

From: [Oliver Orjiako](#)
To: [Bart Catching](#)
Cc: [Jose Alvarez](#); [Jeffrey Delapena](#)
Subject: FW: SEPA Scoping Notice Comments
Date: Wednesday, June 5, 2024 11:18:51 AM
Attachments: [Clark County EIS Scoping Comment_060524.pdf](#)
[Exh A Grove Field Area SSR Parcels.pdf](#)
[Exh H Port Properties and Urban Reserve.pdf](#)

FYI. Thanks.

From: Marty Snell <msnell@mackaysposito.com>
Sent: Wednesday, June 5, 2024 10:15 AM
To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Cc: David Ripp <david@portcw.com>; Alan Peters <APeters@cityofcamas.us>
Subject: SEPA Scoping Notice Comments

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Oliver - Attached is a letter on behalf of Dave Ripp, the Port of Camas-Washougal CEO, providing comments on the scope of the Environmental Impact Statement for the 2025 Comprehensive Plan update. The letter touches on the Site Specific Requests the Port submitted and the alternatives analyses that will be undertaken as part of the EIS. I also added two exhibit attachments that are referenced in the letter for ease of understanding the subject properties and area.

Please keep me posted as to when any workshops will be held with either the Planning Commission or the County Council. Also do not hesitate to contact me if you have any questions or concerns regarding this material.

Regards,

Marty Snell, AICP
Strategic Planner, Shareholder

[o \(360\) 823-1358](tel:(360)823-1358)
mackaysposito.com

June 5, 2024

SEPA RESPONSIBLE OFFICIAL:

Oliver Orjiako, Director of Community Planning

PO Box 9810

Vancouver, WA 98666-9810

Re: Requests for Comments on Scope of Environmental Impact Statement (EIS)

Dear Oliver:

I am submitting the following comments on behalf of David Ripp, CEO of the Port of Camas-Washougal. As you know, the Port submitted an application for a Site Specific Request (SSR) for thirteen (13) parcels of land comprising Grove Field airport and adjacent properties that are nearby. The basis of the SSR application is to bring the twelve (12) properties, totaling 83.79 acres, into the City of Camas Urban Growth Area (UGA) for employment uses and to designate one parcel as Urban Reserve (see Exhibit A). The Port notified Camas officials about the SSR application when it was submitted to the County. Port officials are also in active conversations with the City about adding these properties to the Camas UGA, by expanding the Urban Growth Boundary (UGB). At the request of both Clark County and the City of Camas, there is an option to create a more logical and 'squared up' boundary by adding several more properties but designate them Urban Reserve (see Exhibit H).

The scoping notice points out that the EIS will be done for Clark County as well as the Cities of Battle Ground, Camas, La Center, Ridgefield, and Washougal. The scoping notice also mentions alternatives, which outlines a No Action Alternative (including no changes to existing growth boundaries), additional alternatives (based on updated assumptions, consistency with current legislation, and County Council's direction), and that a preferred alternative will emerge based on public input, technical analysis, input from the cities and tribes, and results of the environmental scoping and analysis.


We do not believe the assumptions related to land capacity, via the Vacant Buildable Lands Model (VBLM) assumptions, will bear out 100% accurately, meaning the land capacity for Camas will be deficient for accommodating the employment allocation of 13,658 jobs. As the applicant's representative of the MacKay family, we were successful last year in rezoning 31.4 acres from Industrial and Commercial to multifamily high. We also know that Camas will need some property for government jobs related to Fire Department services because there is a spatial component to providing service to a geographic 'call area'. In sum, these statements point to the need for Camas to do one of three things to accommodate employment growth: 1) increase employment densities within the current city limits and the UGA; 2) add employment land to the UGA; or 3) both increase employment densities and add some amount of employment land to the UGA. We assume Camas will consider the third option and will consider adding employment land to the existing UGB.

As conveyed earlier, the Port's goal regarding the SSR application is to add *employment land* to the Camas UGA and that not all twelve (12) properties will develop as certain properties are dedicated to the Grove Field airport operations (runway, taxiways, hangars, clear areas, etc.). The amount of employment land that could accommodate development is less than 50 acres; however, with such small marginal numbers to balance a 20-year growth plan, 50 acres can represent a considerable number of jobs.

The Port requests that one of the alternatives under the alternatives analyses include the addition of the twelve (12) Port properties to the Camas UGB as outlined in the SSR application. If the County would prefer a more 'logical' boundary, the option to designate additional properties Urban Reserve and adding the twelve (12) properties to the UGA is available. Should you have any questions regarding this request, please do not hesitate to contact David Ripp at the Port of Camas-Washougal or myself.

Sincerely,

MacKay Sposito

A handwritten signature in black ink, appearing to read "M. L. Snell", with a long horizontal flourish extending to the right.

Martin L. Snell, AICP
Strategic Planner

Cc: David Ripp, CEO
Port of Camas-Washougal

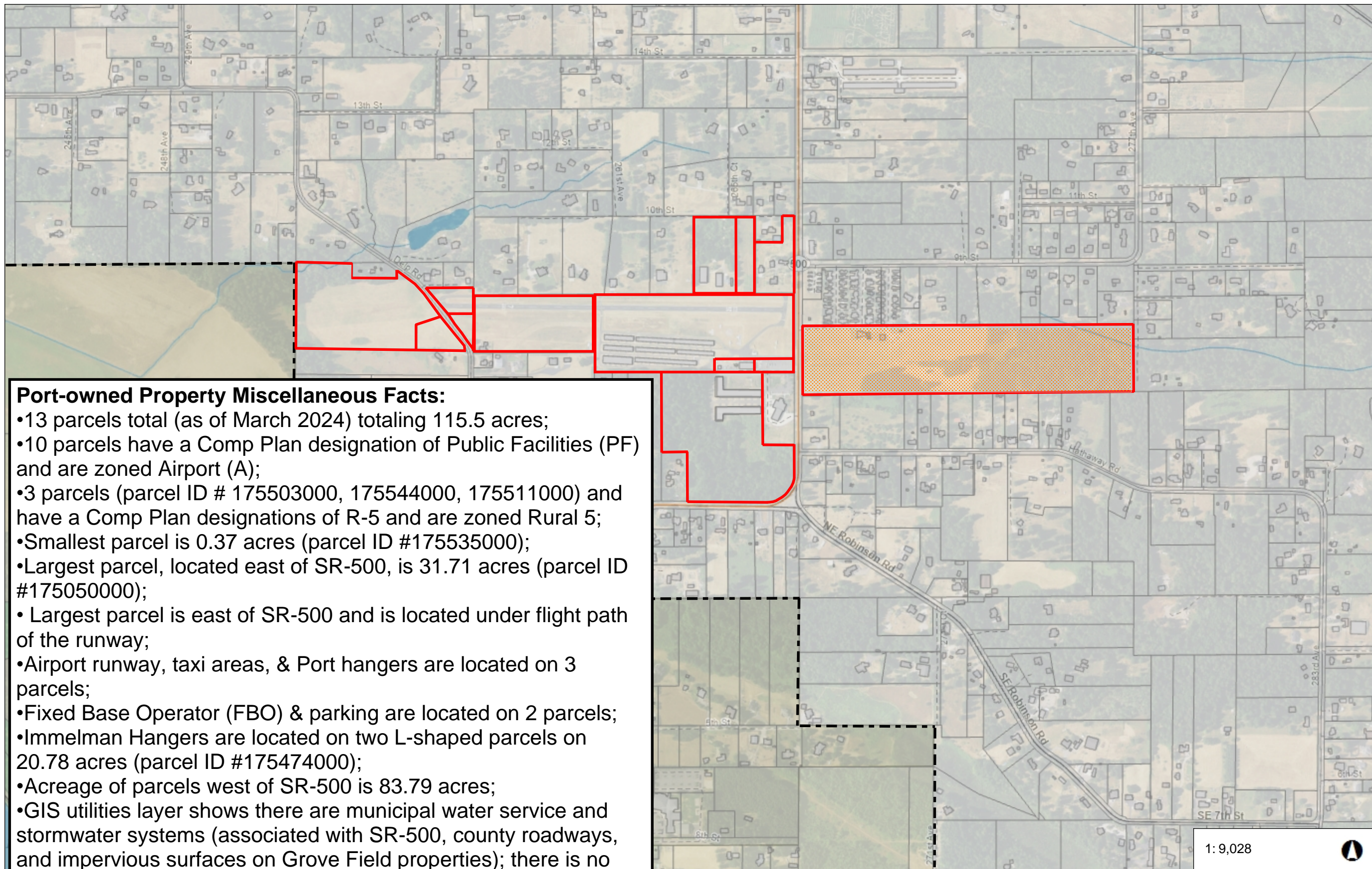
Alan Peters, Community Development Director
City of Camas

Attachments



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 hangars are located on 3 parcels;
- Fixed Base Operator (FBO) & parking are located on 2 parcels;
- Immelman Hangars 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.

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. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.



Add Port of Camas-Washougal Properties to Camas UGA and Other Properties Designate Urban Reserve

Exhibit H



Legend
Taxlots

Subject Properties
Outlined in Red -
Request to Be Added
to the Camas UGA



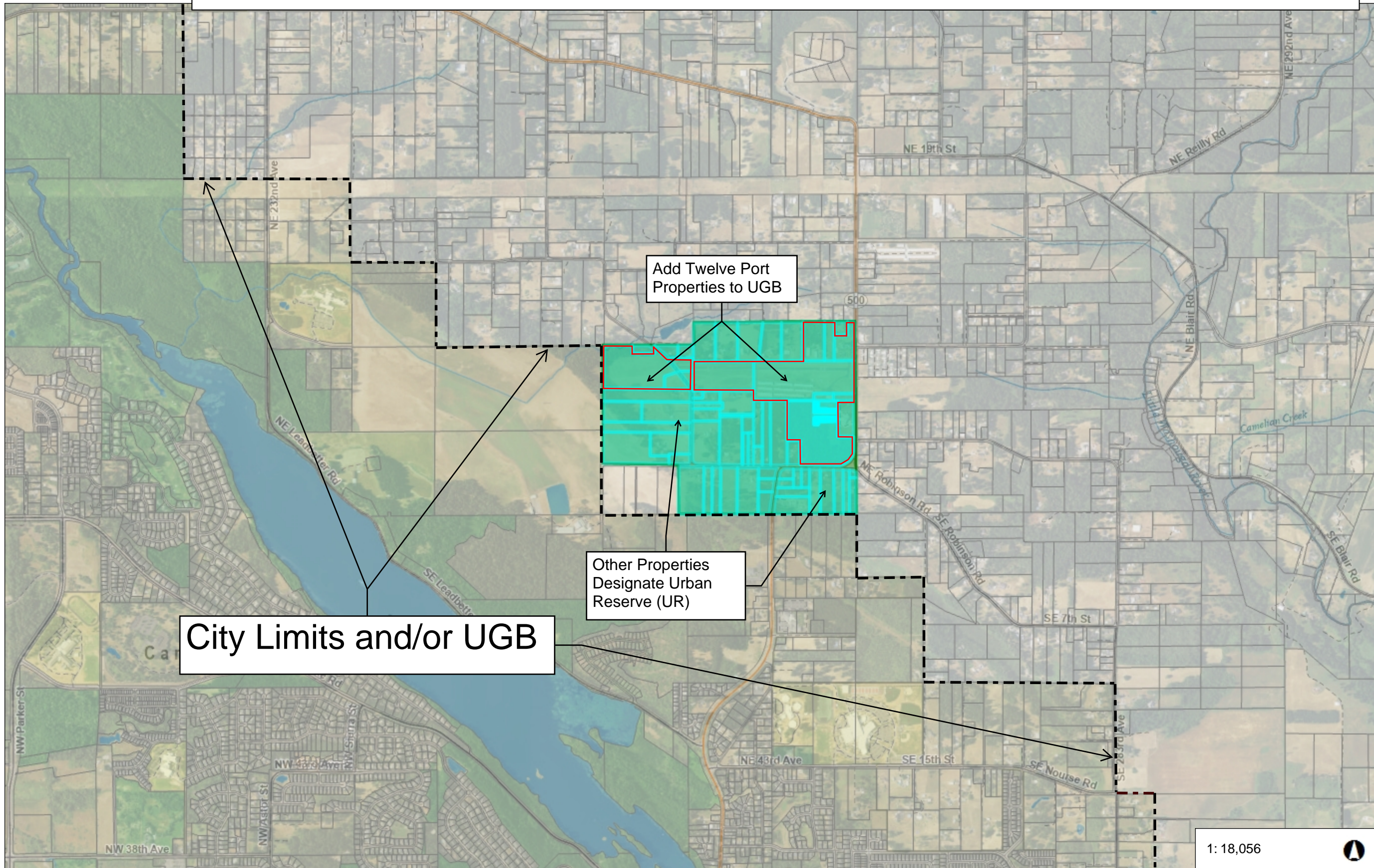
- Tax Lots:
- 175489000
 - 175474000
 - 175495000
 - 175479000
 - 175511000
 - 175464000
 - 175544000
 - 175478000
 - 175534000
 - 175535000
 - 175503000
 - 175471000

Twelve Lots;
Total Area =
83.79 A

Other Properties in
Blue/Green Shade -
Designate as Urban
Reserve (56 A +/-)



Notes:
240 Acres +/-



1: 18,056

