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**Date:** December 3, 2018 at 1:59:49 PM PST  
**To:** Dan MacKay <[dpm30@comcast.net](mailto:dpm30@comcast.net)>  
**Cc:** "Paul Dennis, Aicp" <[pdennis@cascadeplanninggroup.com](mailto:pdennis@cascadeplanninggroup.com)>  
**Subject: 2018 COMPREHENSIVE PLAN AMENDMENT CPA 18-01**

RE: COMPREHENSIVE PLAN AMENDMENT CPA 18-01

Phil,

Please submit this letter to council for the CPA 18-01 HEARING TONIGHT

Our property was formerly zoned LIBP for many years. Some 5 +/- years ago it was rezoned to BP. We have had no interest in the site with this zone (BP) other than a mostly unwanted interest by the city for a reservoir site.

Parcels 4, 5, & 6 are a remnant of the MacKay & MacDonald properties that in part brought Sharp, Heraeus, Furuno, Linear, Bodycote IMT, WaferTech, Landa, and Fisher sites (among others) to Camas.

This remnant has proven to be a very difficult site to develop or sell. Parcels 5 and 6 are narrow, deep, topographically challenged parcels. The city has chosen to place a reservoir on the south half of Parcel 5. This placement further restricts it's development by consuming half of our remaining frontage on NW 18th Avenue. This is our main access to the site and is in the desirable view portion of the property. Again, the site is quite sloped. A narrow site will be very challenging to develop industrially or in a business park format.

Parcel 4, facing Brady Road is significantly challenged by wetlands, and sensitive lands and will likely not develop anytime soon.

We seek relief in the form of RC Zoning. We feel that RC Zoning will provide the best opportunity to develop with the commercial services that will benefit not only the residences on Prune Hill also the rapidly growing businesses and employees.

If the rezone does not occur, these properties will likely remain vacant which is certainly a lost opportunity for retail sales tax and other fiscal revenue to the city.

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