

Exhibit 19
Rouse (CPA19-02), Sui Hui (CPA19-01)
and Knopp (CPA19-03) Proposals

From: [Rosenberg, Heidi L.](#)
To: [Community Development Email](#)
Cc: [Phil Bourquin](#); [Robert Maul](#); [Sarah Fox](#); [McKercher, Doreen F.](#)
Subject: Comments re: 2019 City of Camas Comprehensive Plan Amendments (SEPA19-11)
Date: Monday, May 13, 2019 1:06:33 PM

Thank you for providing the opportunity for comment on the proposed 2019 amendments to the City of Camas Comprehensive Plan. Camas School District serves four of the five areas affected by the proposed changes in zoning: Sui Hui Property, Rouse Property, Knopp Property and City Staff Hill Street and NW 10th. It is understood that this is a non-project action, but changing zoning from commercial to residential can have effects on future school enrollment.

- It is our understanding that there will be negligible change in the number of residences associated with the Rouse and City Staff proposed property zoning changes.
- The 2.2 acre Sui Hui Property feeds into Dorothy Fox Elementary, Skyridge Middle, and Camas High Schools. Using the 18 units/acre allowed in multifamily high zoning produces 36 potential units. Using the most recent student generation rate produced by Paul Dennis, Cascade Planning Group (see below), the total projected students produced by this change would be:
 - 4 students in K-5,
 - 2 students in 6-8, and
 - 2 students at the high school level
- The 10 acre Knopp Property feeds into Grass Valley Elementary, Skyridge Middle, and Camas High Schools. Using the 18 units/acre allowed in multifamily high zoning produces 180 potential units. Using the most recent student generation rate, the total projected students produced by this change would be:
 - 18 students in K-5,
 - 9 students in 6-8, and
 - 11 students at the high school level

Student Generation Rates

Grade	SF	MF
K-5	0.25	0.10
6-8	0.15	0.05
<u>9-12</u>	<u>0.20</u>	<u>0.06</u>
All Grades	0.60	0.21

Please note that Grass Valley Elementary School is currently at capacity, and if a residential development proposal were to occur on the Knopp Property, future students would very likely be sent to attend Lacamas Lake Elementary School, which currently has capacity.

Please let me know if you have any questions.

Regards,

Heidi

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