



**CITY COUNCIL REGULAR MEETING AGENDA**  
**Monday, February 3, 2020, 7:00 PM**  
**City Hall, 616 NE 4th Avenue**

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NOTE: For public comment, state name and address and limit to 3minutes. Written comments go to the City Clerk. If a public hearing or a quasi-judicial matter, special instructions provided.

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. PUBLIC COMMENTS**

**V. CONSENT AGENDA**

- A. January 21, 2020 Camas City Council Regular and Workshop Meeting Minutes
  -  [January 21, 2020 Camas City Council Regular Minutes - Draft](#)
  - [January 21, 2020 Camas City Council Workshop Minutes - Draft](#)
- B. Automated Clearing House and Claim Checks Approved by Finance Committee
- C. \$579,838 544 Gray and Osborne Inc. Zone Reservoir Professional Services Agreement (Submitted by Sam Adams)
  -  [Exhibit A - 18th Avenue Reservoir Additional Design and CM](#)
  - [Exhibit B - 18th Avenue Reservoir Additional Design and CM](#)
- D. Larkspur Subdivision Final Plat (Submitted by Lauren Hollenbeck)
  -  [Staff Report](#)
  - [Plat map sheet 1](#)
  - [Plat map sheet 2](#)
- E. \$3,848,853.56 Tapani, Inc. 18th Avenue Reservoir Project Bid Award (Submitted by Sam Adams)
  -  [Bid Tabulation 18th Avenue Reservoir 20191210](#)
- F. Commute Trip Reduction (CTR) Interlocal Agreement Approval (Submitted by James Carothers)
  -  [CTR Interlocal Agreement 2019-2023](#)
  - [01-21-20 Workshop Interlocal Staff Report](#)

- G. NE Goodwin Road and NE Ingle Road Signal Property Acquisition Memorandum of Understanding Approval (Submitted by James Carothers)

 [MOU Document](#)

[01-21-20 Council Workshop MOU Staff Report](#)

- H. Green Mountain PRD Phase 2C and 2E Final Plat (Submitted by Robert Maul)

 [Staff Report](#)

[Phase 2C Plat Pg. 1](#)

[Phase 2C Plat Pg. 2](#)

[Phase 2E Plat Pg. 1](#)

[Phase 2E Plat Pg. 2](#)

NOTE: Consent Agenda items may be removed for general discussion or action.

## **VI. NON-AGENDA ITEMS**

- A. Staff
- B. Council

## **VII. MAYOR**

- A. Mayor Announcements
- B. Citizen Appointments - Boards, Commissions and Committees

 [Mayor Citizen Appointment](#)

## **VIII. MEETING ITEMS**

- A. Resolution No. 20-002 Creating New Communications Manager Position  
Presenter: Jennifer Gorsuch, Administrative Services Director

 [Resolution 20-002 Creating New Communications Manager position](#)

[Option A](#)

[Option B](#)

## **IX. PUBLIC COMMENTS**

## **X. ADJOURNMENT**

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.



**CITY COUNCIL REGULAR MEETING MINUTES - DRAFT**  
**Tuesday, January 21, 2020, 7:00 PM**  
**City Hall, 616 NE 4th Avenue**

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**I. CALL TO ORDER**

Mayor McDonnell called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Present: Ellen Burton, Shannon Roberts, Bonnie Carter, Greg Anderson and Don Chaney

Excused: Steve Hogan and Melissa Smith

Staff: Leisha Copsey, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Steve Wall and Madora Doremus (intern)

Press: No one from the press was present

**IV. PUBLIC COMMENTS**

No one from the public wished to speak.

**V. CONSENT AGENDA**

- A. January 6, 2020 Camas City Council Regular and Workshop Meeting Minutes

 [January 6, 2020 Camas City Council Regular Minutes - Draft](#)  
[January 6, 2020 Camas City Council Workshop Minutes - Draft](#)

- B. \$1,892,192.36 Automated Clearing House and Claim Checks Numbered 143096 to 143194

- C. \$349,991.00 Rotschy, Inc. Brady Road Street Improvements Project Change Order Number 1 (Submitted by James Carothers)

 [Brady Road Change Order 1](#)

- D. \$116,826.24 December, 2019 Emergency Medical Services (EMS) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Cathy Huber Nickerson)

- E. \$118,088.13 December, 2019 Ground Emergency Medical Transport (GEMT) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid

Accounts (Submitted by Cathy Huber Nickerson)

- F. 4.0 Acres of Property Acquisition Adjacent to NW 18th Avenue (Submitted by Steve Wall)

 [Reservoir Purchase & Sale Agreement](#)

**It was moved by Council Member Carter, and seconded, to approve the Consent Agenda. The motion carried unanimously.**

## VI. NON-AGENDA ITEMS

- A. Staff

There were no updates from staff.

- B. Council

Mayor asked Council to send City Attorney MacPherson any questions they have for the Planning Conference questions and answers topic. He also mentioned the roundabout meeting that will be held on January 23, 2020, at 6:00 p.m. at the Lacamas Lake Lodge.

Chaney commented about former Mayor Dean Dossett who recently passed away.

## VII. MAYOR

- A. Mayor Announcements

There were no announcements from Mayor.

## VIII. MEETING ITEMS

- A. Ordinance No. 20-001 Authorizing a Loan with the Washington State Public Works Board  
Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 20-001](#)

**It was moved by Council Member Carter, and seconded, that Ordinance No. 20-001 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Carter, and seconded, that Ordinance No. 20-001 be adopted and published according to law. The motion passed by the following vote:**

**Yes:** Council Member Burton, Council Member Roberts, Council Member Carter, Council Member Anderson and Council Member Chaney

**Excused:** Council Member Hogan and Council Member Smith

- B. Ordinance No. 20-002 \$10,500,000 Limited Tax General Obligation (GO) Bond  
Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 20-002](#)

**It was moved by Council Member Chaney, and seconded, that Ordinance No. 20-002 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Chaney, and seconded, that Ordinance No. 20-002 be adopted and published according to law. The motion passed by the following vote:**

**Yes:** Council Member Burton, Council Member Roberts, Council Member Carter, Council Member Anderson and Council Member Chaney

**Excused:** Council Member Hogan and Council Member Smith

#### **IX. PUBLIC COMMENTS**

No one from the public wished to speak.

#### **X. ADJOURNMENT**

The meeting was adjourned at 7:11 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.



**CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT**  
**Tuesday, January 21, 2020, 4:30 PM**  
**City Hall, 616 NE 4th Avenue**

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**I. CALL TO ORDER**

Mayor McDonnell called the meeting to order at 4:30 p.m.

**II. ROLL CALL**

Present: Ellen Burton, Shannon Roberts, Bonnie Carter, Greg Anderson and Don Chaney

Excused: Steve Hogan and Melissa Smith

Staff: Sam Adams, Phil Bourquin, James Carothers, Leisha Copsey, Catrina Galicz, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Robert Maul, Nick Swinhart, Connie Urquhart, Steve Wall and Madora Doremus (intern)

Press: No one from the press was present

**III. PUBLIC COMMENTS**

Cassi Marshall, 1186 NW 10th Avenue, Camas, commented about her Port of Camas-Washougal Commissioner role.

**IV. WORKSHOP TOPICS**

**A. 544 Zone Reservoir Professional Services Agreement**

Presenter: Sam Adams, Utilities Manager and Steve Wall, Public Works Director

 [Reservoir Staff Report 01-21-2020](#)

[Reservoir Professional Services](#)

This item will be placed on the February 3, 2020 Consent Agenda for Council's consideration.

**B. NE Goodwin Road and NE Ingle Road Signal Property Acquisition Memorandum of Understanding**

Presenter: James Carothers, Engineering Manager

 [MOU Staff Report](#)

[MOU between City and GME Development](#)

This item will be placed on the February 3, 2020 Consent Agenda for Council's consideration.

- C. Commute Trip Reduction Interlocal Agreement  
Presenter: James Carothers, Engineering Manager

 [CTR Interlocal Staff Report](#)  
[CTR Interlocal Agreement](#)

This item will be placed on the February 3, 2020 Consent Agenda for Council's consideration.

- D. Public Works Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Steve Wall, Public Works Director

Wall commented about the NE Goodwin Road and NE Ingle Road signal property acquisition topic.

Wall gave brief updates about the Brady Road Street improvements project change order, maintenance needs for the Heritage Trail and the recent inclement weather response.

- E. Community Development Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Phil Bourquin, Community Development Director

There were no miscellaneous items or updates.

- F. City Administrator Miscellaneous Updates and Scheduling

Details: This is a placeholder for miscellaneous or scheduling items.

Presenter: Jennifer Gorsuch, Administrative Services Director

There were no miscellaneous items or updates.

## V. COUNCIL COMMENTS AND REPORTS

Anderson inquired about the copy of the Resolution No. 1252 that was sent to Council regarding how Council meetings are conducted. Discussion ensued.

Anderson attended a C-TRAN meeting and has met with the Mayor and staff regarding Fire and Emergency Medical Services (EMS) funding. He will attend upcoming meetings with East County Fire and Rescue (ECFR) Commissioners, the Joint Policy Advisory Committee (JPAC) and the Planning Conference.

Carter attended the Library Board of Trustees meeting.

Carter inquired about the progress of the annex building remodel and Bourquin gave a brief update. She also commented about safety concerns at the intersection of NW Brady Road and NW McIntosh Road.

Chaney commented about C-TRAN and C-VAN services to assisted living

residents and traffic conditions at NW Sierra Drive and NW Lake Road. He will attend the JPAC meeting.

Burton attended a Columbia River Economic Development Council (CREDC) meeting and the 2020 Economic Breakfast.

Burton received citizen comments regarding the cube storage sign and Northshore planning. She also commented about new members of Camas' boards, commissions and committees.

Roberts commented about the police ride-a-long that she did. She also met with staff regarding a complaint that was received.

Roberts attended the Downtown Camas Association (DCA) yearly retreat.

Mayor attended the DCA business meeting and has met with several business owners. He gave a brief recap of other people that he has recently met with.

Mayor mentioned that staff will be assisting with the 2020 Census and gave updates regarding recruitment for a new City Administrator and a Communications Manager. Discussion followed.

Mayor gave a brief overview of the book club that will be starting in February at the Library. He also reminded everyone about the Planning Conference that will be held January 24th and 25th, 2020.

## **VI. PUBLIC COMMENTS**

Phillip Mitchell, 3634 NE Sitka Drive, Camas, commented about privacy concerns and public comments.

Wayne Pattison, 2919 SE 2nd Avenue, Camas, commented about the Communications Manager recruitment process and social media posts regarding taxes.

## **VII. ADJOURNMENT**

The meeting adjourned at 5:40 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.



## **EXHIBIT “A”**

### **SCOPE OF WORK**

#### **CITY OF CAMAS 18<sup>TH</sup> AVENUE RESERVOIR ADDITIONAL DESIGN AND CONSTRUCTION MANAGEMENT**

This proposal is for additional design engineering services required to complete the 18<sup>th</sup> Avenue NW Reservoir design and for anticipated engineering services for construction management.

#### **ADDITIONAL DESIGN SERVICES**

Because of the protracted land acquisition process and additional services that were not included in the original scope of work, the following additional design tasks are included in this proposal.

##### **Task 1 – Alternative Site Analysis**

Gray & Osborne provided engineering support for reviewing alternate sites other than the McKay property. These sites included the Discovery High School parcel, a City of Vancouver parcel, and a site on Green Mountain. The analysis included identifying the required infrastructure at each site to provide the desired storage, as well as cost estimates for each option.

##### **Task 2 – 18<sup>th</sup> Avenue NW Street Frontage Improvements**

Because the project occurred on a parcel that was next to 18<sup>th</sup> Avenue NW, the City was required to provide frontage improvements including curb, gutter, planting, strip, and sidewalk per City standards. The frontage improvements required design by a traffic engineer to incorporate them into the existing street including incorporating the existing stormwater system into the new site stormwater system, and provide a traffic impact letter for the City’s site permit process.

##### **Task 3 – Landscaping**

A landscaped buffer strip was included between the sidewalk and the site fencing on the south side of the project and a buffer strip was also included along the easterly edge of the project to provide screening. The services of a landscape architect were employed to develop a planting plan that was incorporated into the planset along with contract specifications. The landscaping plan was also used to develop a rendering of the landscaped project.

#### **Task 4 – Wetlands Issues, JARPA, and Critical Areas Report**

Subsequent to the initial design contract, wetlands were found on the site. The presence of wetlands triggered a JARPA permit application and the need for finding wetlands through wetlands banking. In addition, the City's site permit process required a Critical Areas Report by a wetlands biologist, subcontracted to Gray & Osborne.

#### **Task 5 – Additional Land Acquisition Support**

During the negotiation with the property owner, Gray & Osborne provided ongoing support including conceptual site plans with potential City and developer improvements to aid in the negotiations with the property owner and eventual purchase of the project site.

#### **Task 6 – Waterline Design**

The original contract scope of work assumed that the waterline would be constructed as a separate project under a separate scope of work. Since that time, the City completed the design of the Brady Road waterline and the alignment for the reservoir waterline was chosen. The City then decided to include the waterline in the reservoir project.

#### **Task 7 – Design Per Final Short Plat**

The final short plat included a parcel that was smaller than what the original design had assumed. The final short plat included a westerly boundary line that was approximately 25 feet to the east of the property line of the two parcel from which the final parcel was platted. This modification in the site necessitated the redesign of the final site layout including relocating the access road, relocating the reservoir and associated site grading, redesigning the storm and water piping, and modifying the final frontage improvements along 18<sup>th</sup> Avenue NW.

In addition to the additional design services, this proposal includes construction support services for the project. The assumptions for the construction support scope of work are as follows.

### **CONSTRUCTION SUPPORT SERVICES**

Gray & Osborne will provide construction management support to the City including the following tasks.

**Task 1** – Coordinate and Attend Preconstruction Conference.

**Task 2** – Setup and maintain the Construction Management System (CMS) for use by City staff, the contractor, and Gray & Osborne for project documentation and communication. The CMS system will be maintained on Gray & Osborne's server.

**Task 3** – Provide submittal review including reviewing all submittals and coordinating with City staff for submittals requiring City staff input.

**Task 4** – Provide onsite resident inspection. The project contract is for 260 working days.

**Task 5** – Provide in office construction support including answering contractor RFI questions, reviewing material testing reports, and other support activities.

**Task 6** – Coordinate and attend construction meetings every 2 weeks for a total of 25 meetings.

**Task 7** – Provide project closeout services including coordinating and attending the final walkthrough, preparing the project punchlist, and documenting project completion.

**Task 8** – Prepare final project documentation.

**Task 9** – Prepare record drawings upon project completions.

#### Assumptions

The following items are assumed for the Scope of Work.

- All testing including, but not limited to, materials testing, welding inspection, and coating inspection will be performed by testing entities under separate contracts between the City and the entity.
- Gray & Osborne will prepare and coordinate the use of the Construction Management System (CMS) to allow all of the project documentation and communication to be performed on a website with password protected access by the various parties.
- Gray & Osborne will provide office support including submittal review, monthly progress estimates, and other project documentation.

**EXHIBIT "B"**

**ENGINEERING SERVICES  
SCOPE AND ESTIMATED COST**

*City of Camas 18th Avenue Reservoir Additional Design and Construction Management*

| Tasks  | Principal Hours | Project Manager Hours | Project Engineer Hours | Civil Eng. Hours | Structural Eng. Hours | Electrical Eng. Hours | Field Inspector Hours | Environmental Tech./ Specialist Hours | Engineer-In-Training Hours | AutoCAD/ GIS Tech./ Eng. Intern Hours |
|--|-----------------|-----------------------|------------------------|------------------|-----------------------|-----------------------|-----------------------|---------------------------------------|----------------------------|---------------------------------------|
| <b>Additional Design</b>                           |                 |                       |                        |                  |                       |                       |                       |                                       |                            |                                       |
| 1 Site Alternatives Analysis                       |                 | 16                    | 32                     | 32               |                       |                       |                       |                                       | 12                         |                                       |
| 2 18th Avenue Frontage Improvements                |                 | 8                     | 40                     | 80               |                       |                       |                       |                                       |                            | 24                                    |
| 3 Landscaping                                      |                 | 4                     | 4                      | 4                |                       |                       |                       |                                       |                            | 8                                     |
| 4 Wetland Issues, JARPA, and Critical Areas Report |                 | 16                    |                        |                  |                       |                       |                       | 136                                   |                            |                                       |
| 5 Additional Land Acquisition Support              |                 | 24                    | 24                     | 24               |                       |                       |                       |                                       | 12                         |                                       |
| 6 Waterline Design                                 |                 | 24                    | 32                     | 64               |                       |                       |                       |                                       | 24                         | 64                                    |
| 7 Design per Final Short Plat                      | 4               | 24                    | 40                     | 64               |                       |                       |                       |                                       | 16                         | 64                                    |
| <b>Construction Management</b>                     |                 |                       |                        |                  |                       |                       |                       |                                       |                            |                                       |
| 1 Coordinate and Attend Preconstruction Meeting    |                 | 8                     | 8                      | 12               |                       |                       | 8                     |                                       |                            |                                       |
| 2 Setup and Maintain CMS                           |                 |                       | 24                     |                  |                       |                       |                       |                                       |                            | 24                                    |
| 3 Submittal Review                                 |                 | 24                    | 80                     | 96               | 64                    | 32                    |                       |                                       |                            |                                       |
| 4 Onsite Resident Inspection                       |                 |                       |                        |                  |                       |                       | 2,080                 |                                       |                            |                                       |
| 5 In-office Support                                |                 | 24                    | 40                     | 64               | 32                    | 32                    |                       | 24                                    |                            |                                       |
| 6 Coordinate and Attend Construction Meetings      |                 | 64                    | 96                     | 96               | 24                    | 24                    |                       |                                       |                            |                                       |
| 7 Project Closeout                                 |                 | 24                    | 24                     | 40               | 16                    | 16                    |                       |                                       |                            |                                       |
| 8 Final Project Documentation                      |                 | 12                    | 24                     | 32               |                       |                       |                       |                                       |                            |                                       |
| 9 Record Drawings                                  |                 | 8                     | 24                     | 40               | 16                    | 16                    |                       |                                       |                            | 80                                    |
| Hour Estimate:                                     | 4               | 280                   | 492                    | 648              | 152                   | 120                   | 2,088                 | 160                                   | 64                         | 264                                   |
| Fully Burdened Billing Rate Range:*                | \$135 to \$200  | \$119 to \$200        | \$119 to \$148         | \$93 to \$135    | \$110 to \$167        | \$120 to \$190        | \$81 to \$145         | \$83 to \$138                         | \$85 to \$133              | \$50 to \$132                         |
| Estimated Fully Burdened Billing Rate:*            | \$175           | \$170                 | \$145                  | \$115            | \$160                 | \$165                 | \$130                 | \$115                                 | \$105                      | \$100                                 |
| Fully Burdened Labor Cost:                         | \$700           | \$47,600              | \$71,340               | \$74,520         | \$24,320              | \$19,800              | \$271,440             | \$18,400                              | \$6,720                    | \$26,400                              |

Total Fully Burdened Labor Cost: \$ 561,240

Direct Non-Salary Cost:

    Mileage & Expenses (Mileage @ current IRS rate) \$ 6,500

Subconsultant:

    HBB \$ 6,255

    Watershed Company \$ 4,743

    Subconsultant Overhead (10%) \$ 1,100

**TOTAL ESTIMATED COST: \$ 579,838**

\* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

## **STAFF REPORT**

Final Plat for Larkspur Subdivision

File No. FP19-04

(Related File: SUB18-03)

**TO:** City Council

**FROM:** Lauren Hollenbeck, Senior Planner  
Anita Ashton, Project Manager

**DATE:** January 27, 2020

**LOCATION:** The development is located at 6215 NW Larkspur Street in the SW ¼ of Section 28, Township 2 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 175961000.

**APPLICANT/OWNER:** Gus Harb  
Harb Engineering, Inc  
701 Columbia Street, Suite 111  
Vancouver, WA 98660

**APPLICABLE LAW:** The final plat application was submitted October 8, 2019, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

### **BACKGROUND INFORMATION:**

- Total site area is 2.09-acres
- Lots: 10 single-family residential
- Zoning: R-7.5 Single-Family Residential

The Larkspur subdivision received preliminary plat approval on July 27, 2018 for 10 residential lots. At the time of writing this staff report the applicant has either completed the improvements on site, or has provided acceptable financial security to complete the improvements pursuant to the Camas Municipal Code.

Staff has reviewed the final plat drawings, lot closures, CC&R's and all other associated final platting documents including the bonding. Staff found that the application met the requirements of Final Plat approval in accordance with CMC§17.21.060.

**FINAL PLAT APPROVAL CRITERIA (CMC 17.21.060.E):**

1. That the proposed final plat bears the required certificates and statements of approval;
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

**Finding:** The submitted plat meets the requirements of CMC 17.21.060.E, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

**RECOMMENDATION:**

Staff recommends that Council **APPROVE** the final plat the Larkspur Subdivision (file#FP19-04) as submitted.

**PLAT NOTES:**

- A HOMEOWNER'S ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. THE DECLARATION (CC&R'S) OF THE LARKSPUR SUBDIVISION WAS RECORDED UNDER CLARK COUNTY RECORDING NUMBER \_\_\_\_\_.
- THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL PRIVATE ROADS AND ASSOCIATED INFRASTRUCTURE IN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO THE PAVEMENT, CURBS, SIDEWALKS, TRAIL, FENCING, LANDSCAPING, STREET LIGHTS AND STORM DRAINAGE UTILITIES.
- ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE STEP TANK FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF SAID INDIVIDUAL LOT OWNERS.
- A RIGHT-OF-ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE INDIVIDUAL STEP TANKS LOCATED ON THE LOTS WITHIN THE PLAT.
- THE FOLLOWING SETBACKS SHALL APPLY:  
FRONT YARD: 20-FEET  
SIDE YARD: 5-FEET  
REAR YARD: 25-FEET  
WITH THE EXCEPTION OF LOTS 1-4 SHALL HAVE A REAR YARD OF 20-FEET.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, AND PARK/OPEN SPACE FEE IMPACTS. EACH NEW DWELLING UNIT WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE OR AS OTHERWISE PROVIDED BY THE CITY.
- PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP AS SPECIFIED ON THE PLAT. SPECIFIED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL STRUCTURES.
- SHOULD ARCHAEOLOGICAL MATERIALS (E.G. CONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTH, ETC.) BE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OR ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3065), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360-397-8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3534), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGY RESOURCES (RCW 27.53, 27.44 AND WAC 25-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THIS REQUIREMENT COULD CONSTITUTE A CLASS C FELONY.
- ALL IRRIGATION METERS OWNED AND MAINTAINED BY HOA SHALL PROVIDE ACCEPTABLE BACK FLOW PREVENTION TESTING REPORTS ON YEARLY BASIS.
- ALL IRRIGATION METERS LOCATED ON INDIVIDUAL LOTS SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER AND SHALL PROVIDE ACCEPTABLE BACK FLOW PREVENTION TESTING REPORTS ON A YEARLY BASIS.
- THE STORMWATER SYSTEM, WHICH INCLUDES THE PERIMETER FRENCH DRAIN SYSTEM, THE STORMWATER TREATMENT STRUCTURE, AND THE MANHOLES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ARE TO BE OWNED AND MAINTAINED BY THE HOA. THE CITY SHALL BE GRANTED A RIGHT OF ENTRY FOR PURPOSES OF INSPECTIONS.
- 10.00 FOOT PRIVATE STORM EASEMENT ALONG PORTIONS OF LOTS 1 AND 10 AS SHOWN HEREON IS GRANTED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER CONVEYANCE. THE (H.O.A.) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORMWATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT.
- 15.00 FOOT PRIVATE STORM EASEMENT ALONG PORTIONS OF LOT 1 AND LOT 10 AS SHOWN HEREON IS GRANTED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER CONVEYANCE. THE (H.O.A.) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORMWATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA. THE CITY OF CAMAS SHALL BE GRANTED RIGHT OF ENTRY OVER SAID EASEMENT AREA FOR INSPECTION PURPOSES.
- A TEN-FOOT (10.00') PUBLIC PEDESTRIAN TRAIL EASEMENT IS GRANTED AND CONVEYED OVER LOT 1 TO THE PUBLIC AND THE (H.O.A.) IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL FACILITIES WITHIN THE EASEMENT.
- TRACT "A" IS A LANDSCAPE TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AN EASEMENT GRANTED TO THE CITY OF CAMAS FOR INSPECTION AND MAINTENANCE AS NECESSARY.

**PERIMETER DESCRIPTION:**

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 01°19'49" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1335.02 FEET;

THENCE NORTH 88°55'53" WEST, 673.29 FEET, TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CITY OF CAMAS, BY DEED RECORDED UNDER AUDITORS FILE NO. 5514563 RECORDS OF CLARK COUNTY, WASHINGTON, SAID BEING ON THE NORTH LINE OF THAT CERTAIN DEED CONVEYED TO PROVENCE, LLC BY DEED RECORDED UNDER AUDITORS FILE NO. 5478681 RECORDS OF CLARK COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°55'53" WEST, ALONG THE NORTH LINE OF SAID PROVENCE PARCEL, AND ALONG THE SOUTH LINE OF "THE VILLAGE AT CAMAS MEADOWS PHASE 1" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS AT PAGE 001 RECORDS OF CLARK COUNTY, WASHINGTON 264.59 FEET, TO THE NORTHWEST CORNER OF SAID PROVENCE, LLC;

THENCE SOUTH 01°26'27" WEST, ALONG THE WEST LINE OF SAID PROVENCE, LLC PARCEL 344.28 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°55'33" EAST, ALONG THE SOUTH LINE OF SAID PROVENCE, LLC PARCEL, 265.17 FEET TO THE SOUTHWEST CORNER OF SAID CITY OF CAMAS PARCEL;

THENCE NORTH 01°20'42" EAST, ALONG THE WEST LINE OF SAID CITY OF CAMAS PARCEL, 344.30 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.093 ACRES MORE OR LESS.

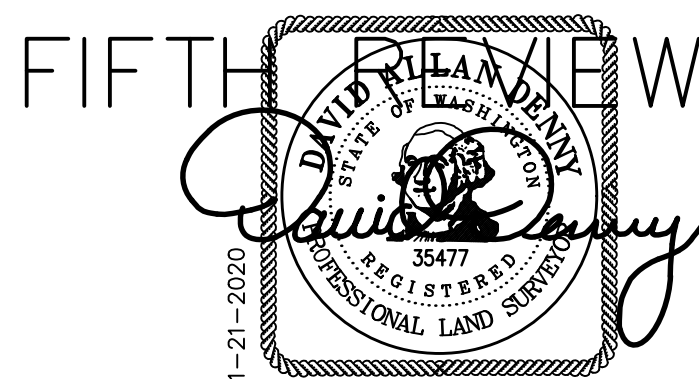
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

**LAND INVENTORY:**

|  |         |
|--|---------|
| A) TOTAL ACREAGE   | 2.09 AC |
| B) TOTAL DEVELOPED ACREAGE (PUBLIC ROADS)                | 0.31 AC |
| C) TOTAL LOT AREA  | 1.71 AC |
| D) TOTAL INFRASTRUCTURE ACREAGE (PRIVATE DRIVEWAYS)      | 0.00 AC |
| E) TOTAL TRACT AREA FOR TRACT A                          | 0.08 AC |
| F) TOTAL ACREAGE OF CRITICAL AREAS                       | 0.00 AC |
| G) TOTAL ACREAGE OF RECREATIONAL OPEN SPACES (TRACT "A") | 0.00 AC |

**LEGEND:**

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- INDICATES RECORD DISTANCE PER SURVEY REFERENCE NUMBER 15



BASIS OF BEGINNING: THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, AS SHOWN ON SURVEY REFERENCE 1.

**SURVEY REFERENCES:**

- MACKAY SURVEY BOOK 49 PAGE 186
- DENNY SURVEY BOOK 53 PAGE 111
- RENTON SURVEY BOOK 55 PAGE 130
- OLSON SURVEY BOOK 51 PAGE 161
- MACKAY SURVEY BOOK 34 PAGE 99
- LARKSPUR ESTATES P-2 BOOK 311 PAGE 401
- LARKSPUR ESTATES P-1 BOOK 311 PAGE 358
- LDC SURVEY BOOK 55 PAGE 09
- UNRECORDED SURVEY BOOK AA-46
- LACAMAS ESTATES BOOK 311 PAGE 414
- FEEDER SURVEY BOOK 62 PAGE 111
- OLSON SURVEY BOOK 41 PAGE 002
- ESTATES AT THE ARCHERY BOOK 311 PAGE 924
- AMENDMENT TO THE VILLAGE AT CAMAS MEADOWS PHASE 2 BOOK 312 PAGE 039
- THE VILLAGE AT CAMAS MEADOWS PHASE 1 BOOK 312 PAGE 001

**DEED REFERENCE:**

GRANTOR: GERALD JENKINS  
GRANTEE: PROVENCE, LLC,  
AFN: 5478681  
DATED: 01-12-2018

GRANTOR: PROVENCE, LLC  
GRANTEE: CITY OF CAMAS  
AFN: 5514563 D  
DATE: 5-22-2018

**UTILITY AND SIDEWALK EASEMENT:**

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK COUNTY PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED 02-01-18.

# LARKSPUR SUBDIVISION

IN A PORTION OF  
SE 1/4, SW 1/4 OF SECTION 28  
T. 2 N., R 3 E., WM  
CITY OF CAMAS  
CLARK COUNTY, WASHINGTON  
SHEET 1 OF 2

**CITY OF CAMAS MAYOR:**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF CAMAS MAYOR

**CITY OF CAMAS FINANCE DIRECTOR: :**

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

ATTESTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF CAMAS FINANCE DIRECTOR

**CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT:**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR, OR DESIGNEE

**CITY OF CAMAS PUBLIC WORKS DEPARTMENT:**

A) ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;

B) ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

C) ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF CAMAS ENGINEER

**CAMAS-WASHOUGAL FIRE DEPARTMENT:**

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CAMAS-WASHOUGAL FIRE CHIEF, OR DESIGNEE

**CLARK COUNTY ASSESSOR:**

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS THE LARKSPUR SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

**CLARK COUNTY AUDITOR:**

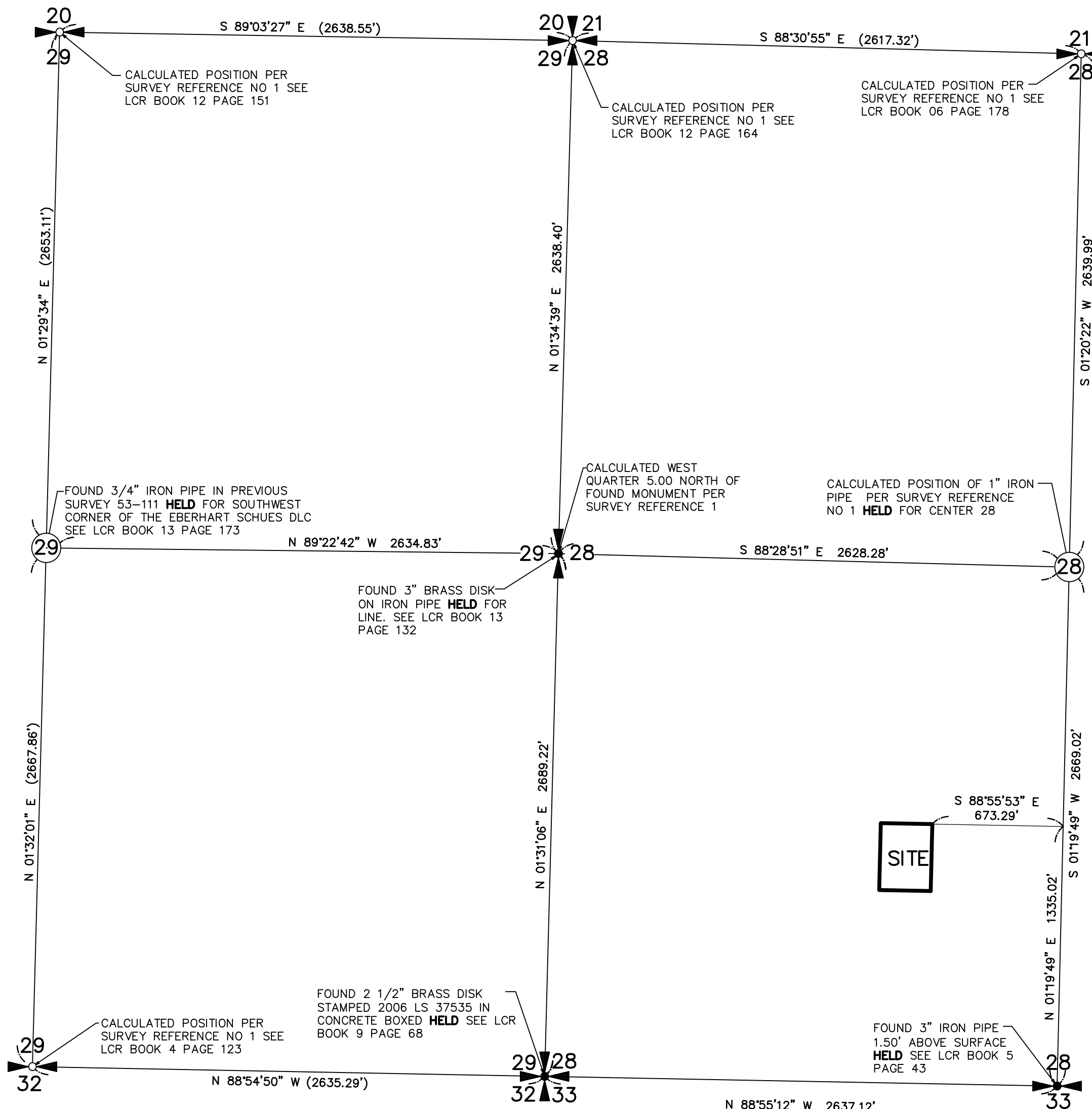
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_ PROVENCE LLC  
AUDITOR'S RECEIVING NO. \_\_\_\_\_

DEPUTY/COUNTY AUDITOR \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "LARKSPUR SUBDIVISION" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, 1-07-2020  
PLS NO. 35477 DATE



**ACKNOWLEDGMENT:**

STATE OF WASHINGTON  
COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE DECLARANT DECLARATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**DECLARANT DECLARATION:**

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED AS "LARKSPUR SUBDIVISION", A SINGLE FAMILY COMMUNITY AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR THE "LARKSPUR SUBDIVISION" RECORDED UNDER CLARK COUNTY RECORDING NUMBER.

OWNER: \_\_\_\_\_  
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**MINISTER-GLAESER SURVEYING INC.**  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

SCALE: 1"=500'  
JOB NO. 18-042  
DATE: 1-21-20  
CALC BY: DAD  
DRAWN BY: DED  
CHECKED BY: DAD  
SHEET 1 OF 2

# LARKSPUR SUBDIVISION

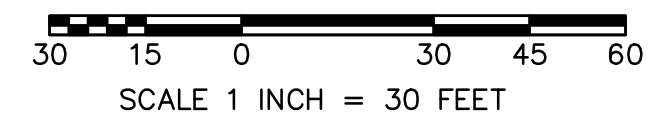
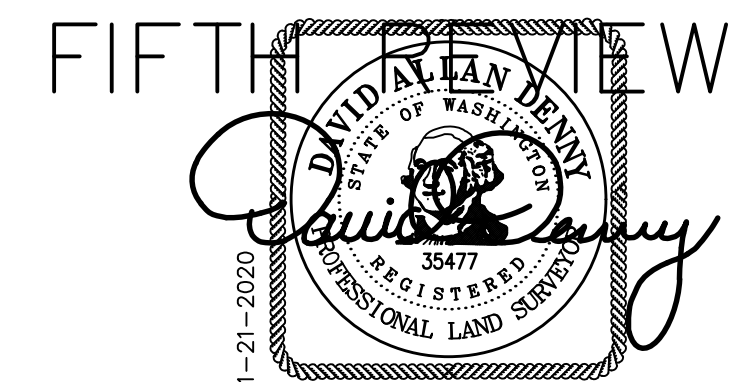
IN A PORTION OF  
SE 1/4, SW 1/4 OF SECTION 28  
T. 2 N., R 3 E., W.M  
CITY OF CAMAS  
CLARK COUNTY, WASHINGTON  
SHEET 2 OF 2

### LEGEND:

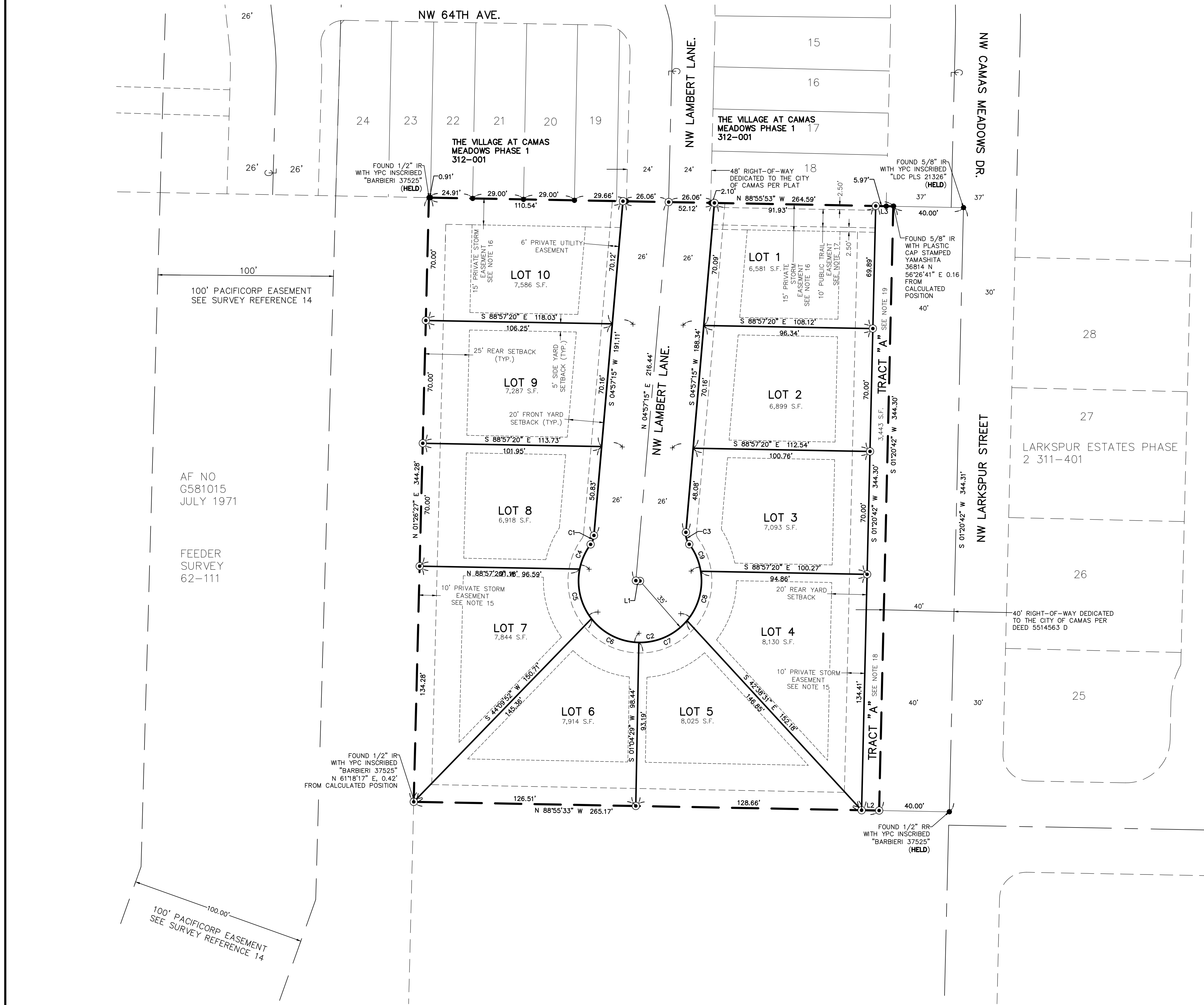
- INDICATES FOUND 1/2" IRON ROD WITH D.DENNY CAP HELD UNLESS OTHERWISE NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH (D.DENNY 35477) CAP SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
- SF INDICATES SQUARE FEET
- RR INDICATES REBAR ROD

| CURVE TABLE |        |            |           |               |             |
|-------------|--------|------------|-----------|---------------|-------------|
| CURVE       | RADIUS | DELTA      | ARC DIST. | CHORD BEARING | CHORD DIST. |
| C1          | 10.00' | 31°34'12"  | 5.51'     | N 20°44'21" E | 5.44'       |
| C2          | 35.00' | 253°09'10" | 154.64'   | N 89°56'52" E | 56.21'      |
| C3          | 10.00' | 41°34'57"  | 7.26'     | S 15°50'14" E | 7.10'       |
| C4          | 35.00' | 25°21'20"  | 15.49'    | S 23°50'47" W | 15.36'      |
| C5          | 35.00' | 49°06'26"  | 30.00'    | S 13°23'06" E | 29.09'      |
| C6          | 35.00' | 51°00'15"  | 31.16'    | S 63°26'26" E | 30.14'      |
| C7          | 35.00' | 50°58'45"  | 31.12'    | N 65°35'04" E | 30.11'      |
| C8          | 35.00' | 49°11'34"  | 30.05'    | N 15°30'54" E | 29.14'      |
| C9          | 35.00' | 27°32'49"  | 16.83'    | N 22°51'18" W | 16.67'      |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 85°02'45" E | 2.34'    |
| L2         | S 88°55'33" E | 10.00'   |
| L3         | S 88°55'53" E | 10.00'   |



BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.



MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQIESCENCE, ESTOPPEL, ETC.  
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED 02-01-2018.

DRAWING FILE: 18042-PLAT.DWG

**MINISTER-GLAESER SURVEYING INC.**  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

SCALE: 1"=30'  
JOB NO. 18-042  
DATE: 1-21-20  
CALC BY: DAD  
DRAWN BY: DED  
CHECKED BY: DAD  
SHEET 2 OF 2





I, Sam Adams, hereby certify that these bid tabulations are correct.

*Sam Adams* 12-10-19

Sam Adams, PE Date  
Utilities Manager

| PROJECT NO. WS-715<br>DESCRIPTION: 18TH AVENUE RESERVOIR |   |      | Engineer's Estimate:<br>4,600,000 original | Tapani, Inc.<br>1904 SE 6th Place<br>Battle Ground, WA 98604 | TEK Construction, Inc.<br>1980 W Bakerview Rd.<br>Bellingham, WA 98226 | Stellar J Corporation<br>1363 Down River Drive<br>Woodland, WA 98674 |                |                |                |                |  |
|--|---|------|--|--|--|--|----------------|----------------|----------------|----------------|--|
| DATE OF BID OPENING:<br>December 10, 2019, at 11:00 AM   |   |      | Ent. By<br>RLS                             | 360.687.1148   | 360.312.5530   | 360.225.7996   |                |                |                |                |  |
| ITEM NO  | DESCRIPTION   | UNIT | QTY  | UNIT PRICE   | ENGRG TOTAL  | UNIT PRICE   | CONTRACT TOTAL | CONTRACT TOTAL | UNIT PRICE     | CONTRACT TOTAL |  |
| <b>SCHEDULE A: RESERVOIR AND LACAMAS VAULT</b>           |   |      |  |  |  |  |                |                |                |                |  |
| 1  | Minor Change  | LS   | 1.00                                       | \$40,000.00  | \$40,000.00  | \$40,000.00  | \$40,000.00    | \$40,000.00    | \$40,000.00    | \$40,000.00    |  |
| 2  | Mobilization and Demobilization                       | LS   | 1.00                                       | \$350,000.00   | \$350,000.00   | \$300,000.00   | \$300,000.00   | \$350,000.00   | \$350,000.00   | \$140,000.00   |  |
| 3  | Locate Existing Utilities                             | LS   | 1.00                                       | \$1,500.00   | \$1,500.00   | \$250.00   | \$250.00       | \$12,000.00    | \$12,000.00    | \$500.00       |  |
| 4  | Project Temporary Traffic Controls                    | LS   | 1.00                                       | \$1,875.00   | \$1,875.00   | \$1,500.00   | \$1,500.00     | \$5,000.00     | \$5,000.00     | \$2,000.00     |  |
| 5  | Project Sign  | LS   | 1.00                                       | \$1,000.00   | \$1,000.00   | \$1,000.00   | \$1,000.00     | \$1,000.00     | \$1,000.00     | \$1,500.00     |  |
| 6  | Temporary Erosion and Sedimentation Control           | LS   | 1.00                                       | \$7,500.00   | \$7,500.00   | \$15,000.00  | \$15,000.00    | \$20,000.00    | \$20,000.00    | \$9,000.00     |  |
| 7  | Clearing and Grubbing                                 | LS   | 1.00                                       | \$37,500.00  | \$37,500.00  | \$100,000.00   | \$100,000.00   | \$25,000.00    | \$25,000.00    | \$54,500.00    |  |
| 8  | Construction Documentation                            | LS   | 1.00                                       | \$60,000.00  | \$60,000.00  | \$60,000.00  | \$60,000.00    | \$60,000.00    | \$60,000.00    | \$60,000.00    |  |
| 9  | Survey  | LS   | 1.00                                       | \$10,000.00  | \$10,000.00  | \$5,000.00   | \$5,000.00     | \$15,000.00    | \$15,000.00    | \$7,500.00     |  |
| 10   | Sitework  | LS   | 1.00                                       | \$108,000.00   | \$108,000.00   | \$120,000.00   | \$120,000.00   | \$150,000.00   | \$150,000.00   | \$204,000.00   |  |
| 11   | Trench Excavation Safety System                       | LS   | 1.00                                       | \$7,500.00   | \$7,500.00   | \$3,000.00   | \$3,000.00     | \$5,000.00     | \$5,000.00     | \$2,000.00     |  |
| 12   | Unsuitable Excavation                                 | CY   | 800.00                                     | \$90.00  | \$72,000.00  | \$50.00  | \$40,000.00    | \$30.00        | \$24,000.00    | \$81.00        |  |
| 13   | 2.0 MG Welded Steel Reservoir                         | LS   | 1.00                                       | \$1,402,000.00   | \$1,402,000.00   | \$1,075,000.00   | \$1,075,000.00 | \$1,150,000.00 | \$1,150,000.00 | \$1,233,000.00 |  |
| 14   | Reservoir Foundation                                  | LS   | 1.00                                       | \$160,000.00   | \$160,000.00   | \$350,000.00   | \$350,000.00   | \$280,000.00   | \$280,000.00   | \$320,000.00   |  |
| 15   | Reservoir Preparation and Painting, Incl. Containment | LS   | 1.00                                       | \$630,000.00   | \$630,000.00   | \$440,000.00   | \$440,000.00   | \$475,000.00   | \$475,000.00   | \$385,000.00   |  |
| 16   | Site Piping   | LS   | 1.00                                       | \$415,000.00   | \$415,000.00   | \$340,000.00   | \$340,000.00   | \$300,000.00   | \$300,000.00   | \$430,000.00   |  |
| 17   | Removal of Contaminated Soils                         | TN   | 200.00                                     | \$150.00   | \$30,000.00  | \$100.00   | \$20,000.00    | \$40.00        | \$8,000.00     | \$67.75        |  |
| 18   | HMA Cl. 1/2" PG 58H-22                                | TN   | 230.00                                     | \$185.00   | \$42,550.00  | \$155.00   | \$35,650.00    | \$300.00       | \$69,000.00    | \$281.00       |  |
| 19   | Seeding, Fertilizing and Mulching                     | SY   | 6,700.00                                   | \$2.00   | \$13,400.00  | \$1.00   | \$6,700.00     | \$1.00         | \$6,700.00     | \$4.10         |  |
| 20   | Topsoil, Type A                                       | CY   | 1,200.00                                   | \$60.00  | \$72,000.00  | \$25.00  | \$30,000.00    | \$90.00        | \$108,000.00   | \$61.00        |  |
| 21   | Site Fencing  | LF   | 1,000.00                                   | \$32.00  | \$32,000.00  | \$55.00  | \$55,000.00    | \$50.00        | \$50,000.00    | \$47.00        |  |
| 22   | Electrical  | LS   | 1.00                                       | \$95,000.00  | \$95,000.00  | \$50,000.00  | \$50,000.00    | \$90,000.00    | \$90,000.00    | \$50,000.00    |  |
| 23   | General Restoration                                   | LS   | 1.00                                       | \$30,000.00  | \$30,000.00  | \$2,500.00   | \$2,500.00     | \$8,000.00     | \$8,000.00     | \$9,500.00     |  |
| 24   | Lacamas Vault   | LS   | 1.00                                       | \$60,000.00  | \$60,000.00  | \$100,000.00   | \$100,000.00   | \$100,000.00   | \$100,000.00   | \$160,000.00   |  |
| 25   | Landscaping Buffer Zone                               | LS   | 1.00                                       | \$100,000.00   | \$100,000.00   | \$35,000.00  | \$35,000.00    | \$100,000.00   | \$100,000.00   | \$75,000.00    |  |
| 26   | Septic Tank Removal                                   | EA   | 2.00                                       | \$5,000.00   | \$10,000.00  | \$2,500.00   | \$5,000.00     | \$1,000.00     | \$2,000.00     | \$3,100.00     |  |
| 27   | Underground Storage Tank Removal                      | EA   | 2.00                                       | \$5,000.00   | \$10,000.00  | \$250.00   | \$500.00       | \$1,000.00     | \$2,000.00     | \$3,000.00     |  |
| 28   | Remove Waste Debris                                   | TN   | 40.00                                      | \$100.00   | \$4,000.00   | \$120.00   | \$4,800.00     | \$30.00        | \$1,200.00     | \$94.00        |  |

|                              |                       |                       |                       |                       |
|------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>SUBTOTAL</b>              | <b>\$3,802,825.00</b> | <b>\$3,235,900.00</b> | <b>\$3,456,900.00</b> | <b>\$3,487,110.00</b> |
| <b>SALES TAX @ 8.4%</b>      | <b>\$319,437.30</b>   | <b>\$271,815.60</b>   | <b>\$290,379.60</b>   | <b>\$292,917.24</b>   |
| <b>SUBTOTAL (SCHEDULE A)</b> | <b>\$4,122,262.30</b> | <b>\$3,507,715.60</b> | <b>\$3,747,279.60</b> | <b>\$3,780,027.24</b> |

**SCHEDULE B: NORTH WATERLINE**

|    |  |    |          |             |              |             |              |             |              |             |
|----|--|----|----------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|
| 1  | Minor Change   | LS | 1.00     | \$10,000.00 | \$10,000.00  | \$10,000.00 | \$10,000.00  | \$10,000.00 | \$10,000.00  | \$10,000.00 |
| 2  | Survey   | LS | 1.00     | \$5,000.00  | \$5,000.00   | \$2,500.00  | \$2,500.00   | \$10,000.00 | \$10,000.00  | \$2,500.00  |
| 3  | Locate Existing Utilities                            | LS | 1.00     | \$1,500.00  | \$1,500.00   | \$3,500.00  | \$3,500.00   | \$2,000.00  | \$2,000.00   | \$1,500.00  |
| 4  | Project Temporary Traffic Controls                   | LS | 1.00     | \$625.00    | \$625.00     | \$500.00    | \$500.00     | \$3,500.00  | \$3,500.00   | \$100.00    |
| 5  | Temporary Erosion and Sedimentation Control          | LS | 1.00     | \$2,500.00  | \$2,500.00   | \$2,500.00  | \$2,500.00   | \$1,000.00  | \$1,000.00   | \$5,500.00  |
| 6  | Clearing and Grubbing                                | LS | 1.00     | \$12,500.00 | \$12,500.00  | \$7,500.00  | \$7,500.00   | \$5,000.00  | \$5,000.00   | \$10,000.00 |
| 7  | Trench Excavation Safety System (Minimum Bid \$1/LF) | LF | 1,120.00 | \$2.00      | \$2,240.00   | \$1.00      | \$1,120.00   | \$1.00      | \$1,120.00   | \$2.00      |
| 8  | Unsuitable Excavation                                | CY | 90.00    | \$90.00     | \$8,100.00   | \$60.00     | \$5,400.00   | \$45.00     | \$4,050.00   | \$81.00     |
| 9  | Ductile Iron Water Main Pipe 16 in. Diam.            | LF | 1,120.00 | \$190.00    | \$212,800.00 | \$115.00    | \$128,800.00 | \$125.00    | \$140,000.00 | \$138.00    |
| 10 | Butterfly Valves, 16 Inch                            | EA | 2.00     | \$4,000.00  | \$8,000.00   | \$4,500.00  | \$9,000.00   | \$4,000.00  | \$8,000.00   | \$3,600.00  |
| 11 | Connection to Existing Water Main                    | EA | 1.00     | \$5,000.00  | \$5,000.00   | \$5,000.00  | \$5,000.00   | \$1,000.00  | \$1,000.00   | \$1,500.00  |
| 12 | Seeding, Fertilizing and Mulching                    | SY | 620.00   | \$2.00      | \$1,240.00   | \$1.00      | \$620.00     | \$1.00      | \$620.00     | \$3.75      |
| 13 | Topsoil, Type A                                      | CY | 70.00    | \$60.00     | \$4,200.00   | \$25.00     | \$1,750.00   | \$90.00     | \$6,300.00   | \$67.00     |

|                              |                     |                     |                     |                     |
|------------------------------|---------------------|---------------------|---------------------|---------------------|
| <b>SUBTOTAL</b>              | <b>\$273,705.00</b> | <b>\$178,190.00</b> | <b>\$192,590.00</b> | <b>\$209,405.00</b> |
| <b>SALES TAX @ 8.4%</b>      | <b>\$22,991.22</b>  | <b>\$14,967.96</b>  | <b>\$16,177.56</b>  | <b>\$17,590.02</b>  |
| <b>SUBTOTAL (SCHEDULE B)</b> | <b>\$296,696.22</b> | <b>\$193,157.96</b> | <b>\$208,767.56</b> | <b>\$226,995.02</b> |

**SCHEDULE C: FRONTAGE IMPROVEMENTS**

|    |   |    |          |             |             |             |             |             |             |             |
|----|---|----|----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 1  | Minor Change  | LS | 1.00     | \$2,000.00  | \$2,000.00  | \$2,000.00  | \$2,000.00  | \$2,000.00  | \$2,000.00  | \$2,000.00  |
| 2  | Survey  | LS | 1.00     | \$5,000.00  | \$5,000.00  | \$3,500.00  | \$3,500.00  | \$12,000.00 | \$12,000.00 | \$8,000.00  |
| 3  | Project Temporary Traffic Controls                  | LS | 1.00     | \$10,000.00 | \$10,000.00 | \$15,000.00 | \$15,000.00 | \$20,000.00 | \$20,000.00 | \$20,300.00 |
| 4  | Clearing and Grubbing                               | LS | 1.00     | \$10,000.00 | \$10,000.00 | \$3,000.00  | \$3,000.00  | \$1,000.00  | \$1,000.00  | \$50.00     |
| 5  | Excavation, Embankment and Grading, Incl. Haul      | CY | 200.00   | \$30.00     | \$6,000.00  | \$30.00     | \$6,000.00  | \$25.00     | \$5,000.00  | \$88.00     |
| 6  | Unsuitable Excavation                               | CY | 40.00    | \$50.00     | \$2,000.00  | \$100.00    | \$4,000.00  | \$75.00     | \$3,000.00  | \$81.00     |
| 7  | Gravel Borrow, Incl. Haul                           | TN | 1,750.00 | \$20.00     | \$35,000.00 | \$0.01      | \$17.50     | \$25.00     | \$43,750.00 | \$30.00     |
| 8  | Locate Existing Utilities                           | LS | 1.00     | \$1,000.00  | \$1,000.00  | \$2,000.00  | \$2,000.00  | \$5,000.00  | \$5,000.00  | \$1,000.00  |
| 9  | Crushed Surfacing Base Course                       | TN | 400.00   | \$25.00     | \$10,000.00 | \$40.00     | \$16,000.00 | \$40.00     | \$16,000.00 | \$29.50     |
| 10 | Crushed Surfacing Top Course                        | TN | 100.00   | \$30.00     | \$3,000.00  | \$70.00     | \$7,000.00  | \$40.00     | \$4,000.00  | \$52.00     |
| 11 | HMA Cl. 1/2" PG 58H-22                              | TN | 240.00   | \$140.00    | \$33,600.00 | \$100.00    | \$24,000.00 | \$300.00    | \$72,000.00 | \$247.00    |
| 12 | CPEP Storm Sewer Pipe, 12 in. Diam. (Incl. Bedding) | LF | 85.00    | \$50.00     | \$4,250.00  | \$130.00    | \$11,050.00 | \$65.00     | \$5,525.00  | \$94.00     |
| 13 | Catch Basin, Type 1                                 | EA | 2.00     | \$2,000.00  | \$4,000.00  | \$2,000.00  | \$4,000.00  | \$2,000.00  | \$4,000.00  | \$1,100.00  |
| 14 | Trench Excavation Safety Systems                    | LS | 1.00     | \$1,000.00  | \$1,000.00  | \$3,000.00  | \$3,000.00  | \$5,000.00  | \$5,000.00  | \$2,000.00  |
| 15 | Fire Hydrant Assembly                               | EA | 1.00     | \$6,000.00  | \$6,000.00  | \$5,000.00  | \$5,000.00  | \$4,000.00  | \$4,000.00  | \$5,500.00  |
| 16 | Temporary Erosion and Sedimentation Control         | LS | 1.00     | \$2,000.00  | \$2,000.00  | \$1,000.00  | \$1,000.00  | \$5,000.00  | \$5,000.00  | \$1,100.00  |
| 17 | Seeding, Fertilizing and Mulching                   | SY | 600.00   | \$6.00      | \$3,600.00  | \$1.00      | \$600.00    | \$1.00      | \$600.00    | \$3.70      |
| 18 | Topsoil, Type A                                     | CY | 70.00    | \$60.00     | \$4,200.00  | \$25.00     | \$1,750.00  | \$80.00     | \$5,600.00  | \$67.00     |
| 19 | Cement Concrete Traffic Curb and Gutter             | LF | 120.00   | \$35.00     | \$4,200.00  | \$55.00     | \$6,600.00  | \$60.00     | \$7,200.00  | \$32.00     |
| 20 | Cement Concrete High Side Traffic Curb and Gutter   | LF | 60.00    | \$35.00     | \$2,100.00  | \$55.00     | \$3,300.00  | \$40.00     | \$2,400.00  | \$35.50     |
| 21 | Cast-In-Place Monument                              | EA | 1.00     | \$500.00    | \$500.00    | \$2,400.00  | \$2,400.00  | \$2,000.00  | \$2,000.00  | \$250.00    |
| 23 | Cement Concrete Sidewalk                            | SY | 130.00   | \$50.00     | \$6,500.00  | \$100.00    | \$13,000.00 | \$80.00     | \$10,400.00 | \$47.00     |
| 25 | Permanent Signing                                   | LS | 1.00     | \$1,200.00  | \$1,200.00  | \$500.00    | \$500.00    | \$5,000.00  | \$5,000.00  | \$1,180.00  |
| 26 | Paint Line  | LF | 610.00   | \$2.00      | \$1,220.00  | \$1.25      | \$762.50    | \$10.00     | \$6,100.00  | \$1.85      |
| 27 | Street Trees  | EA | 5.00     | \$350.00    | \$1,750.00  | \$2,500.00  | \$12,500.00 | \$1,750.00  | \$8,750.00  | \$1,400.00  |

|   |                       |                       |                       |                       |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>SUBTOTAL</b>                                 | <b>\$160,120.00</b>   | <b>\$147,980.00</b>   | <b>\$255,325.00</b>   | <b>\$228,308.50</b>   |
| <b>SALES TAX (0% Per W.S. Revenue Rule 171)</b> | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>         |
| <b>SUBTOTAL (SCHEDULE C)</b>                    | <b>\$160,120.00</b>   | <b>\$147,980.00</b>   | <b>\$255,325.00</b>   | <b>\$228,308.50</b>   |
| <b>GRAND TOTAL (BASIS OF AWARD)</b>             | <b>\$4,579,078.52</b> | <b>\$3,848,853.56</b> | <b>\$4,211,372.16</b> | <b>\$4,235,330.76</b> |

Project information table including PROJECT NO. WS-715, DESCRIPTION: 18TH AVENUE RESERVOIR, DATE OF BID OPENING: December 10, 2019, and contractor details for Clark and Son's Excavating, Inc., Rotschy, Inc., T Bailey, Inc., and C & R Tractor and Landscaping, Inc.

Summary table for SCHEDULE A: RESERVOIR AND LACAMAS VAULT with columns for ITEM NO, DESCRIPTION, UNIT, QTY, UNIT PRICE, CONTRACT TOTAL, and contractor pricing.

Main itemized list for SCHEDULE A: RESERVOIR AND LACAMAS VAULT, containing 28 items such as Minor Change, Mobilization and Demobilization, Locate Existing Utilities, etc., with unit prices and contract totals.

SCHEDULE B: NORTH WATERLINE

Main itemized list for SCHEDULE B: NORTH WATERLINE, containing 13 items such as Minor Change, Survey, Locate Existing Utilities, etc., with unit prices and contract totals.

SCHEDULE C: FRONTAGE IMPROVEMENTS

Main itemized list for SCHEDULE C: FRONTAGE IMPROVEMENTS, containing 27 items such as Minor Change, Survey, Project Temporary Traffic Controls, etc., with unit prices and contract totals.

Summary and disclaimer text: Bidder did not submit the Bidder's Information Page with the Bid. Calculation Error Schedules A and C. Calculation Error Schedule A. Bidder did not submit an MOU issued by Homeland Security with Bid. Bidder did not acknowledge all 3 Addenda on Bid Bond Acknowledgement form, but did sign all 3 Addenda forms.

**INTERLOCAL AGREEMENT  
FOR  
COMMUTE TRIP REDUCTION**

- I. Effective Date: July 1, 2019.
- II. Parties: City of Vancouver, a municipal corporation of the State of Washington; and  
  
Clark County ("the County"), a municipal corporation of the State of Washington;  
  
City of Camas, a municipal corporation of the State of Washington;  
and,  
  
City of Washougal, a municipal corporation of the State of Washington
- III. Recitals:
- A. In 2006 the Washington legislature passed the " Commute Trip Reduction (CTR) Efficiency Act requiring local governments in urban area with traffic congestion to develop programs that reduce drive-alone trips and vehicle miles traveled per capita. The CTR Efficiency Act amended the 1991, Commute Trip Reduction Law, codified as §70.94.521-.551 RCW.
- B. As required by § 70.94.527(1) RCW of the CTR law as amended, the parties have adopted Commute Trip Reduction ordinances and plans for the purpose of reducing the number of commute trips to work in single occupant vehicles, alleviating air pollution, reducing energy consumption, and addressing traffic congestion problems.

- C. As authorized under the CTR law and the Interlocal Cooperation Act, Chapter 39.34 RCW, the parties desire to enter into this Agreement to achieve and maintain compliance with the requirements of the CTR law.

NOW, THEREFORE, BE IT RESOLVED that in consideration of covenants, conditions, performances, and promised hereinafter set forth, the parties hereto agree as follows:

- IV. Purpose. The purpose of this Agreement is to establish a mechanism for ensuring compliance with the CTR law, to enable the parties of this Agreement to meet the statutory requirements by the applicable deadlines, and to specifically provide for the definition and coordination of each of the tasks for which the parties to this Agreement will be responsible in achieving the goals and requirements of the CTR law.
- V. Funding.
- A. The City of Vancouver will utilize funds received from the Washington State Department of Transportation in the manner described in the *2019-2023 Commute Trip Reduction Work Plan* that is attached hereto and incorporated herein, by this reference, as part of this Agreement. The City of Vancouver is authorized to redistribute funds as necessary due to changes in program responsibilities and would do so using an amendment to this agreement if necessary.
- B. The expenditure of funds is subject to the requirements of Washington State Department of Transportation guidelines.
- C. The parties to this Agreement shall use best efforts to jointly apply for additional grant funds to support continued and coordinated implementation of the CTR law.
- VI. Service Provisions. Funds provided to the parties under this Agreement shall be used exclusively for activities undertaken to fulfill the requirements of §§70.94.521-.551 RCW and to implement the tasks as described in the *2019-2023 Commute Trip Reduction Work Plan*.

- VII. Agreement Period. This Agreement shall become effective as of July 1, 2019 and shall terminate on June 30, 2023, unless the Washington State Legislature does not appropriate funding for the Commute Trip Reduction Work Plan in the 2021-2023 biennium. If the Washington State Legislature fails to appropriate funds for the Commute Trip Reduction Work Plan in the 2021-2023 biennium, this Agreement shall terminate on June 30, 2021.
- VIII. Coordination of Work: Each of the parties to this Agreement agrees to use its best efforts to coordinate with the other parties hereto in order to best achieve the purposes of the CTR law.
- IX. Disbursement Provisions:
- A. Acting as Program Administrator, the City of Vancouver shall submit an invoice, with an estimate of expenditures by budget categories used by the City for all state CTR funds expended for the purpose of CTR implementation. The period for which these invoices cover all expenses can be determined by the party submitting the invoices, but shall not be submitted more frequently, or cover periods of less than three months.
  - B. The City of Vancouver shall submit progress reports, to be forwarded to the Washington State Department of Transportation, accompanying the invoices for covered expenses. These reports should summarize:
    - 1. Recent CTR events and projects;
    - 2. A detailed summary of implementation assistance provided to affected employers within each jurisdiction;
    - 3. A list of scheduled CTR events, projects, and implementation assistance to be provided to affected employers including all CTR training classes

C. All invoiced items shall be exclusively for activities undertaken to fulfill the requirement of §70.94.521-.551 RCW and in accordance with Washington State Department of Transportation guidelines on the expenditure of funds. Such funds may only be used to implement tasks as described in the *2019-2023 Commute Trip Reduction Work Plan*.

- X. Employment Provisions: There shall be no discrimination against any employee who is paid by the funds indicated in the Agreement or against any applicant for such employment because of race, religion, color, sex, marital status, creed, national origin, age, Vietnam era or disabled veterans status, or the presence of any sensory, mental, or physical handicap. This provision shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, lay-off or termination, rate of pay or other forms of compensation, and selection for training.
- XI. Agreement Modifications. The governing bodies of the parties hereto may request modifications to this Agreement. Any such changes that are mutually agreed upon by the parties hereto shall be incorporated herein by written amendment of this Agreement. It is mutually agreed and understood that no alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto and that any oral understanding or agreements not incorporated herein shall not be binding.
- XII. Hold Harmless: It is understood and agreed that this Agreement is solely for the benefit of the parties hereto and gives no right to any other party. No joint venture or partnership is formed as a result of this Agreement. Each party hereto agrees to be responsible and assumes liability for its own negligent acts or omissions, or that of its officers, agents or employees to the fullest extent required by law, and agrees to save, indemnify, defend, and hold the other party harmless from any such liability. In the case of negligence of both parties, any damages allowed shall be levied in proportion to the percentage of negligence attributable to the other party. This indemnification clause shall also apply to any and all causes of action arising out of performance of work activities under this Agreement. Each contract for services or activities utilizing funds

provided in whole or in part by this Agreement shall include a provision that neither the State of Washington nor the parties to this Agreement are liable for damage or claims for damages arising from any subcontractor's performance or activities under the terms of the contracts.

- XIII. Governing Law and Venue: The Agreement shall be construed and enforced in accordance with, and the validity and performance thereof shall be governed by the laws of the State of Washington. Venue of any suit between the parties arising out of this Agreement shall be the Superior Court of Clark County, Washington.
- XIV. Severability: In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications of this Agreement which can be given effect without the invalid term, condition or application. To this end the terms and conditions of this Agreement are declared severable.
- XV. Recapture Provision:
- A. In the event that a party fails to expend state funds in accordance with state law and/or the provisions of this Agreement, the City of Vancouver reserves the right to recapture state funds in an amount equal to the extent of noncompliance.
  - B. Such right of recapture shall exist for a period not to exceed three (3) years following termination of the Agreement. Repayment by the party of state funds under this recapture provision shall occur within thirty (30) days of demand. In the event that the City of Vancouver is required to institute legal proceedings to enforce the recapture provision, the City of Vancouver shall be entitled to its cost thereof, including reasonable attorney's fees, to be compensated by the party.
  - C. This Agreement shall be subordinate to and governed by all provisions and terms contained in the *Commuter Trip Reduction Implementation Agreement* between City of Vancouver and the Washington State Department of Transportation attached hereto

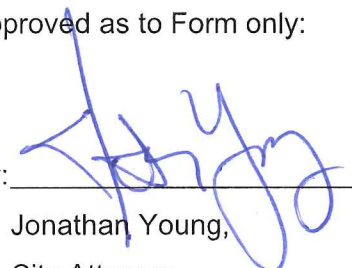
- XVI. Reduction in Funds: The City of Vancouver may unilaterally terminate all or part of this agreement, or may reduce its scope of work or budget under this Agreement, if there is a reduction of funds by the source of those funds, and if such funds are the basis for this Agreement.
- XVII. Americans with Disabilities Act of 1990, Public Law 101-336 (ADA): Parties to this Agreement must comply with the ADA, which provides comprehensive civil rights protection to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.
- XVIII. Termination: Notwithstanding any provisions of this Agreement, any party may terminate their participation in this Agreement by providing written notice of such termination to all other parties, specifying the effective date thereof, at least thirty (30) days prior to such date. Reimbursement for services performed by any party and not otherwise paid for prior to the effective date of such termination shall be made according to the terms of this Agreement.
- XIX. Property: All equipment, property, or improvement used to effectuate this Agreement shall become the sole property of the Party who provided the equipment, property, or improvement.

IN WITNESS THEREOF the undersigned entities have executed this Agreement as of the date and year written below.

**City of Vancouver**

Approved as to Form only:

AUTHORIZED SIGNATURE:

By:   
Jonathan Young,  
City Attorney

By:  11.25.19  
Eric Holmes, City Manager Date



Attest:

By: Natasha Ramras

Natasha Ramras, City Clerk

By: ~~Carrie Lewellen, Deputy City Clerk~~

**Clark County**

Approved as to Form only: AUTHORIZED SIGNATURE:

By: \_\_\_\_\_ By: \_\_\_\_\_  
Deputy Prosecuting Attorney Chair, Clark County Commissioners Date

**City of Camas**

Approved as to Form only: AUTHORIZED SIGNATURE:

By: \_\_\_\_\_ By: \_\_\_\_\_  
City Attorney Mayor / City Manager Date

**City of Washougal**

Approved as to Form only: AUTHORIZED SIGNATURE:

By: \_\_\_\_\_ By: \_\_\_\_\_  
City Attorney Mayor / City Manager Date

ATTACHMENTS: *2019-2023. Commute Trip Reduction Work Plan*

# **COMMUTE TRIP REDUCTION WORK PLAN**

For the Interlocal Agreement  
covering the  
2019-2023 Biennium  
July 1, 2019 - June 30, 2023

## COMMUTE TRIP REDUCTION WORK PLAN

### I. Introduction

The purpose of this work plan is to establish commute trip reduction (CTR) task descriptions and responsibilities, and associated budgets for each public agency party to the Interlocal Agreement, effective July 1, 2019 - June 30, 2023, between the City of Vancouver, Clark County, City of Camas and City of Washougal.

The work plan is divided into four sections: Introduction, Agency Task Descriptions and Responsibilities, Major Goals and Budget.

### II. Agency Task Descriptions and Responsibilities

#### City of Vancouver:

| TASK   | PURPOSE/GOAL  |
|--|---|
| Employee Transportation Coordinator Networking Meetings  | To keep ETC's updated with current information, motivated and trained. Attendance goal – 80%.   |
| Plan regional Transportation Demand Management (TDM) promotional campaigns that will include CTR participating worksites and provide the messaging and content for the campaign promotional materials. | Keep the employees at the CTR participating worksites aware of the benefits of alternative commute options and current campaigns to encourage trying an alternative commute   |
| Identify and notify worksites that may be affected by the CTR law  | Employer worksites with 100+ employees that work between 6-9AM are required by law to participate in the CTR program. The CTR Jurisdiction representatives are to contact those worksites to verify its status and notify the employer if it is a CTR affected worksite.  |
| Conduct ETC Basic Training workshops at least once/year. More workshops will be added if the need exists.  | Fulfill the WSDOT requirement to provide ETC Basic Training using the ETC Handbook template provided by WSDOT   |
| Administer the regional Emergency Ride Home (ERH) program  | The ERH program provides “peace of mind insurance” to employees to help them overcome the barrier of not having a car accessible at work in the event of an emergency. The local ordinances require CTR employer worksites to offer an ERH program to its employees participating in the CTR program. The current budget supports the CTR program providing an ERH program. |
| Participate in CTR employer benefit and transportation fairs   | The CTR program is committed to supporting the worksite efforts to increase employee participation in CTR by staffing CTR information booths at employer sponsored events. ETC's are encouraged to include the CTR program at the employer sponsored events.  |
| Administer the SW Washington regional TDM Website, GetThereSWWashington.org  | Perform routine reviews assuring content, links, etc. are current. Recruit Traveler Spotlight participants featuring regional citizens who utilize non-drive alone travel modes. Update users of  |

|   |   |
|---|---|
|   | campaigns, etc.   |
| Oversee the bi-annual employee survey process   | The CTR office will coordinate with WSDOT to oversee the CTR employee survey process, making sure 100% of the CTR affected worksites comply with the CTR survey requirement. The next survey is scheduled for Spring, 2021.   |
| Provide technical guidance and support to worksite employers in developing, implementing and/or modifying an employer's CTR program. Oversee the CTR worksite annual reporting process  | Provide the training and program materials necessary for CTR affected worksites to submit a CTR Annual Program Report. This includes review of the report and recommendation to the worksites that may increase non-drive alone commutes by the employees. Once reviewed, the CTR Program Report will be submitted to the appropriate CTR Jurisdiction representative for final approval. |
| Submit a four-year work plan to WSDOT which outlines the major tasks and activities including, but not limited to, employer training and networking activities, employer program review, survey activities, and advertising and promotional campaigns.                        | Submitted with first Quarterly billing of new four-year contract on or about October following the signing of the WSDOT Transportation Demand Implementation Agreement.   |
| Serve as a liaison between WSDOT CTR office, Clark County, City of Vancouver, City of Camas, and City of Washougal  | Fulfill obligation in RCW 70.94.521.551   |
| Coordinate with SW Washington Region Transportation Council (RTC) regarding update of CTR regional plans  | Per WSDOT direction, the region's current CTR Plan is going to be implemented for four more years.  |
| Submit invoice to WSDOT on WSDOT approved invoice format along with progress reports, in the format provided in Attachment 1 of the State CTR Contract that accurately assesses the progress made by the county and affected jurisdictions in implementing RCW 70.94.521.551. | Submitted within forty-five (45) days of the end of each six month period. The final progress report filed will discuss lessons learned, challenges and barriers.   |

**All Parties to this Agreement (as appropriate)**

- A. Meet as needed with the Commute Trip Reduction Steering Group which is made up of Clark County, the City of Vancouver, the City of Camas, City of Washougal and other city jurisdictional representatives if applicable.
- B. Maintain and administer a CTR ordinance and local CTR plans for affected employers in their respective jurisdictions.
- C. Provide WSDOT with a public hearing notice and copies of any proposed amendments to the CTR ordinance, local CTR plans, and/or administrative guidelines within the first week of the public review period and final copies of all actions within one (1) month of adoption.
- D. Establish and maintain books, records, documents, and other evidence and accounting procedures and practices sufficient to properly reflect all direct and indirect costs of whatever nature claimed to have been incurred and anticipated to be incurred solely for the performance of this Agreement. To facilitate the administration of the work described in this agreement, separate accounts shall be established and maintained within the existing accounting system or independently set up. Such accounts are referred to herein collectively as the "CTR Account". All costs charged to the CTR Account, including any approved services contributed by the jurisdictions or others, shall be supported by properly executed payrolls, time records, invoices, contracts, vouchers, or products, proving in proper detail, the nature and propriety of the charges.
- E. Maintain an appeals process. This process must be consistent with RCW 70.94.534(6) and procedures contained in the Commute Trip Reduction Task Force Guidelines whereby employers in the local jurisdictions may obtain an exemption or modification of CTR requirements, including the establishment of alternative SOV/VMT goals. The county, affected jurisdictions, or their designee, will submit requests for exemptions or modifications including requests for goal modifications, to the WSDOT for review and comment within five (5) days of receiving such requests. The county, affected jurisdictions, or their designee, shall not approve or deny any such request until receiving comment on the request as specified by the Clark County/WSDOT CTR Agreement under WSDOT Task, Section 2 Exemption and Modifications.

**Washington State Department of Transportation, SW Region**

- A. Washington State Department of Transportation is not a formal signatory to the interlocal Agreement. It has, however, provided support for commute trip reduction activities over the past fourteen years. It has assisted with training, surveying, developing marketing materials, and has led the effort to make Clark County's CTR program a successful county-wide effort. The Washington State Department of Transportation will be encouraged to continue its involvement and provide its expertise for local commute trip reduction efforts.

### III. Major Goals

| GOAL  | PLAN  |
|---|---|
| <p>Increase carpool and vanpool rates by 2% from 2007 baseline of 7.85% carpool rate to 9.85% (or 516 or more new daily carpool trips – actual numbers vary based on total number of employees surveying, if carpooling decreased since baseline, etc.) by 2023.</p>  | <ul style="list-style-type: none"> <li>• Encourage CTR affected worksites to host carpool matching event at the worksite</li> <li>• CTR staff will provide support, materials and subsidy rewards (from TRPP Performance fund) to encourage drive alone commuters to shift to carpool commute</li> <li>• Encourage C-TRAN Vanpool program to attend CTR network meetings to promote and explain vanpool formation for the region</li> <li>• Utilize GetThereSWWashington to promote carpooling through monthly reward drawings</li> </ul> |
| <p>Increase bicycle commute rates by 2% from 2007 baseline of 1.23% bicycle rate to 2.23% (or 310 or more new daily bicycle trips – actual numbers vary based on total number of employees surveying, if carpooling decreased since baseline, etc. Note this is an exceptionally high goal given national average is 0.6% commuters bike to work.) by 2023.</p> | <ul style="list-style-type: none"> <li>• Utilize GetThereSWWashington to promote cycling through monthly reward drawings</li> <li>• Implement Bike Commuting campaigns and other activities to support and encourage bicycling as a commute option</li> </ul>   |
| <p>Coordinate regional transportation partners (C-TRAN, SW-WSDOT, RTC, CTR Jurisdictions) to provide input for the statewide WSDOT CTR planning and advance practical solutions in SW Washington</p>  | <ul style="list-style-type: none"> <li>• Attend WSDOT TDM Technical Committee meetings as needed</li> <li>• Provide comments and suggestions representative of the SW region as appropriate</li> </ul>  |
| <p>Increase vanpool participation</p>   | <ul style="list-style-type: none"> <li>• Increase coordination with C-TRAN's vanpool program coordinator to increase awareness and vanpool formation opportunities</li> </ul>   |
| <p>Increase awareness of the advantage of using non-drive alone trip options by increasing network opportunities and coordinated efforts with community organizations particularly leading up to and during the I5 Bridge Trunnion Project in the Fall of 2020.</p>   | <ul style="list-style-type: none"> <li>• Promote community transportation options to CTR employer worksites</li> <li>• Reach out to non-traditional CTR target audiences, such as churches, multi-family housing communities, etc. to educate about transportation options</li> </ul>   |
| <p>Integrate CTR program with the City of Vancouver's Destination Downtown program</p>  | <ul style="list-style-type: none"> <li>• Work with the Destination Downtown Coordinator to promote alternative transportation modes for the downtown businesses</li> <li>• Consider impact on parking and ways to address parking demand</li> </ul>   |
| <p>Participate and support in local planning efforts to increase awareness about TDM</p>  | <ul style="list-style-type: none"> <li>• Participate in technical advisory committee meetings, coordination meetings, etc. on</li> <li>• Provide comments and suggestions representative of the SW region as appropriate</li> </ul>   |

#### IV. Budget

There is a total of \$408,022 for 2019-2023 with \$204,011 for the current 2019-2021 biennium and \$204,011 Projected funds (subject to the appropriation by the Washington State Legislature for the 2021-2023 biennium). The projected budget allocation is outlined below:

#### FUND ALLOCATION

| <b>Project/Task</b>                   | <b>2019-2023<br/>Budget</b> | <b>2021-2023<br/>Budget</b> |
|---------------------------------------|-----------------------------|-----------------------------|
| Program Administration/Implementation | \$199,071                   | \$199,071                   |
| Emergency Ride Home Program           | \$ 750                      | \$ 750                      |
| Mailroom Charge                       | \$ 300                      | \$ 300                      |
| PC ER&R                               | \$ 3,890                    | \$ 3,890                    |
| <b>Biennium Total</b>                 | <b>\$204,011</b>            | <b>\$204,011</b>            |



## Staff Report

*January 21, 2020 Council Workshop*

### Interlocal Agreement for Commute Trip Reduction (CTR)

| Staff Contact                        | Phone        | Email  |
|--------------------------------------|--------------|--|
| James Carothers, Engineering Manager | 360.817.7230 | <a href="mailto:jcarothers@cityofcamas.us">jcarothers@cityofcamas.us</a> |

**Purpose:**

Local agencies with 100 employees or more are required to participate in the Washington State Commute Trip Reduction (CTR) Program per RCW 70.94. The CTR program is intended to encourage public and private agencies with 100 employees or more to use employee transportation modes other than the single occupancy vehicle. The City of Vancouver coordinates this program for Southwest Washington. The interlocal agreement between the City of Vancouver and the neighboring agencies is updated every two to four years in conjunction with the regional work plan for the area. This agreement transfers the Washington State Department of Transportation (WSDOT) CTR funds for the affected Camas employers to the CTR regional administrator, the City of Vancouver.

**Budget:**

This agreement does not have a budgetary impact.

**Recommendation:**

Staff intends to place this agreement on the February 3, 2020 Council Consent Agenda.



**MEMORANDUM OF UNDERSTANDING**  
**(TRANSPORTATION ISSUES)**

THIS MEMORANDUM OF UNDERSTANDING (“**MOU**”) is made and entered into as of this \_\_\_ day of \_\_\_\_\_, 2020, by and between **GME Development, LLC** (“**GME**”) and **The City of Camas** (“**City**”). The term GME as used herein shall also refer to any successor owner of the GME Property.

**RECITALS**

A. GME is the owner of real property located in Camas, Clark County, Washington identified as \_\_\_\_\_ (“**GME Property**”).

B. Located adjacent to the GME Property is land owned by the Washington Department of Natural Resources (“**DNR**”). A portion of such land is referred to herein as the “**DNR Property**” and a legal description of the DNR Property is attached as Exhibit A hereto.

C. The DNR Property is required for future right-of-way and the construction of future transportation infrastructure improvements.

D. By separate agreement, the City will engage with DNR and oversee the acquisition of a portion of the DNR Property.

E. The parties are entering into this MOU to provide detail regarding each party’s obligations with regard to the acquisition of the DNR Property.

**AGREEMENT**

**NOW, THEREFORE**, in support of the foregoing premises of this MOU, which are incorporated into the agreement of the parties set forth herein, the undersigned hereby agree as follows:

**1. Acquisition of DNR Property**

1.1. Commencing upon the mutual execution of this MOU, the City will engage with DNR towards the City’s purchase of the DNR Property. The City will obtain an appraisal of the DNR Property and upon approval by DNR, will acquire the DNR Property and cause the same to be available for future right-of-way and transportation infrastructure development.

1.2. The parties agree that GME shall reimburse the City for all costs the City incurs to acquire the DNR Property including, but not limited to, all appraisal costs, closing costs and the amount the City pays to DNR to acquire the DNR Property. The City shall provide an accounting to GME detailing all costs the City has incurred with supporting documentation and within ten (10) business days following receipt, GME will provide reimbursement to the City.

1.3. No provision within this MOU shall be deemed to modify any previously adopted Condition of Approval.

**2. MISCELLANEOUS PROVISIONS**

2.1. **Authority.** Each person executing this MOU on behalf of a party represents and warrants that such person has the authority to enter into this MOU on the terms and conditions contained herein.

2.2. **Notices.** Any notices, demands, or other communications to be given hereunder must be in writing and must be delivered personally or sent first-class U.S. mail, postage prepaid, addressed to the parties at the addresses set forth below, or at such other address as any party may hereinafter or from time to time designate by written notice to the other parties given accordance herewith. Notice will be considered given when personally delivered or mailed and will be considered received by the party to whom it is addressed on the third day after such notice is given:

Notices to:

GME Development, LLC  
P.O. Box 61426  
Vancouver, WA 98666  
Phone: (503) 539-6859

With a copy to:

Christian Scott  
Stoel Rives, LLP  
760 SW 9th Avenue, Suite 3000  
Portland, OR 97205  
Tel: (503) 294-9203

Notices to:

City of Camas  
Attn: City Administrator  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607  
(360)834-6864

2.3. **Headings for Convenience.** All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this MOU.

2.4. **No Recordation.** This MOU, any portion of this document, or any other document referencing these terms shall not be recorded in the real property records in the State of Washington.

2.5. **Entire Agreement.** This MOU constitutes the entire agreement between the parties and cannot be changed or modified, other than in a writing executed by all parties hereto. There are no other agreements, oral or written, with respect to the subject matter hereof, except as expressed herein. If required, the parties shall negotiate in good faith and execute such further or supplemental agreements as may be necessary or proper to carry out the terms set forth herein.

2.6. **Interpretation and Governing Law.** This MOU shall be governed by the laws of the State of Washington.

2.7. **Time of the Essence.** Time is of the essence of this MOU and of every provision hereof.

2.8. **Counterparts.** This MOU may be executed in multiple counterparts, each of which will be deemed an original, but all of which, together, will constitute one and the same instrument. Digital signatures shall constitute original signatures for purposes of this document.

2.9. **Representation.** Each party to this MOU consulted its own counsel regarding the terms of this document. The parties agree that any interpretation of the language contained herein shall not be construed against the drafter.

2.10. **Purpose.** In the event either party shall be precluded from fulfilling its obligations stated herein as the result of a statute, regulation, or ordinance which prohibits or restricts the terms of this MOU from being fully enforced, the parties shall negotiate in good faith to seek a solution which will allow the general purpose and intent of this MOU to be fulfilled, to the extent permitted by law. In the event that any specific provision of this MOU is deemed unenforceable, the balance of the terms shall remain in full force and effect, so long as such continued enforcement of the remaining terms does not act to defeat or deprive a party of its reasonable economic expectations hereunder.

IN WITNESS WHEREOF, the parties have executed this MOU as of the day and year first above written.

**GME Development, LLC**, a Washington limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**The City of Camas, Washington**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION OF DNR PROPERTY**

EXHIBIT "A"  
LEGAL DESCRIPTION FOR GME DEVELOPMENT, LLC  
RIGHT-OF-WAY DEDICATION

January 10, 2020

A parcel of land situate in the Northwest quarter of the Southwest quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington and being a portion of Parcel II of that property conveyed to the State of Washington by deed recorded under Auditor's File Number 4894932 D, records of Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South  $88^{\circ} 40' 59''$  East along the North line of the Northwest quarter of said Section 21, a distance of 213.21 feet;

THENCE South  $01^{\circ} 19' 01''$  West 3454.78 feet to the intersection of the Northerly right of way line of N.E. Goodwin Road and the Westerly right of way line of N.E. Ingle Road, both of said right of way lines being 30.00 feet distant from, when measured perpendicular to, the respective centerlines of said roads and the TRUE POINT OF BEGINNING;

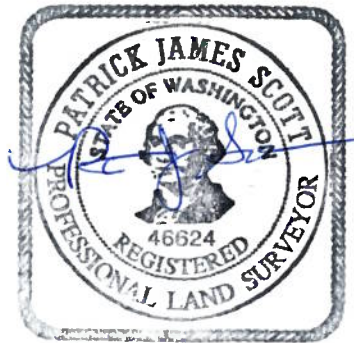
THENCE North  $46^{\circ} 15' 59''$  West, along said West right of way line of Northeast Ingle Road, a distance of 8.77 feet to the 830.00 foot radius curve to the right;

THENCE along said 830.00 foot radius curve to the right and along said West right of way line line of Northeast Ingle Road, through a central angle of  $3^{\circ} 35' 58''$ , an arc distance of 52.14 feet;

THENCE South  $06^{\circ} 12' 10''$  East, a distance of 79.28 feet to said North right-of-way line of Northeast Goodwin Road;

THENCE North 43° 58' 00" East, along said North right-of-way line of Northeast Goodwin Road, a distance of 49.39 feet to the TRUE POINT OF BEGINNING.

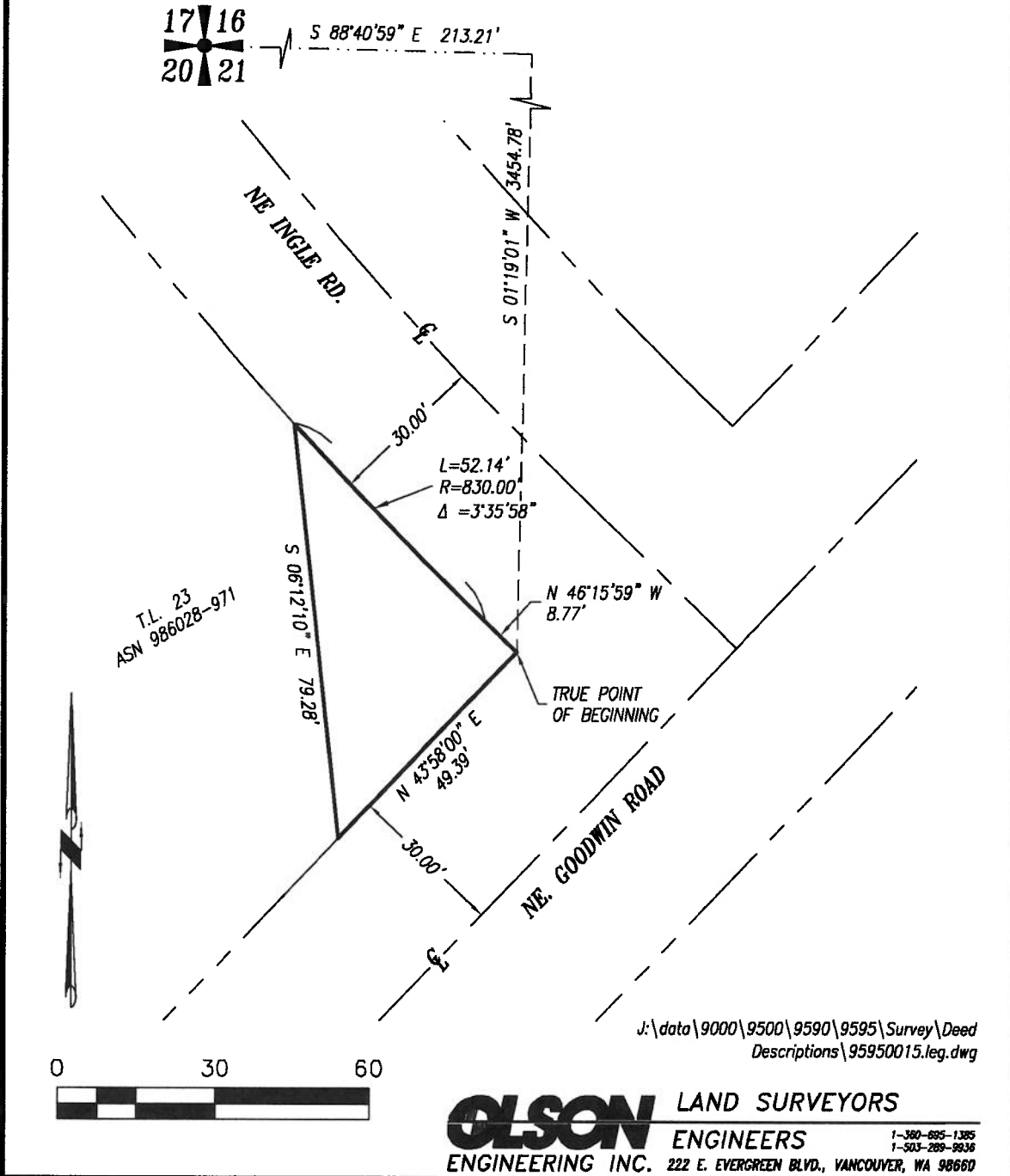
Contains 1,482 square feet, more or less.



1-13-2020

**EXHIBIT "A"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**FOR RIGHT-OF-WAY DEDICATION**

A PORTION OF ASN 986028-971, LYING IN THE NW 1/4 OF THE SW 1/4,  
 SECTION 21, T. 2 N., R. 3 E., W.M.,  
 CLARK COUNTY, WASHINGTON



**OLSON** LAND SURVEYORS  
 ENGINEERS  
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660  
 1-360-895-1385  
 1-503-289-9836

# Staff Report

January 21, 2020 Council Workshop

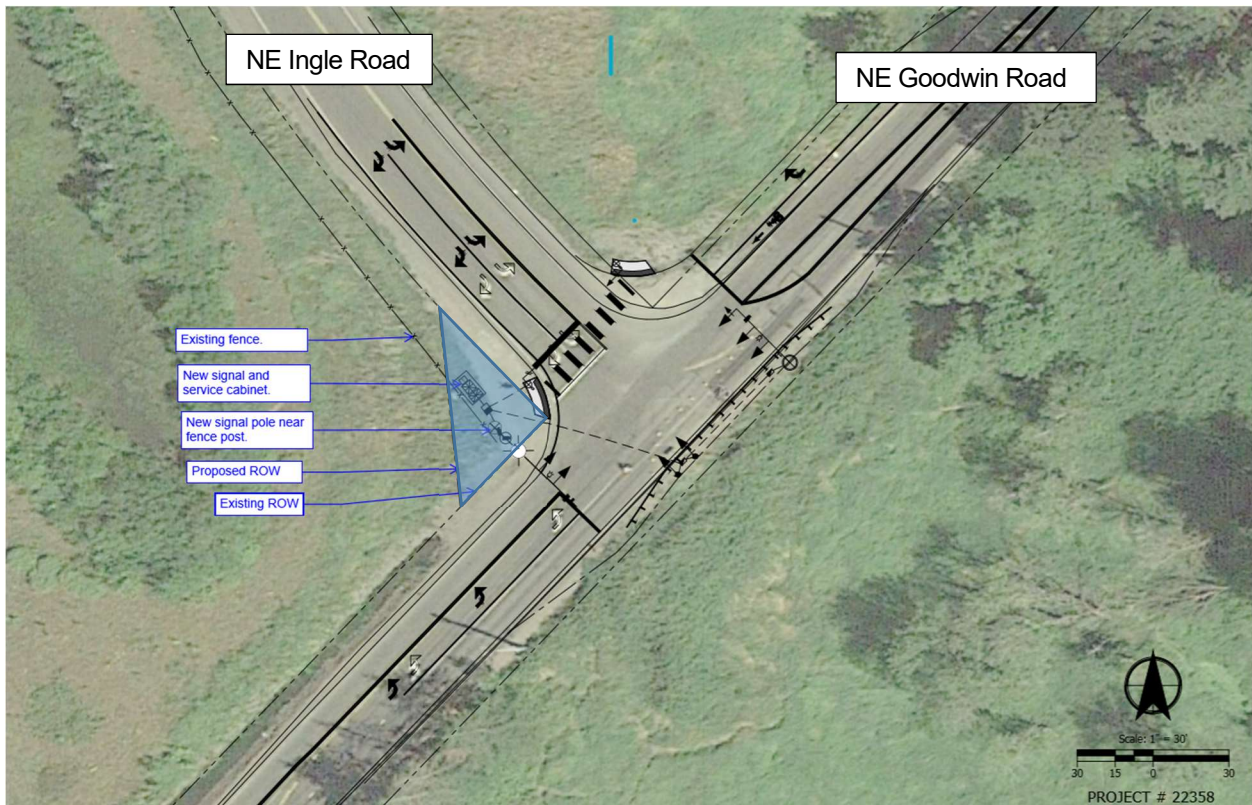
## Memorandum of Understanding for NE Goodwin & Ingle Signal Property Acquisition

| Staff Contact                        | Phone        | Email  |
|--------------------------------------|--------------|--|
| James Carothers, Engineering Manager | 360.817.7230 | <a href="mailto:jcarothers@cityofcamas.us">jcarothers@cityofcamas.us</a> |

### Purpose:

Preliminary plat approvals for Green Mountain Estates Subdivision and two of the Green Mountain Planned Residential Development (PRD) phases have conditions of approval to install a traffic signal at the intersection of NE Goodwin and Ingle Road at varying stages of their development processes. In order to complete the improvements, additional right-of-way is needed at the west corner of the intersection as indicated below in blue.

The subject property is owned by the Washington State Department of Natural Resources (DNR). DNR purchased this property with Washington State Recreation and Conservation Office (RCO) grant funds. Due to this funding source, any property taken out of the original proposed use of the property must be substituted in-kind with additional property. In other words, the City's purchase of this property will include a purchase of "offset" property, as well. The location of the "offset" property will be determined by DNR.



**Intersection of NE Goodwin Road and NE Ingle Road with Required Property Acquisition Area in Blue**



Due to the complexity of this property transaction, staff and GME Development, LLC, owner of Green Mountain Estates Subdivision, agree that the City, as a public agency, is best suited for working with DNR to accomplish the acquisition.

To ensure reimbursement to the City for all charges to complete this transaction with DNR, this Memorandum of Understanding (MOU) has been proposed between both parties' legal counsels.

A settlement agreement between DNR and the City to identify the terms of acquisition is currently in draft and will be brought to Council at a future date.

**Budget:**

This MOU has a "net zero" budgetary impact.

**Recommendation:**

Staff intends to place this MOU on the February 3, 2020 Council Consent Agenda.



## STAFF REPORT

Final Plat for Green Mountain PRD Phase 2C and 2E

File No. FP19-05, FP19-06

(Related File: SUB16-02)

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**TO:** Mayor McDonnell  
City Council

**FROM:** Robert Maul, Planning Manager

**DATE:** January 27, 2020

**LOCATION:** The development is located north of NE 28<sup>th</sup> St at NW ¼ of Section 21, Township 2 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 986042356.

**APPLICANT/OWNER:** Lennar Northwest, Inc.  
11807 NE 99<sup>th</sup> Street  
Vancouver, WA 98682

**APPLICABLE LAW:** The final plat application was submitted November 8, 2019, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively); CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

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### BACKGROUND:

- Site Area: 13.28 acres (Phase 2C), and 3.85 acres (Phase 2E)
- Lots: 43 lots (Phase 2C), and 24 lots (Phase 2E)
- Zoning: R-6 Single-Family Residential, and Multi-Family Residential (MF-10)

Green Mountain PRD Phase 2 subdivision received preliminary plat approval on June 15, 2017 for 230 residential lots, which included eight phases total. Phase 2B, 2D, 2F, 2G, and 2H included 118 lots and have been platted. Phase 2A, has not received final plat approval.

Staff has reviewed the final plat drawings, lot closures, CC&R's and all other associated final platting documents. Staff found that the application met the requirements of Final Plat approval in accordance with CMC§17.21.060.

**FINAL PLAT APPROVAL CRITERIA (CMC 17.21.060.E):**

1. That the proposed final plat bears the required certificates and statements of approval;
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

**Finding:** The submitted plat meets the requirements of CMC 17.21.060.E, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

**RECOMMENDATION:**

Staff recommends that Council **APPROVE** the final plat of Green Mountain PRD Phase 2C and Phase 2E (file# FP19-05 and FP19-06) as submitted.

# GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2C

ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2A, PHASE 2C AND PHASE 2E  
 A SUBDIVISION IN A PORTION OF THE S 1/2 OF THE NW 1/4 SECTION 21 T. 2 N., R. 3 E., W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
 CITY OF CAMAS FINAL ORDER #SUB16-02  
 OCTOBER, 2019

## SURVEY REFERENCES

- SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79)
- SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49)
- SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)
- PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. 4, PG. 199)
- SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161)
- WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963)
- PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883)
- PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884)
- PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885)

## DEED REFERENCES

GRANTOR: GREEN MOUNTAIN LAND, LLC  
 GRANTEE: LENAR NORTHWEST, INC.  
 A.F. 5489817 D  
 DATE: 02/23/2018

## PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S7) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

## DEDICATION NOTE

ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT. ALL TRACTS AND PRIVATE ROADS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE HOMEOWNERS ASSOCIATION.

## UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACTS "M", "N", "OO", "EE", "GG", "HH", LYING PARALLEL WITH AND ADJACENT TO TRACTS "M", "N", "OO", "EE", "GG", "HH", AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENOVATING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL UTILITIES MATERIALS. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTS.

## CITY OF CAMAS REQUIRED NOTES

A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE FINAL C.C.&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS, IF AT ANY TIME THE C.C.&R'S ARE REVISED, A REVISED COPY SHALL BE SUBMITTED TO THE CITY OF CAMAS.

EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS APPROVED WITH THIS DEVELOPMENT.

BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.

AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 130 IS REQUIRED IN ALL NEW DWELLINGS.

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIBER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT, AS SPECIFIED ON THE PLAT. REQUIRED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT ABUTTING A CRITICAL AREA TRACT SHALL HAVE A CONTINUOUS 6' BARRIER FENCE INSTALLED ALONG THE APPROPRIATE PROPERTY BOUNDARY.

THE HOMEOWNERS ASSOCIATION IN ITS ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "N", PHASE 1 I OF THE GREEN MOUNTAIN MIXED USE P.R.D. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF THE STORMWATER FACILITY LOCATED ON TRACT "N", PHASE 1 I OF THE GREEN MOUNTAIN MIXED USE P.R.D.

## CITY OF CAMAS MAYOR

APPROVED BY \_\_\_\_\_ MAYOR DATE \_\_\_\_\_

## CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR DATE \_\_\_\_\_

## CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL.

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS.

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY \_\_\_\_\_ CITY OF CAMAS ENGINEER DATE \_\_\_\_\_

## CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY \_\_\_\_\_ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE \_\_\_\_\_

## CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY \_\_\_\_\_ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE \_\_\_\_\_

## CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.070, LANS OF WASHINGTON, 1981 TO BE KNOWN AS GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 C

SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

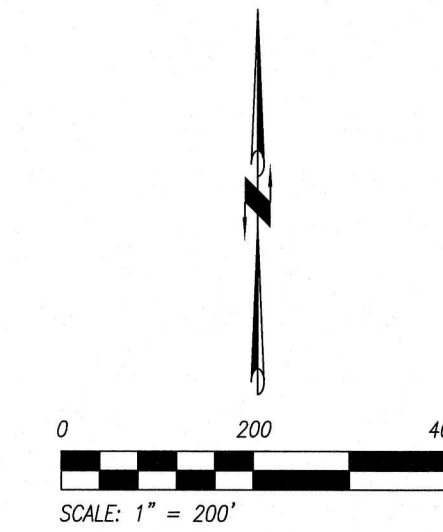
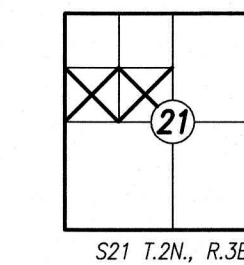
CLARK COUNTY ASSESSOR

## CLARK COUNTY AUDITOR

ATTESTED BY \_\_\_\_\_ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AUDITORS FILE NO. \_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_ AT PAGE \_\_\_\_\_



## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) U.S. SURVEY FEET, BASED ON TRAVERSES BY OLSON ENGINEERING, INC. PERFORMED DURING PREVIOUS SURVEY RECORDED IN BK. 51, PG. 161. DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999982076.

## LEGEND

- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 46624) DURING THIS SURVEY
- ⊙ SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 46624) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 46624) IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING PREVIOUS SURVEY OF GREEN MOUNTAIN MIXED USE P.R.D. PH. 1, (BK. 311, PG. 885)
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION (NOTHING SET)
- ( ) RECORD DISTANCE / ANGLE
- - - - - BUILDING SETBACK LINES
- PLAT PERIMETER
- PROPOSED LOT LINES
- - - - - EASEMENT LINE AS NOTED
- H.O.A. HOME OWNERS ASSOCIATION

## LAND INVENTORY

|  |           |
|--|-----------|
| TOTAL ACREAGE:   | 13.28 AC. |
| TOTAL DEVELOPED ACREAGE:   | 4.86 AC.  |
| * INCLUDES LOTS AND ALL TRACTS, EXCEPT OPEN SPACE & CRITICAL AREA TRACTS |           |
| TOTAL LOT AREA:  | 4.39 AC.  |
| TOTAL INFRASTRUCTURE AREA (ROADS ONLY):                                  | 4.39 AC.  |
| TOTAL TRACT AREA:  | 4.51 AC.  |
| TOTAL ACREAGE OPEN SPACES AND CRITICAL AREAS (TRACT C):                  | 4.04 AC.  |

## DEVELOPMENT STANDARDS

|  | SINGLE FAMILY LOTS (70' POOS) LOTS 1-7, 100-120, 146-202 | SINGLE FAMILY LOTS (76" POOS) LOTS 121-145 |
|--|--|--|
| MINIMUM LOT AREA                           | 3500 S.F. (SEE NOTE 1)                                   | 4200 S.F.                                  |
| MAXIMUM LOT AREA                           | 7600 S.F.  | 9000 S.F.                                  |
| MINIMUM LOT WIDTH                          | 40'  | 50'  |
| MINIMUM LOT DEPTH                          | 80'  | 80'  |
| MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC | 25'  | 30'  |
| MAXIMUM BUILDING HEIGHT (SEE NOTE 2)       | 35'  | 35'  |
| MAXIMUM BUILDING COVERAGE                  | 45%  | 40%  |

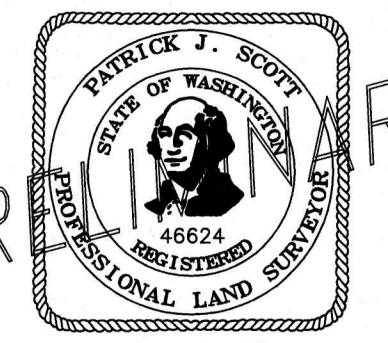
## MINIMUM SETBACKS

| SINGLE FAMILY LOTS (SEE NOTE 4)                  | UP TO 4,999 SF | 5,000 SF TO 7,499 SF | 7,500 SF TO 14,999 SF |
|--|----------------|----------------------|-----------------------|
| FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT) | 10'            | 15'                  | 20'                   |
| GARAGE SETBACK FROM R.O.W.                       | 18'            | 18'                  | 20'                   |
| SIDE YARD & CORNER LOT REAR YARD                 | 4'             | 5'                   | 5'                    |
| CORNER LOT STREET SIDE YARD                      | 10'            | 15'                  | 15'                   |
| REAR YARD (SEE NOTE 3)                           | 15'            | 20'                  | 20'                   |
| MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC       | 25'            | 30'                  | 30'                   |

- SINGLE-FAMILY DETACHED HOMES PERMITTED.
- MAXIMUM BUILDING HEIGHT: THREE STORES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
- 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
- SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
- WHERE SHOWN, SETBACKS MAY BE AFFECTED BY EASEMENT. NO BUILDING MAY ENROACH INTO THE EASEMENT.

## ARCHITECTURAL STANDARDS

- A. MINIMUMS REQUIRED ON EACH REAR FACADE ALONG NE. BOXWOOD STREET.
- MINIMUM 4-INCH WIDE EXTERIOR WINDOW TRIM.
  - MINIMUM OF TWO EXTERIOR SIDING MATERIALS FROM LIST C (BELOW).
- B. AT LEAST ONE OF THE FOLLOWING OPTIONS REQUIRED ON EACH REAR FACADE ALONG BOXWOOD:
- DORMERS.
  - BAY WINDOWS.
  - PROVIDE ONE OFFSET IN THE WALL PLANE FACING BOXWOOD WITH A MINIMUM 3-FOOT OFFSET.
  - A MINIMUM OF THREE PLANES ON THE ROOF.
  - FRENCH DOORS OR SIMILAR DECORATIVE DOOR TYPE.
  - COVERED DECK/PORCH WITH ROOFING MATERIAL MATCHING THE RESIDENTIAL STRUCTURE ROOF.
  - GABLES.
  - WINDOW SHUTTERS.
  - CHANGES IN A COMBINATION OF TEXTURE, PATTERN OR COLOR OF A SINGLE MATERIAL.
- C. SIDING MATERIALS (IN GENERAL, MATERIALS SHOULD CHANGE ON HORIZONTAL PLANES, NOT VERTICAL PLANES)
- HORIZONTAL LAP SIDING, INCLUDING SIMULATED HORIZONTAL LAP SIDING WHERE THE BOARDS IN THE PATTERN ARE 6 INCHES OR LESS IN WIDTH.
  - VERTICAL CEDAR SIDING.
  - BEVELED SIDING.
  - SCALES / SHINGLES.
  - BELLY BAND.
  - WAINSCOTTING.
  - STUCCO.
  - BRICK.
  - STONE.
  - SCORED MASONRY.



## LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

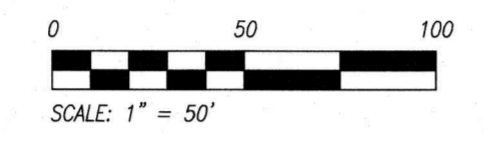
PATRICK J. SCOTT PROFESSIONAL LAND SURVEYOR NO. 46624 DATE \_\_\_\_\_

DETAIL  
 NO SCALE

# GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 C

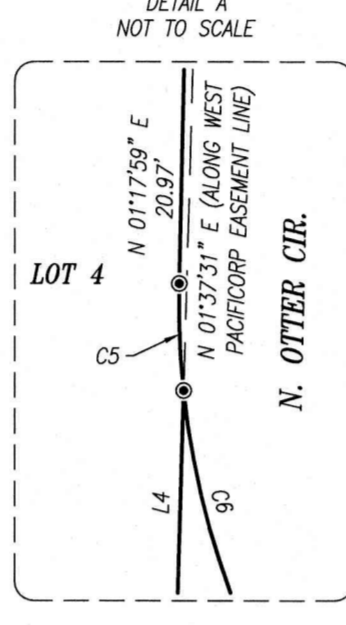
ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2A, PHASE 2C AND PHASE 2E  
A SUBDIVISION IN A PORTION OF THE S 1/2 OF THE NW 1/4, SECTION 21 T. 2 N., R. 3 E., W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY OF CAMAS FINAL ORDER SUB#16-02  
OCTOBER, 2019

| LINE | BEARING           | DISTANCE |
|------|-------------------|----------|
| L1   | S 84°55'17" E     | 17.64    |
| L2   | N 01°17'59" E     | 18.00    |
| L3   | N 54°47'32" E     | 8.00     |
| L4   | N 01°37'31" E     | 17.08    |
| L5   | N 01°37'31" E     | 29.87    |
| L6   | N 88°42'01" W     | 12.51    |
| L7   | N 88°22'29" W     | 20.00    |
| L8   | N 42°02'13" W     | 11.00    |
| L9   | N 44°26'57" W (R) | 13.48    |
| L10  | N 55°47'42" W (R) | 20.49    |
| L11  | N 88°42'01" W     | 38.67    |
| L12  | N 34°21'59" E (R) | 3.24     |
| L13  | N 88°42'01" W     | 34.67    |
| L14  | N 14°22'52" W (R) | 3.90     |
| L15  | N 43°42'01" W     | 14.14    |
| L16  | N 40°44'09" E     | 10.00    |



### LEGEND

- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 48624) DURING THIS SURVEY
- ⊙ SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 48624) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 48624) IN CURB ON A 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING PREVIOUS SURVEY OF GREEN MOUNTAIN MIXED USE P.R.D. PH. 1, (BK. 311, PG. 885)
- CALCULATED POSITION (NOTHING SET)
- - - BUILDING SETBACK LINES
- - - EASEMENT LINE AS NOTED
- - - PROPOSED LOT LINES
- - - DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- PLAT PERIMETER
- H.O.A. HOME OWNERS ASSOCIATION
- P.S.S.E. PRIVATE STORM SEWER EASEMENT (NOTE 1, PAGE 2)
- P.U.E. PUBLIC UTILITY EASEMENT (NOTE 2, PAGE 2)
- R.W.E. RETAINING WALL EASEMENT (NOTE 3, PAGE 2)



### NOTES

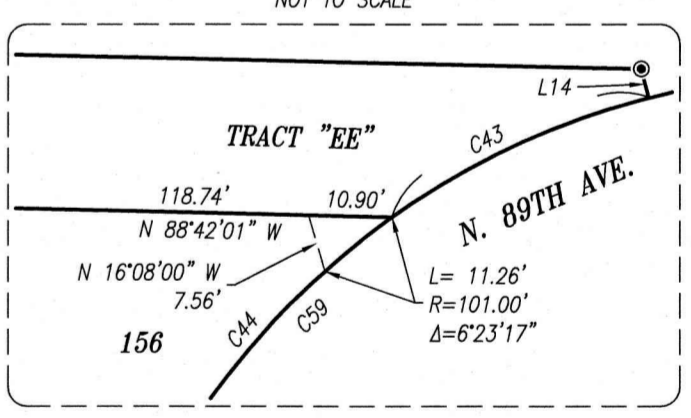
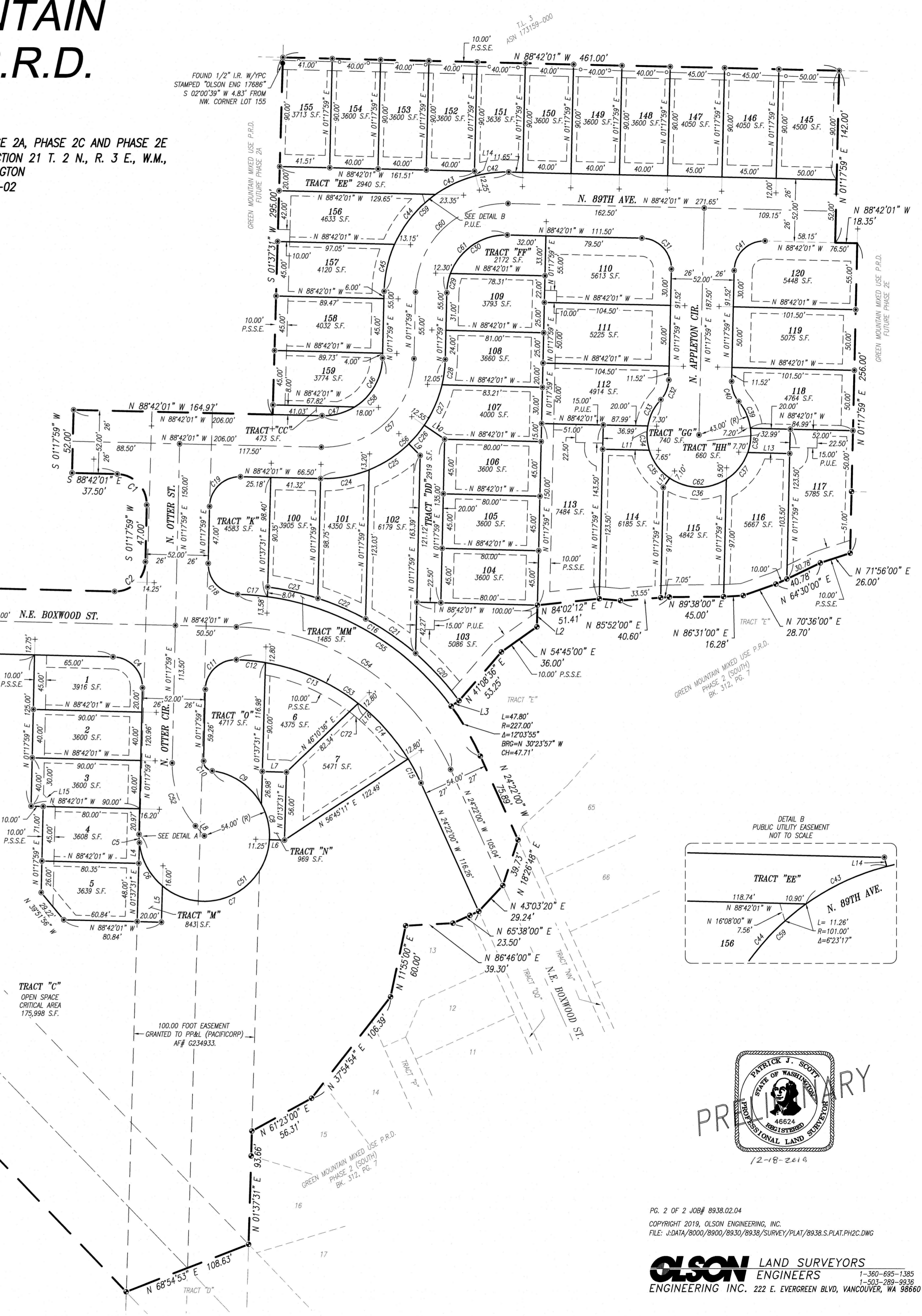
- A PRIVATE STORM SEWER EASEMENT (P.S.S.E.) OVER, UNDER, AND UPON PORTIONS OF LOTS 1 THROUGH 7 INCLUSIVE, 103, 110 THROUGH 117 INCLUSIVE, HAS THROUGH 158, INCLUSIVE, TOGETHER WITH INCLUSIVE FACILITIES OVER TRACTS "O", "CC" AND "MM" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE H.O.A., AND ITS ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO ITS PRIOR CONDITION, AS NEAR AS POSSIBLE.
- A PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND UPON PORTIONS OF LOTS 103, 113, 117 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNS, FOR SANITARY SEWER, WATER, AS SHOWN HEREON UPON THE RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE PUBLIC SANITARY SEWER AND WATER FACILITIES WITHIN THE DESIGNATED EASEMENT AREAS. THE H.O.A. RESERVES THE RIGHT FOR ACCESS, MAINTENANCE AND REPAIR OF PRIVATE STORM FACILITIES OVER, UNDER, AND UPON PORTIONS OF SAID LOTS. WITHIN SAID EASEMENT AND FOLLOWING SUCH USE, ANY DISTURBED AREAS SHALL BE RESTORED TO ITS PRIOR CONDITION, AS NEAR AS POSSIBLE.
- ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED ON A SPECIFIC LOT IS TO BE OWNED AND MAINTAINED BY THAT LOT OWNER. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED IN A TRACT IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

| CURVE | DELTA      | RADIUS | LENGTH | BEARING       | CHORD  |
|-------|------------|--------|--------|---------------|--------|
| C1    | 90°00'00"  | 25.00  | 39.27  | S 43°42'01" E | 35.36  |
| C2    | 90°00'00"  | 25.00  | 39.27  | S 46°17'59" W | 35.36  |
| C3    | 4°34'58"   | 25.00  | 2.00   | S 55°53'31" E | 2.00   |
| C4    | 90°00'00"  | 25.00  | 39.27  | N 43°42'01" W | 35.36  |
| C5    | 72°32'21"  | 54.00  | 63.96  | N 02°23'41" W | 63.96  |
| C6    | 43°55'37"  | 54.00  | 41.40  | N 28°03'10" W | 40.39  |
| C7    | 128°42'53" | 54.00  | 119.43 | N 66°37'34" E | 96.53  |
| C8    | 32°13'32"  | 54.00  | 30.37  | N 12°50'38" W | 29.97  |
| C9    | 54°11'24"  | 54.00  | 51.07  | N 56°03'06" W | 49.19  |
| C10   | 84°28'48"  | 8.00   | 11.79  | N 43°42'01" W | 10.78  |
| C11   | 90°11'37"  | 25.00  | 39.35  | N 46°23'48" E | 35.42  |
| C12   | 8°03'04"   | 173.00 | 24.31  | N 84°28'52" W | 24.29  |
| C13   | 28°02'40"  | 173.00 | 84.68  | N 66°26'00" W | 83.84  |
| C14   | 20°34'36"  | 173.00 | 62.13  | N 42°07'22" W | 61.80  |
| C15   | 72°8'04"   | 173.00 | 22.55  | N 28°08'04" W | 22.53  |
| C16   | 45°54'57"  | 227.00 | 181.91 | N 59°23'22" W | 177.08 |
| C17   | 6°14'20"   | 227.00 | 24.72  | N 85°28'01" W | 24.71  |
| C18   | 89°53'11"  | 25.00  | 39.27  | N 43°38'36" W | 35.32  |
| C19   | 90°00'00"  | 25.00  | 39.27  | N 48°17'59" E | 35.36  |
| C20   | 12°57'40"  | 235.00 | 53.16  | N 42°52'14" W | 53.05  |
| C21   | 12°15'49"  | 235.00 | 50.30  | N 55°28'58" W | 50.20  |
| C22   | 10°31'13"  | 235.00 | 43.15  | N 66°52'29" W | 43.09  |
| C23   | 10°25'06"  | 235.00 | 42.73  | N 77°20'39" W | 42.67  |
| C24   | 23°19'51"  | 101.00 | 41.13  | N 79°38'04" E | 40.84  |
| C25   | 22°25'08"  | 101.00 | 39.52  | N 58°45'30" E | 39.27  |
| C26   | 11°20'45"  | 101.00 | 20.00  | N 39°52'41" E | 19.97  |
| C27   | 20°54'17"  | 101.00 | 36.85  | N 23°45'10" E | 36.65  |
| C28   | 12°00'02"  | 101.00 | 21.15  | N 07°18'00" E | 21.12  |
| C29   | 19°03'30"  | 49.00  | 16.30  | N 10°49'44" E | 16.22  |
| C30   | 70°56'30"  | 49.00  | 60.67  | N 55°49'41" E | 56.87  |
| C31   | 90°00'00"  | 25.00  | 39.27  | N 43°42'01" W | 35.36  |
| C32   | 41°24'35"  | 25.00  | 18.07  | N 22°00'17" E | 17.68  |
| C33   | 32°42'55"  | 43.00  | 24.55  | N 26°21'07" E | 24.22  |
| C34   | 26°59'31"  | 43.00  | 20.26  | N 03°30'07" W | 20.07  |
| C35   | 35°38'29"  | 43.00  | 29.00  | N 38°19'06" W | 28.45  |
| C36   | 68°11'21"  | 43.00  | 49.87  | N 88°44'01" W | 46.96  |

| CURVE | DELTA      | RADIUS | LENGTH | BEARING       | CHORD  |
|-------|------------|--------|--------|---------------|--------|
| C37   | 38°34'28"  | 43.00  | 28.95  | N 38°53'05" E | 28.41  |
| C38   | 26°59'31"  | 43.00  | 20.26  | N 06°06'05" E | 20.07  |
| C39   | 32°42'55"  | 43.00  | 24.55  | N 23°45'08" W | 24.22  |
| C40   | 41°24'35"  | 25.00  | 18.07  | N 19°24'18" W | 17.68  |
| C41   | 90°00'00"  | 25.00  | 39.27  | N 46°17'59" E | 35.36  |
| C42   | 15°40'51"  | 101.00 | 27.64  | N 83°27'34" E | 27.56  |
| C43   | 20°59'58"  | 101.00 | 37.02  | N 65°07'09" E | 36.81  |
| C44   | 30°36'19"  | 101.00 | 53.95  | N 39°19'01" E | 53.31  |
| C45   | 22°42'52"  | 101.00 | 40.04  | N 12°39'25" E | 39.78  |
| C46   | 86°14'25"  | 101.00 | 46.57  | N 29°41'54" E | 46.61  |
| C47   | 33°12'11"  | 49.00  | 28.40  | N 74°41'54" E | 28.00  |
| C48   | 34°11'48"  | 227.00 | 135.48 | S 74°12'05" W | 133.48 |
| C49   | 34°11'48"  | 200.00 | 119.37 | N 74°12'05" E | 117.61 |
| C50   | 34°11'48"  | 173.00 | 103.25 | N 74°12'05" E | 101.73 |
| C51   | 28°42'48"  | 54.00  | 63.96  | N 49°04'56" E | 79.98  |
| C52   | 43°20'13"  | 75.00  | 56.73  | N 20°22'07" W | 55.39  |
| C53   | 64°08'24"  | 173.00 | 183.67 | N 56°26'12" W | 183.71 |
| C54   | 64°20'01"  | 200.00 | 224.57 | N 56°32'00" W | 212.95 |
| C55   | 64°13'12"  | 227.00 | 254.43 | N 56°28'35" W | 241.32 |
| C56   | 90°00'00"  | 101.00 | 158.83 | N 46°17'59" E | 142.84 |
| C57   | 90°00'00"  | 75.00  | 117.81 | N 46°17'59" E | 106.07 |
| C58   | 90°00'00"  | 49.00  | 76.97  | N 46°17'59" E | 69.30  |
| C59   | 90°00'00"  | 101.00 | 158.85 | N 46°17'59" E | 142.84 |
| C60   | 90°00'00"  | 75.00  | 117.81 | N 46°17'59" E | 106.07 |
| C61   | 90°00'00"  | 49.00  | 76.97  | N 46°17'59" E | 69.30  |
| C62   | 282°49'09" | 43.00  | 192.24 | N 88°42'01" W | 64.50  |
| C63   | 31°49'51"  | 270.00 | 244.25 | S 83°01'06" W | 236.00 |
| C64   | 51°49'51"  | 300.00 | 271.39 | N 83°01'06" E | 262.23 |
| C65   | 51°49'51"  | 330.00 | 298.52 | N 83°01'06" E | 288.45 |
| C66   | 52°20'42"  | 120.00 | 109.63 | N 44°53'37" W | 105.96 |
| C67   | 52°20'42"  | 150.00 | 137.04 | N 44°53'37" W | 132.32 |
| C68   | 52°20'42"  | 180.00 | 164.45 | N 44°53'37" W | 158.78 |
| C69   | 34°54'45"  | 405.00 | 246.78 | N 36°10'39" W | 242.98 |
| C70   | 34°54'45"  | 375.00 | 228.50 | N 36°10'39" W | 224.98 |
| C71   | 34°54'45"  | 345.00 | 210.22 | N 36°10'39" W | 206.98 |
| C72   | 34°44'41"  | 163.00 | 10.46  | N 51°06'12" W | 10.46  |

### TRACT NOTES

- TRACT "C" IS AN OPEN SPACE AND CRITICAL AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "X" IS AN OPEN SPACE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "M" IS AN ACCESS TO LOT 5 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "N" IS AN ACCESS TO LOTS 6 & 7 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "O" IS AN OPEN SPACE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "CC" IS A LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "DD" IS AN ACCESS TO LOTS 103-106 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "EE" IS AN ACCESS TO LOTS 152-155 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "FF" IS A PARKING AND LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "GG" IS AN ACCESS TO LOT 113 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "HH" IS AN ACCESS TO LOT 117 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "MM" IS A LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.



**SURVEY REFERENCES**

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79)
SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49)
SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)
PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. 4, PG. 199)
SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161)
WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 983)
PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883)
PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884)
PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885)

**DEED REFERENCES**

GRANTOR: GREEN MOUNTAIN LAND, LLC
GRANTEE: LENMAR NORTHWEST, INC.
AFF# 5488917 D
DATE: 02/23/2018

**PROCEDURE**

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S9 TOTAL STATION (T3) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

**DEDICATION NOTE**

ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT. ALL TRACTS AND PRIVATE ROADS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE HOMEOWNERS ASSOCIATION.

**UTILITY EASEMENT**

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACTS "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK COUNTY UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTAGES.

**CITY OF CAMAS REQUIRED NOTES**

A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE FINAL C.C.&R.'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. IF AT ANY TIME THE C.C.&R.'S ARE REVISED, A REVISED COPY SHALL BE SUBMITTED TO THE CITY OF CAMAS.

EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS APPROVED WITH THIS DEVELOPMENT.

BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.

AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 130 IS REQUIRED IN ALL NEW DWELLINGS.

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIBER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT, AS SPECIFIED ON THE PLAT. REQUIRED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT ADJUTING A CRITICAL AREA TRACT SHALL HAVE A CONTINUOUS 6' BARBER FENCE INSTALLED ALONG THE APPROPRIATE PROPERTY BOUNDARY.

THE HOMEOWNERS ASSOCIATION IN ITS ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "T", PHASE 1 I OF THE GREEN MOUNTAIN MIXED USE P.R.D. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF THE STORMWATER FACILITY LOCATED ON TRACT "T", PHASE 1 I OF THE GREEN MOUNTAIN MIXED USE P.R.D.

**CITY OF CAMAS MAYOR**

APPROVED BY \_\_\_\_\_ MAYOR DATE \_\_\_\_\_

**CITY OF CAMAS FINANCE DIRECTOR**

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR DATE \_\_\_\_\_

**CITY OF CAMAS PUBLIC WORKS DEPARTMENT**

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL.

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS.

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY \_\_\_\_\_ CITY OF CAMAS ENGINEER DATE \_\_\_\_\_

**CITY OF CAMAS COMMUNITY DEVELOPMENT**

APPROVED BY \_\_\_\_\_ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE \_\_\_\_\_

**CAMAS-WASHOUGAL FIRE DEPARTMENT**

APPROVED BY \_\_\_\_\_ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE \_\_\_\_\_

**CLARK COUNTY ASSESSOR**

THIS PLAT MEETS THE REQUIREMENTS OF P.C.M. NO. 58.12.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

**GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 E**

SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

**CLARK COUNTY AUDITOR**

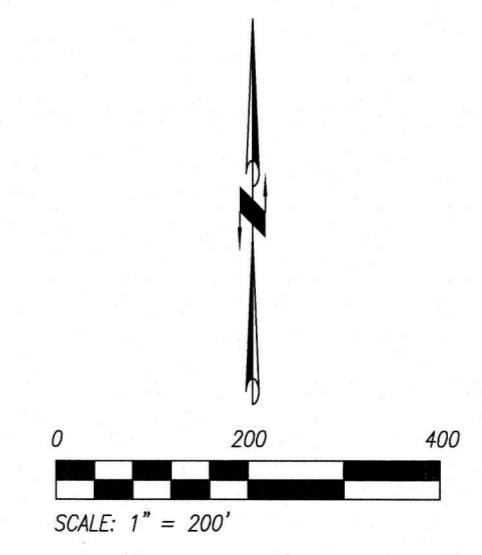
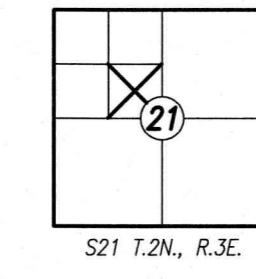
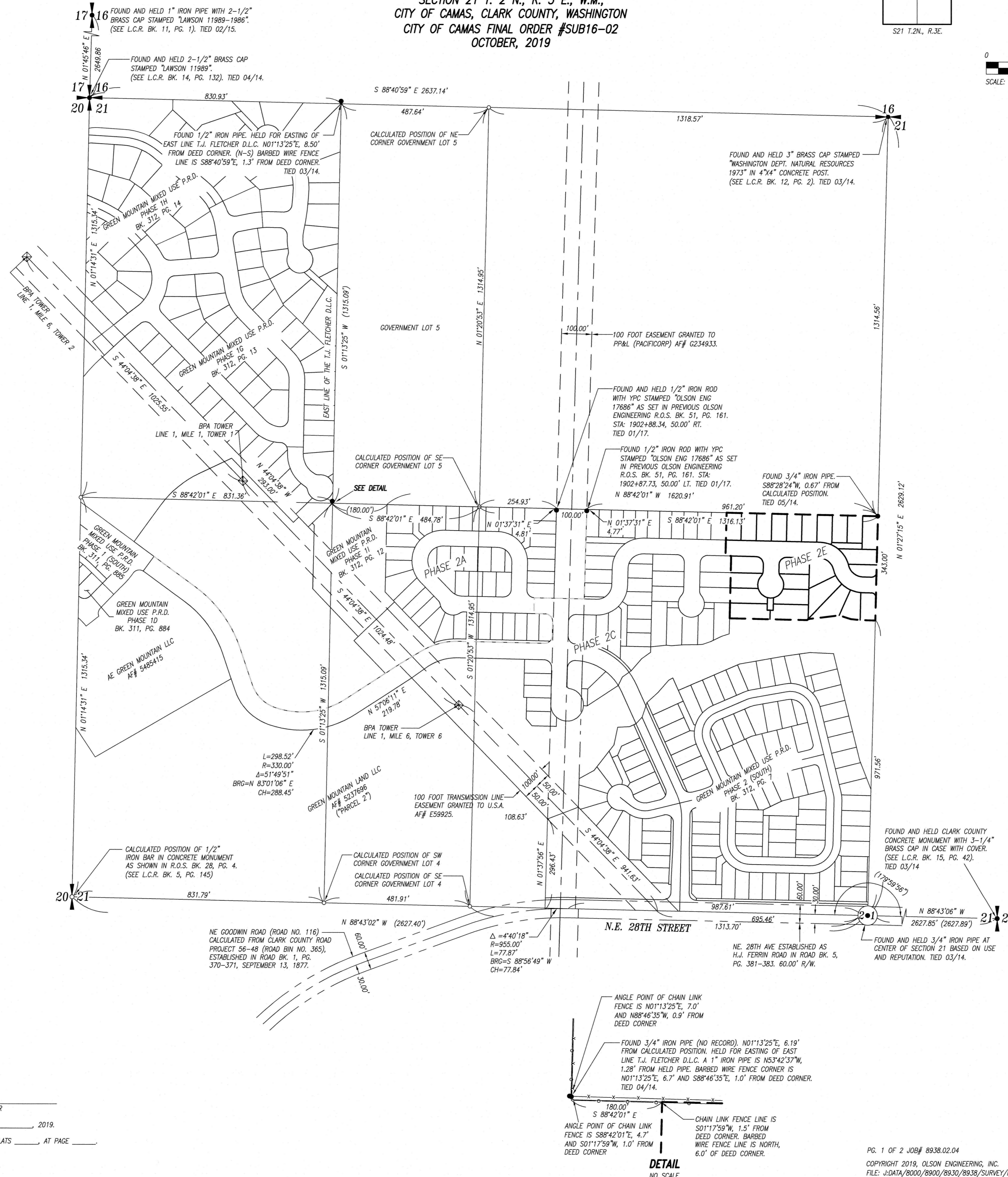
ATTESTED BY \_\_\_\_\_ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

AUDITORS FILE NO. \_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_ AT PAGE \_\_\_\_\_

**GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 E**

ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2A, PHASE 2C AND PHASE 2E
A SUBDIVISION IN A PORTION OF THE SE 1/4 OF THE NW 1/4 SECTION 21 T. 2 N., R. 3 E., W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER #SUB16-02
OCTOBER, 2019



**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4802) U.S. SURVEY FEET, BASED ON TRAVERSES BY OLSON ENGINEERING, INC. PERFORMED DURING PREVIOUS SURVEY RECORDED IN BK. 51, PG. 161. DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.99982076.

**LEGEND**

- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 46624) DURING THIS SURVEY
- ⊙ SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 46624) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 46624) IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING PREVIOUS SURVEY OF GREEN MOUNTAIN MIXED USE P.R.D. PH. 1, (BK. 311, PG. 885)
- BUILDING MONUMENT AS NOTED
- CALCULATED POSITION (NOTHING SET)
- ( ) RECORD DISTANCE / ANGLE
- BUILDING SETBACK LINES
- - - PLAT PERIMETER
- PROPOSED LOT LINES
- - - EASEMENT LINE AS NOTED
- H.O.A. HOME OWNERS ASSOCIATION

**LAND INVENTORY**

Table with 2 columns: Description and Area. Rows include: TOTAL ACREAGE (3.85 AC), TOTAL DEVELOPED ACREAGE (2.99 AC), TOTAL ACREAGE INCLUDING ALL TRACTS, EXCEPT OPEN SPACE & CRITICAL AREA TRACTS (2.85 AC), TOTAL LOT AREA (2.85 AC), TOTAL INFRASTRUCTURE AREA (ROADS ONLY) (0.86 AC), TOTAL TRACT AREA (0.14 AC), TOTAL ACREAGE OF CRITICAL AREAS (0.00 AC), and TOTAL ACREAGE OPEN SPACES AND CRITICAL AREAS (0.00 AC).

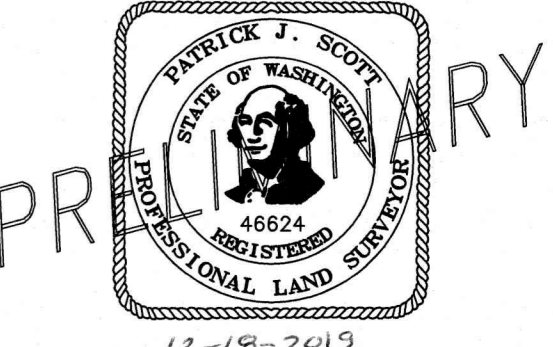
**DEVELOPMENT STANDARDS**

Table comparing development standards for single family lots. Columns: Minimum Lot Area, Maximum Lot Area, Minimum Lot Width, Minimum Lot Depth, Minimum Lot Width on a Curve or Cul-de-Sac, Maximum Building Height, and Maximum Building Coverage. Rows compare standards for lots 146-202 (3500 S.F.) and lots 121-145 (4200 S.F.).

**MINIMUM SETBACKS**

Table showing minimum setbacks for single family lots. Columns: Setback Type, Up to 4,999 SF, 5,000 SF to 7,499 SF, 7,500 SF to 14,999 SF. Rows include: Front Yard (includes 6' Public Utility Easement), Garage Setback from R.O.W., Side Yard & Corner Lot Rear Yard, Corner Lot Street Side Yard, Rear Yard (see note 3), and Minimum Lot Width on a Curve or Cul-de-Sac.

- 1. SINGLE-FAMILY DETACHED HOMES PERMITTED.
- 2. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
- 3. 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
- 4. SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
- 5. WHERE SHOWN, SETBACKS MAY BE AFFECTED BY EASEMENT. NO BUILDING MAY ENCRoACH INTO THE EASEMENT.



**LAND SURVEYOR'S CERTIFICATION**

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

PATRICK J. SCOTT PROFESSIONAL LAND SURVEYOR NO. 46624 DATE \_\_\_\_\_



PLAT NO. 2 OF 2 JOB# 8938.02.04
COPYRIGHT 2019, OLSON ENGINEERING, INC.
FILE: J:\DATA\8000\8900\8930\8938\SURVEY\PLAT\8938.S.PLAT.PH2E\_P21.DWG

# GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 E

ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D.  
PHASE 2A, PHASE 2C AND PHASE 2E  
A SUBDIVISION IN A PORTION OF THE SE 1/4 OF THE NW 1/4  
SECTION 21 T. 2 N., R. 3 E., W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY OF CAMAS FINAL ORDER SUB#16-02  
OCTOBER, 2019

## NOTES

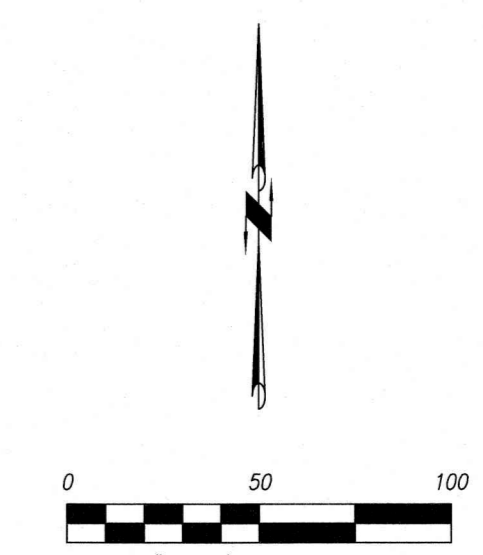
1. A PRIVATE STORM SEWER EASEMENT (P.S.S.E.) OVER, UNDER, AND UPON PORTIONS OF LOTS 121 THROUGH 125 INCLUSIVE, 129 THROUGH 133 INCLUSIVE, 135 THROUGH 144 INCLUSIVE, TOGETHER WITH INCLUSIVE FACILITIES OVER TRACTS "II" AND "JJ" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE H.O.A. AND ITS ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO ITS PRIOR CONDITION, AS NEAR AS POSSIBLE.
2. A PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND UPON PORTIONS OF LOTS 124, 125, 135 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNS, FOR SANITARY SEWER, WATER, AS SHOWN HEREON UPON THE RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE PUBLIC SANITARY SEWER AND WATER FACILITIES WITHIN THE DESIGNATED EASEMENT AREAS. THE H.O.A. RESERVES THE RIGHT FOR ACCESS, MAINTENANCE AND REPAIR OF PRIVATE STORM FACILITIES OVER, UNDER, AND UPON PORTIONS OF SAID LOTS, WITHIN SAID EASEMENT AND FOLLOWING SUCH USE, ANY DISTURBED AREAS SHALL BE RESTORED TO ITS PRIOR CONDITION, AS NEAR AS POSSIBLE.
3. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED ON A SPECIFIC LOT IS TO BE OWNED AND MAINTAINED BY THAT LOT OWNER. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED IN A TRACT IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

## TRACT NOTES

TRACT "II" IS AN ACCESS TO LOTS 124-125 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

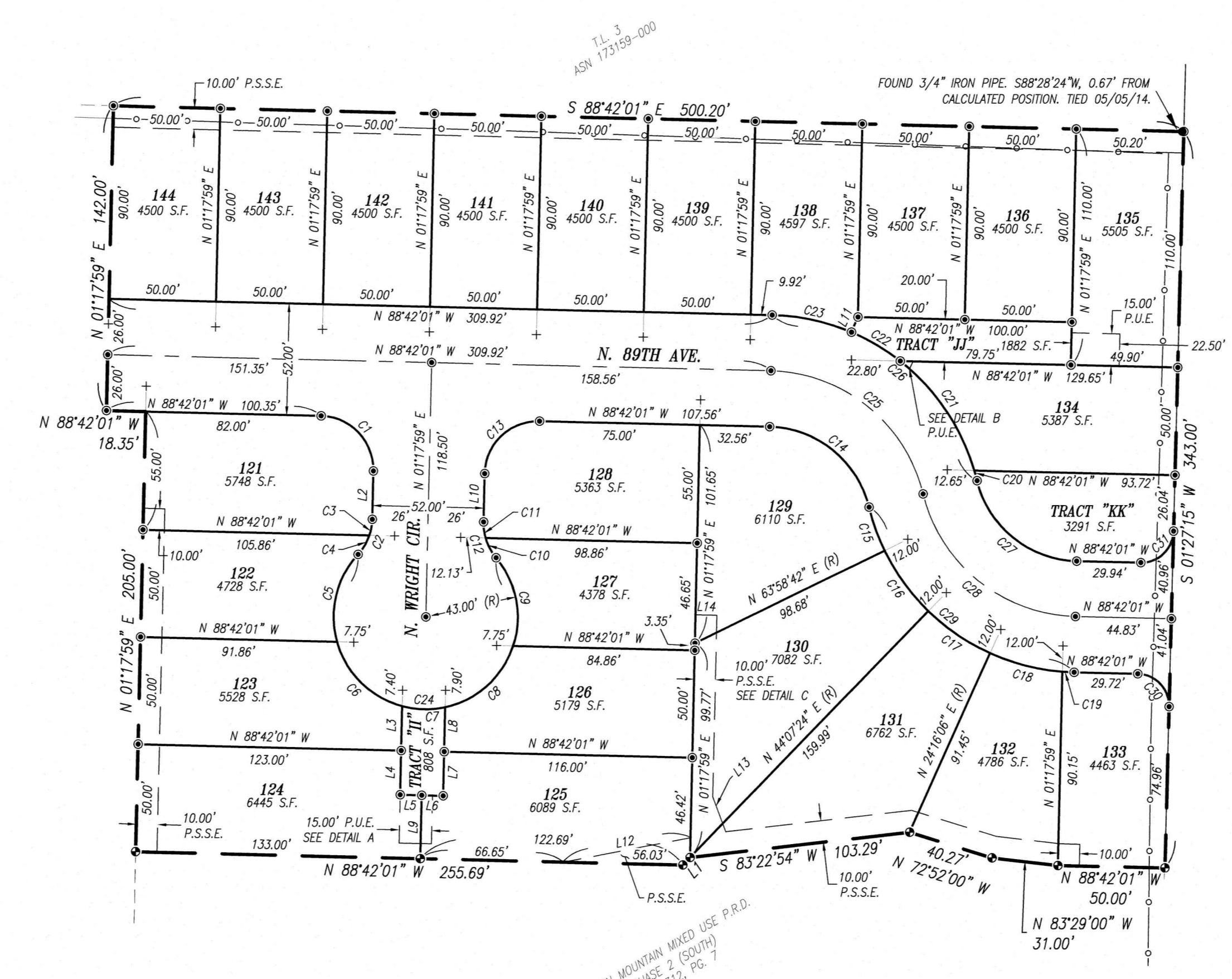
TRACT "JJ" IS AN ACCESS TO LOTS 135-137 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

TRACT "KK" IS A PARKING AND LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.



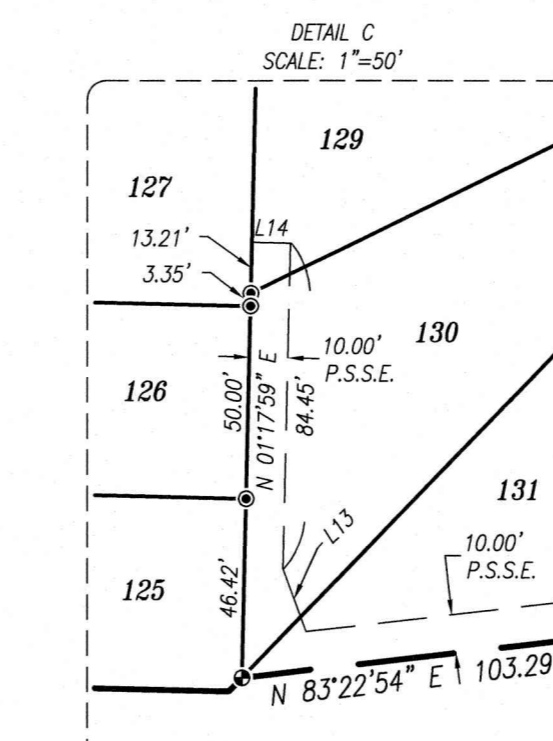
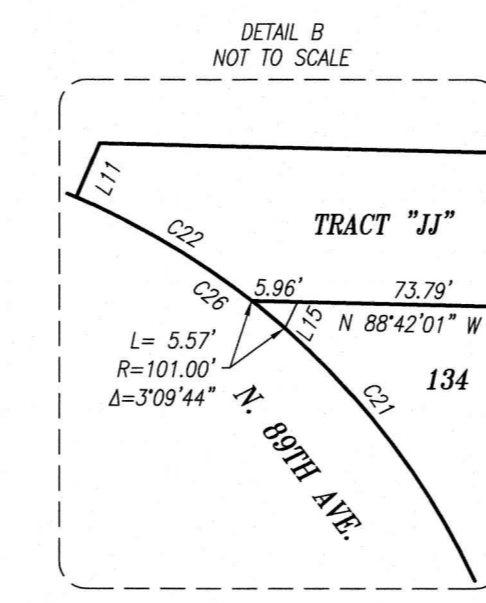
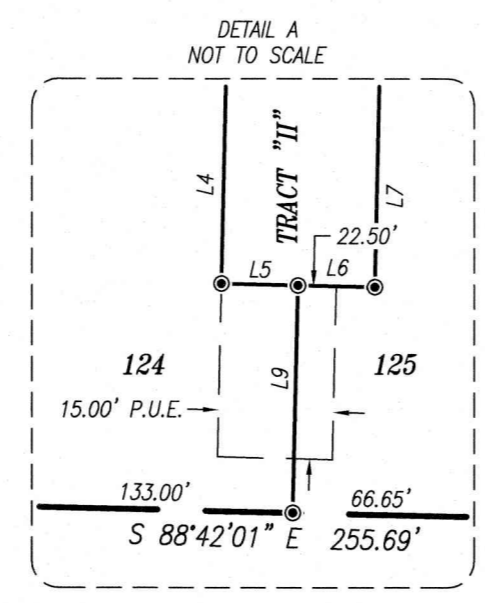
## LEGEND

- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 46624) DURING THIS SURVEY
- ⊙ SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 46624) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 46624) IN CURB ON A 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING PREVIOUS SURVEY OF GREEN MOUNTAIN MIXED USE P.R.D. PH. 1, (BK. 311, PG. 885)
- CALCULATED POSITION (NOTHING SET)
- BUILDING SETBACK LINES
- - - EASEMENT LINE AS NOTED
- - - PROPOSED LOT LINES
- - - DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- PLAT PERIMETER
- H.O.A. HOME OWNERS ASSOCIATION
- P.S.S.E. PRIVATE STORM SEWER EASEMENT (NOTE 1, PAGE 2)
- P.U.E. PUBLIC UTILITY EASEMENT (NOTE 2, PAGE 2)



| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L1   | S 44°07'24\" | 4.88'    |
| L2   | N 01°17'59\" | 22.52'   |
| L3   | N 01°17'59\" | 20.68'   |
| L4   | N 01°17'59\" | 20.50'   |
| L5   | N 88°42'01\" | 10.00'   |
| L6   | N 88°42'01\" | 10.00'   |
| L7   | N 01°17'59\" | 20.50'   |
| L8   | N 01°17'59\" | 20.68'   |
| L9   | N 01°17'59\" | 29.50'   |
| L10  | N 01°17'59\" | 22.92'   |
| L11  | N 22°54'31\" | 7.66'    |
| L12  | N 79°10'59\" | 60.70'   |
| L13  | N 20°18'32\" | 17.37'   |
| L14  | N 88°42'01\" | 10.00'   |
| L15  | N 25°55'38\" | 3.80'    |

| CURVE | DELTA      | RADIUS  | LENGTH  | BEARING      | CHORD   |
|-------|------------|---------|---------|--------------|---------|
| C1    | 90°00'00\" | 25.00'  | 39.27'  | N 43°42'01\" | 35.36'  |
| C2    | 41°24'35\" | 25.00'  | 18.07'  | N 22°00'17\" | 17.68'  |
| C3    | 17°24'15\" | 25.00'  | 7.59'   | N 10°00'07\" | 7.56'   |
| C4    | 24°00'19\" | 25.00'  | 10.47'  | N 30°42'24\" | 10.40'  |
| C5    | 58°18'34\" | 43.00'  | 43.76'  | N 13°33'17\" | 41.90'  |
| C6    | 59°39'09\" | 43.00'  | 44.77'  | N 45°25'34\" | 42.77'  |
| C7    | 26°53'44\" | 43.00'  | 20.18'  | N 88°42'01\" | 20.00'  |
| C8    | 59°39'09\" | 43.00'  | 44.77'  | N 48°01'33\" | 42.77'  |
| C9    | 58°18'34\" | 43.00'  | 43.76'  | N 10°57'18\" | 41.90'  |
| C10   | 24°00'19\" | 25.00'  | 10.47'  | N 28°06'25\" | 10.40'  |
| C11   | 17°24'15\" | 25.00'  | 7.59'   | N 07°24'08\" | 7.56'   |
| C12   | 41°24'35\" | 25.00'  | 18.07'  | N 19°24'18\" | 17.68'  |
| C13   | 90°00'00\" | 25.00'  | 39.27'  | N 46°17'59\" | 35.36'  |
| C14   | 74°55'48\" | 49.00'  | 64.08'  | N 51°14'07\" | 59.61'  |
| C15   | 12°15'05\" | 101.00' | 21.60'  | N 19°33'45\" | 21.56'  |
| C16   | 19°51'18\" | 101.00' | 35.00'  | N 39°56'57\" | 34.83'  |
| C17   | 19°51'18\" | 101.00' | 35.00'  | N 55°48'15\" | 34.83'  |
| C18   | 19°51'18\" | 101.00' | 35.00'  | N 75°39'33\" | 34.83'  |
| C19   | 3°06'49\"  | 101.00' | 5.49'   | N 87°08'36\" | 5.49'   |
| C20   | 2°48'15\"  | 101.00' | 4.94'   | N 15°10'20\" | 4.94'   |
| C21   | 35°28'43\" | 101.00' | 62.48'  | N 34°17'50\" | 61.49'  |
| C22   | 15°02'06\" | 101.00' | 26.50'  | N 59°32'14\" | 26.43'  |
| C23   | 21°38'44\" | 101.00' | 38.16'  | N 77°52'39\" | 37.93'  |
| C24   | 26°24'09\" | 43.00'  | 19.24'  | N 88°42'01\" | 18.50'  |
| C25   | 74°55'48\" | 75.00'  | 98.08'  | N 51°14'07\" | 91.24'  |
| C26   | 74°55'48\" | 101.00' | 132.09' | N 51°14'07\" | 122.87' |
| C27   | 74°55'48\" | 49.00'  | 64.08'  | N 51°14'07\" | 59.61'  |
| C28   | 74°55'48\" | 75.00'  | 98.08'  | N 51°14'07\" | 91.24'  |
| C29   | 74°55'48\" | 101.00' | 132.09' | N 51°14'07\" | 122.87' |
| C30   | 90°09'16\" | 15.00'  | 23.60'  | N 43°37'23\" | 21.24'  |
| C31   | 89°50'44\" | 15.00'  | 23.52'  | N 46°22'37\" | 21.18'  |



**Citizen Appointment - Boards, Commissions and Committees**

**Salary Commission:**

Appoint Sheila Schmid for 4-year term to expire December 31, 2023.



RESOLUTION NO. 20-002

A RESOLUTION creating a new position for the City of  
Camas entitled Communications Manager.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

I

There is hereby created in the City of Camas a new position entitled Communications Manager. Such position shall be an FLSA exempt, non-represented position, and shall perform such duties as shall be outlined in any job description prescribed by the City, as may be revised from time to time. The position shall be entitled to benefits as outlined in the Non-Represented Employee Handbook. The position description is attached hereto and shall be effective as of February 3, 2020.

II

PASSED BY the Council and approved by the Mayor this \_\_\_\_ day of February, 2020.

SIGNED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney

# Option A

City of Camas  
Non-Represented  
December 2019

## COMMUNICATIONS MANAGER

### **JOB OBJECTIVES**

The individual in this position functions as the City's spokesperson, develops and implements communication strategies consistent with City goals and objectives, and manages the City's external communication, via the City's website and other technologies, its social media platforms, and through positive relationships with local news outlets. In addition, this position provides executive-level assistance in support of the City Administrator.

### **ESSENTIAL FUNCTION STATEMENTS**

*The following tasks are typical for positions in this classification. Any single position may not perform all of these tasks and/or may perform similar related tasks not listed here:*

Serve as the City's official spokesperson (Public Information Officer) with news media requiring 24/7 availability for emergency and/or critical incidents; conduct and/or facilitate news media interviews and conferences.

Serve as a member of the City's leadership team. Participate fully and effectively in the development and achievement of collective goals for the betterment of the City organization.

Develop and maintain strong professional working relationships with department directors, representatives of the news media, and with regional partners' public information officials.

Work non-traditional work hours to attend or participate in various events and meetings on behalf of the City; provide in-person support at open houses, forums, workshops and information booths.

Prepare and distribute press releases to media outlets; prepare talking points or presentations/scripts for elected officials and City staff for general information, news interviews and/or conferences.

Work with City staff and project leaders on messaging, public outreach strategies, and materials for electronic and in-person dissemination.

Work collaboratively with departments to develop and implement communications strategies and messaging consistent with the City's goals and objectives.

Manage the City's official social media platform and City phone app content including posts, blogging, podcasts, etc.; create graphics and use images and written content to inform and engage the public.

Manage the City's website content consistent with the City's communications strategies; work with and assist staff to develop and maintain department-level pages.

Plan, direct, coordinate and review the work plan for assigned staff; assign work activities, and projects; review and evaluate work; meet with staff to identify and resolve problems; provide leadership and management to assigned staff.

Prepare documents/statements exercising considerable discretion in processing and managing essential and highly confidential and sensitive information.

Provide training on messaging, marketing, and branding to ensure departmental staff are consistent in carrying forth the City's goals and objectives.

Work with City departments to develop and distribute informational or marketing materials such as brochures, pamphlets, pamphlets, and fliers; develop promotional items.

Create, design and facilitate community surveys related to City services and operations; work with consultants if applicable.

Design advertisements and arrange for print in local media.

Ensure City branding with copy and design standards for City presentations, documents, etc.

Review and update City's Social Media Policy regularly; create, communicate and disseminate any communication related policies/procedures.

Stay abreast of new trends and innovations in the field of technology as related to public relations/communications.

Monitor news articles and social media for City-related communications and discussions; relay community feedback and engagement trends to elected officials, staff and project leaders.

Work collaboratively with departments to develop and organize City-sponsored events.

Represent the City at various meetings and events.

Timely and regular attendance.

### **AUXILIARY FUNCTION STATEMENTS**

Follow all safety rules and procedures established for work area.

Perform related duties and responsibilities as required.

### **QUALIFICATIONS**

#### **Knowledge of:**

Current principles, techniques and objectives of public information and communication.

Council-Mayor form of government and the role of communication in support of the Mayor, City Administrator and Council.

The Incident Command System and the role of the Public Information Officer.

Knowledge of current public relations, marketing, and journalistic practices and techniques.

Mastery of written, verbal, and visual communications skills.

Skill in communication planning and implementation.

Microsoft Suite, desktop publishing, photography, citizen response management tools and website and social media management and monitoring tools.

Modern office methods, procedures and practices.

Principles and practices of professional business communication methods; proper use of English language, spelling grammar and punctuation.

Principles of supervision, training and performance evaluation.

City government functions, policies, rules and regulations; federal, state and local laws, codes and regulations.

Basic principles and practices of budget administration.

**Ability to:**

Demonstrate ability to write clearly/succinctly for different purposes on complex topics.

Communicate effectively both verbally and in writing.

Develop creative ideas in relation to public information projects.

Develop policies related to communication procedures/strategies.

Prioritize tasks and coordinate efforts.

Create informational graphics using desktop publishing, images and photography.

Research and implement new communication techniques.

Manage multiple tasks and complete projects on a deadline.

Maintain professionalism and effectiveness while working under pressure.

Maintain confidentiality.

Oversee, direct and coordinate the work of lower level staff.

Select, manage, supervise, train and evaluate staff.

Work independently, cope with interruptions and changes, prioritize tasks and coordinate efforts to meet required timelines.

Perform the essential functions of the job, with or without reasonable accommodation.

Establish and maintain effective working relationships with City employees, partner agencies, vendors/contractors, the news media and the general public.

**Education and Experience Guidelines**

*Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

**Education:**

Equivalent to Bachelor's degree in communications, marketing, journalism, public relations, English, or related field preferred, with a graduate degree desirable.

**Experience:**

Five (5) years of experience as a full-time communications, marketing, or public relations professional with demonstrated success and supervisory experience.

**License or Certificate**

Possession of a valid driver's license.

**PHYSICAL DEMANDS AND WORKING CONDITIONS**

*The physical demands herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform these essential job functions.*

**Environment:** Office environment; exposure to computer screens.

**Mobility:** Sitting for prolonged periods of time; extensive use of computer keyboard. May stand for long periods of time, lift and carry office equipment, supplies and materials. Basic communication skills such as talking and hearing are needed for frequent person-to-person contacts on the phone and in person.

**Vision:** Visual acuity to read numerical figures.

**Other Factors:** Periods of time may be spent outside in varying weather conditions. Incumbents will be required to work extended hours including evenings and weekends. Incumbents may be required to travel outside City boundaries to attend meetings.

Salary Scale

| <b>Position</b>        | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> | <b>6</b> | <b>7</b> |
|------------------------|----------|----------|----------|----------|----------|----------|----------|
| Communications Manager | 6723     | 6925     | 7153     | 7382     | 7610     | 7838     | 8067     |

# Option B

City of Camas  
Non-Represented  
January 2020

## COMMUNICATIONS MANAGER

### **JOB OBJECTIVES**

The individual in this position functions as the City's spokesperson, develops and implements communication strategies consistent with City goals and objectives, manages the City's external communication, via the City's website and other technologies, its social media platforms, and through positive relationships with media and the community. This position leads communication for crisis and issues management, partnerships, professional relations and communications strategies and implementation. In addition, the Communications Manager leads message development and deployment. This position reports to the City Administrator.

### **ESSENTIAL FUNCTION STATEMENTS**

*The following tasks are typical for positions in this classification. Any single position may not perform all of these tasks and/or may perform similar related tasks not listed here:*

Serve as the City's official spokesperson with all media outlets requiring 24/7 availability for emergency and/or critical incidents; conduct and/or facilitate media interviews and conferences.

Direct, design, and develop a variety of publications, surveys and promotional items and print media to share information and increase awareness of the City's goals to both internal and external constituents; work with City departments and consultants if applicable.

Develop and implement broad public engagement strategies; develop and lead public relations, marketing campaigns and educational programs designed to inform and engage the community; manage the on-going relationship with the community and key stakeholders.

Conduct research necessary to determine internal and external perceptions about the City.

Lead, develop and execute communications strategies through collaboration with City's leadership team; serve as a member of the City's leadership team; work collaboratively with departments to develop and implement communications strategies and messaging consistent with the City's goals and objectives.

Develop and maintain strong professional working relationships with department directors, representatives of the news media, and with regional partners' public information officials; provide strong leadership in establishing relationships and fostering partnerships with City staff, the community, civic, and special interest groups.

Prepare and distribute press releases to media outlets; prepare talking points or presentations/scripts for elected officials and City staff for general information, news interviews and/or conferences.

Plan strategies to manage emerging issues and crises and serve as the first responder for relevant information.

Monitor news and social media for City-related communications and discussions; relay community feedback and engagement trends to elected officials, staff and project leaders.

Work with City staff and project leaders on messaging, public outreach strategies, and materials for electronic and in-person dissemination.

Work in partnership with the Information Technology department to ensure communications and marketing goals utilizing City platforms is achieved.

Manage the City's official social media platform and City phone app content including posts, blogging, podcasts, etc.; create graphics and use images and written content to inform and engage the public.

Manage the City's website content consistent with the City's communications strategies; assist staff to develop and maintain department-level pages.

Exercise high degree of accuracy, correctness and discretion when preparing communications materials including managing essential and highly confidential and sensitive information.

Provide training on messaging, marketing, and branding to ensure departmental staff are consistent in carrying forth the City's goals and objectives.

Review and update City's Social Media Policy regularly; create, communicate and disseminate any communication related policies/procedures.

Stay abreast of new trends and innovations in the field of technology as related to public relations/communications.

Represent the City at various meetings and events; work collaboratively with departments to develop and organize City-sponsored events.

Work non-traditional work hours to attend or participate in various events and meetings on behalf of the City; provide in-person support at open houses, forums, workshops and information booths.

Timely and regular attendance.

### **AUXILIARY FUNCTION STATEMENTS**

Follow all safety rules and procedures established for work area.

Perform related duties and responsibilities as required.

### **QUALIFICATIONS**

#### **Knowledge of:**

Principles of marketing and communications and effective social media strategies.

Council-Mayor form of government and the role of communication in support of the Mayor, City Administrator and Council.

Strong analytical and problem-solving skills, and understanding of client-centered support and services.

Metrics and methods of data usage to better communication methods/strategies.

The Incident Command System, FEMA training, and the role of the Public Information Officer.

Excellent oral, written, presentation, and interpersonal communication skills.

Current public relations, marketing, and journalistic practices and techniques.

Mastery of concepts of grammar and punctuation, copy writing, and editing.

Skill in communication strategy planning and implementation.



Microsoft Suite, desktop publishing, photography, citizen response management tools and website and social media management and monitoring tools.

Modern office methods, procedures and practices.

Principles and practices of professional business communication methods.

City government functions, policies, rules and regulations; federal, state and local laws, codes and regulations.

Basic principles and practices of budget administration.

**Ability to:**

Apply communications strategy and public relations principles to complex topics.

Effectively represent the City and interact successfully with internal stakeholders, partner agencies, media, community, vendors/contractors, and business leaders.

Demonstrate strong on-camera presentation, to include interviews with television, radio, and various media outlets.

Communicate effectively in oral and written form, using language that is appropriate to the person, group, or audience.

Develop creative ideas in relation to public information projects.

Develop policies related to communication procedures/strategies.

Establish effective working relationships at all levels of the organization.

Create informational graphics using desktop publishing, images and photography.

Research and implement new communication techniques.

Work independently using independent judgment with little direction, organize work, set priorities, and meet deadlines

Work outside regular office hours, and sometimes unpredictable hours, to meet City needs.

Manage multiple tasks and complete projects on a deadline.

Maintain professionalism and effectiveness while working under pressure; remain calm, deliberate, tactful, and advisory in stressful and emotional situations.

Maintain confidentiality.

Perform the essential functions of the job, with or without reasonable accommodation.

**Education and Experience Guidelines**

*Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

**Education:**

Equivalent to Bachelor's degree in communications, marketing, journalism, public relations, English, or related field preferred, with a graduate degree desirable.

**Experience:**

Five (5) years of experience as a full-time communications, marketing, or public relations professional with demonstrated success and supervisory experience; program or operational level experience in government preferred.

**License or Certificate**

Possession of a valid driver's license.

Accreditation in Public Relations (APR) credential preferred.

**PHYSICAL DEMANDS AND WORKING CONDITIONS**

*The physical demands herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform these essential job functions.*

**Environment:** Office environment; exposure to computer screens.

**Mobility:** Sitting for prolonged periods of time; extensive use of computer keyboard. May stand for long periods of time, lift and carry office equipment, supplies and materials. Basic communication skills such as talking and hearing are needed for frequent person-to-person contacts on the phone and in person.

**Vision:** Visual acuity to read numerical figures.

**Other Factors:** Periods of time may be spent outside in varying weather conditions. Incumbents will be required to work extended hours including evenings and weekends. Incumbents may be required to travel outside City boundaries to attend meetings.

Salary Scale

| <b>Position</b>        | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> | <b>6</b> | <b>7</b> |
|------------------------|----------|----------|----------|----------|----------|----------|----------|
| Communications Manager | 7620     | 7870     | 8122     | 8373     | 8625     | 8876     | 9126     |