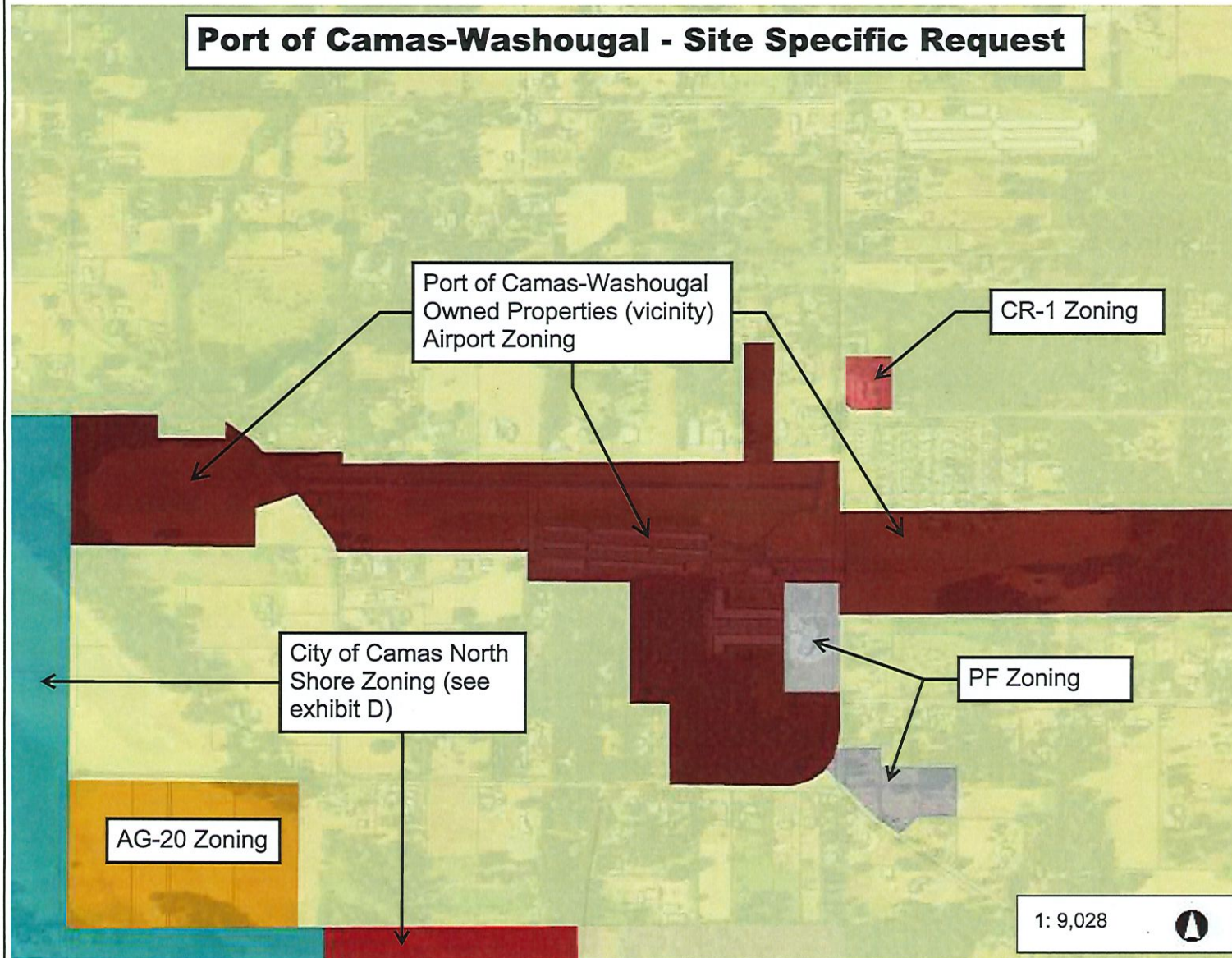




# Grove Field Zoning

## Exhibit E

### Port of Camas-Washougal - Site Specific Request



**Legend**

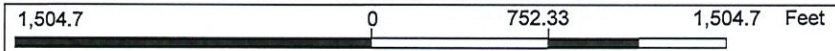
**Zoning**

- Single-Family residential (R1-20, R-
- Single-Family residential (R1-15, R-
- Single-Family residential - 12 (R-12
- Single-Family residential (R1-10, R-
- Single-Family residential (R1-7.5, R-
- Single-Family residential (R1-6, R-€
- Single-Family residential (R1-5)
- Residential (R-12, R12)
- Residential (R-18, MF-18)
- Residential (R-22, AR-22)
- Residential (R-30)
- Residential (R-43)
- Office residential-15 (OR-15)
- Office residential-18 (OR-18)
- Office residential-22 (OR-22)
- Office residential-30 (OR-30)
- Office residential-43 (OR-43)
- Neighborhood commercial (NC, C1
- Community commercial (CC, C2, C
- General commercial (GC, CG)
- Mixed use (MX)
- Business park (BP, OFF)
- Light industrial (IL, ML, LI, IND, LI/E

**Notes:**

- R-5
- Airport (overlay)
- Ag-20
- North Shore (blue)

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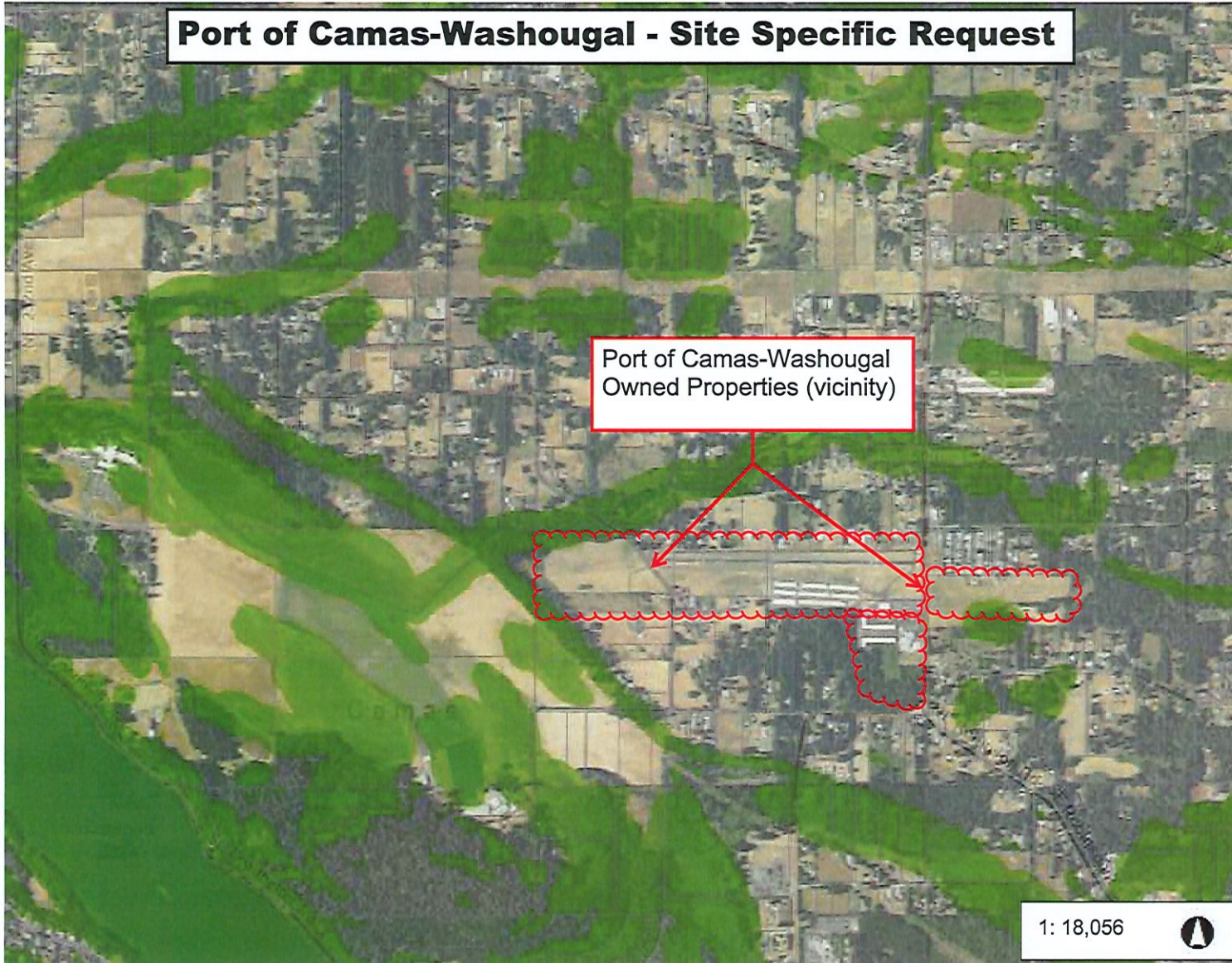




# Grove Field Environmental Constraints

## Exhibit F

### Port of Camas-Washougal - Site Specific Request



#### Legend

- Taxlots
- Environmental Constraints Are

#### Notes:

1: 18,056



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

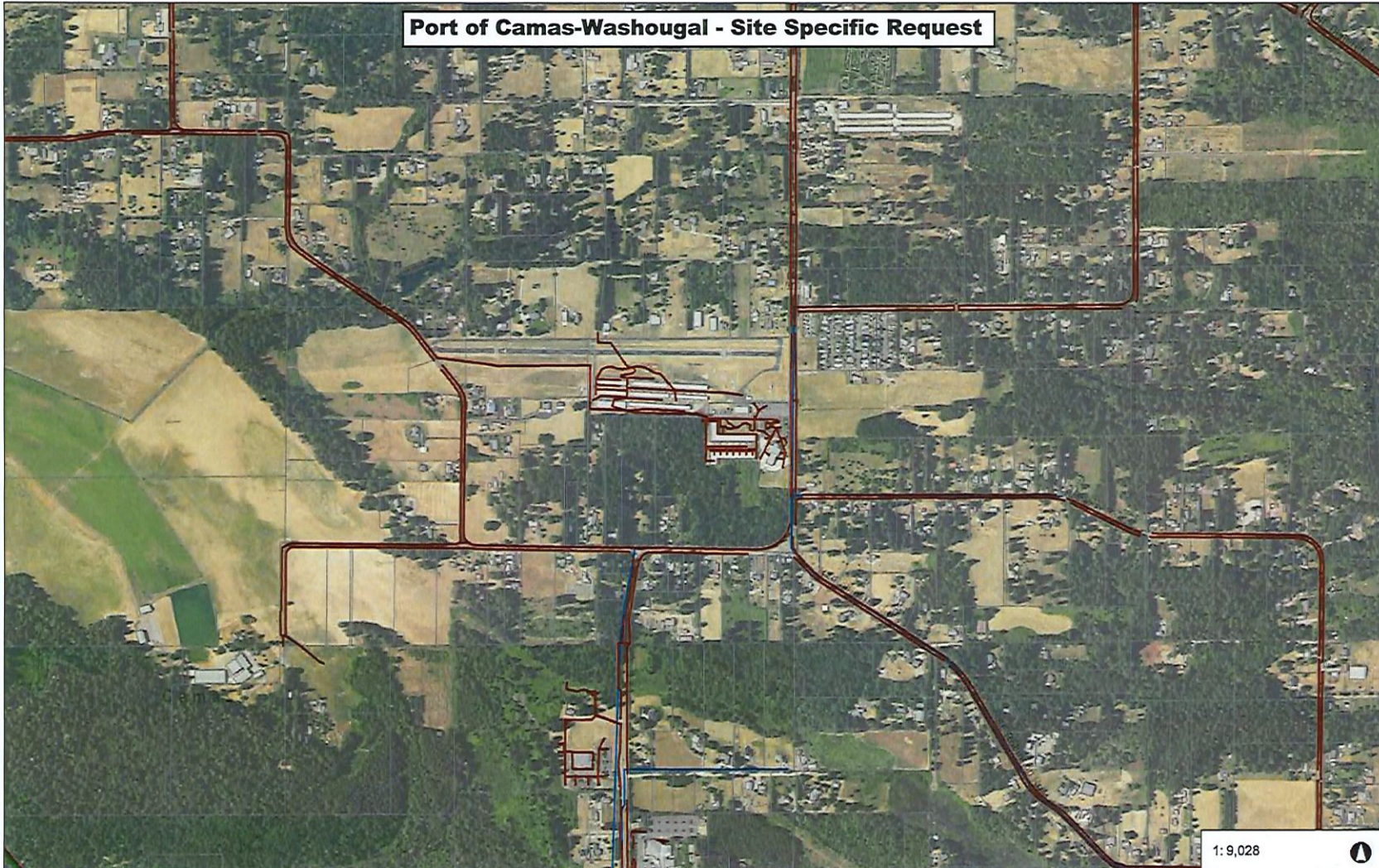
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### Grove Field Nearby Utilities

## Exhibit G

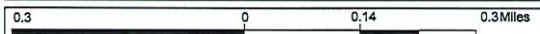
### Port of Camas-Washougal - Site Specific Request



- Legend**
- Sanitary Sewer
  - Storm Sewer - includes cities (
  - Water Line
  - Building Footprints
  - Taxlots

**Notes:**  
 City water lines  
 No sewer nearby (yet)  
 Stormwater associated with roadways

1: 9,028



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

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