



CITY COUNCIL REGULAR MEETING AGENDA
Monday, March 4, 2019, 7:00 PM
City Hall, 616 NE 4th Avenue

NOTE: For both public comment periods - come forward when invited; state your name and address; limit comments to three minutes. Written comments can be given to the City Clerk. If it is a public hearing or a quasi-judicial matter, special instructions will be provided.




I. CALL TO ORDER


II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

- A. Automated Clearing House and Claim Checks Approved by Finance Committee
- B. February 19, 2019, Camas City Council Regular and Workshop Meeting Minutes
 -  [February 19, 2019 Camas City Council Workshop Meeting Minutes - Draft](#)
 - [February 19, 2019 Camas City Council Regular Meeting Minutes - Draft](#)
- C. Surplus Equipment and Miscellaneous Items Replaced Through Equipment Rental Capital Replacement Process (Submitted by Denis Ryan)
 -  [Surplus Equipment List](#)
- D. \$602,500 Chloe Investment LLC Traffic Impact Fee (TIF) Credits (Submitted by James Carothers)
 -  [Staff Report](#)
 - [Credits Application](#)
 - [Supporting Documentation](#)
- E. \$196,050 Camas School District (CSD) South District Traffic Impact Fee (TIF) Credits (Submitted by James Carothers)
 -  [Staff Report](#)
 - [Credit Application](#)
 - [Supporting Documentation](#)
- F. \$768,210 Camas School District (CSD) North District Traffic Impact Fee (TIF) Credits (Submitted by James Carothers)

-  [Staff Report](#)
- [Credit Application](#)
- [Supporting Documentation](#)

- G. \$602,500 Archery Holdings Traffic Impact Fee (TIF) Credits (Submitted by James Carothers)

-  [Staff Report](#)
- [Credits Application](#)
- [Supporting Documentation](#)

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

VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

VII. MAYOR

- A. Announcements

VIII. MEETING ITEMS

- A. Public Hearing - CSD Latecomer Reimbursement Agreement
Presenter: Steve Wall, Public Works Director

-  [Staff Report](#)
- [Waterline Public Hearing Draft](#)

- B. CLB Washington Solutions 1, LLC Latecomer Reimbursement Agreement
Presenter: James Carothers, Engineering Manager

-  [Staff Report](#)
- [Agreement](#)
- [Request Letter](#)

IX. PUBLIC COMMENTS

X. ADJOURNMENT

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



CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT
Tuesday, February 19, 2019, 4:30 PM
City Hall, 616 NE 4th Ave

I. CALL TO ORDER

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

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Deanna Rusch, Melissa Smith and Ellen Burton

Excused: Steve Hogan

Late arrival: Ellen Burton, 4:31 p.m. and Don Chaney, 5:44 p.m.

Staff: Jerry Acheson, Bernie Bacon, Kevin Bergstrom, Phil Bourquin, Pete Capell, Sarah Fox, Jennifer Gorsuch, Jim Hodges, Lauren Hollenbeck, Cathy Huber Nickerson, Mitch Lackey, Larry Linne, Robert Maul, Nick Swinhart, Connie Urquhart, Ruben Villa, Steve Wall and Rachel Blair (intern)

Press: Adam Littman, The Columbian

III. PUBLIC COMMENTS

Kevin Bergstrom, 1210 NE 277th AVE, commented about the Fire Department.

Bryan Desgrosellier, 2531 NE 3rd AVE, commented about affordable housing development.

Mayor Turk stated that the Employee Recognition originally scheduled for later on the agenda will be moved to immediately following the first Public Comment period.

IV. ITEMS MOVED UP ON THE AGENDA

A. Employee Recognition

-  [Larry Linne' February 2019](#)
- [Ruben Vela February 2019](#)
- [Scott Purkeypyle February 2019](#)
- [Wayne Storm February 2019](#)


Mayor recognized four staff members for their efforts at the Camas Police Department.

V. WORKSHOP TOPICS

- A. Fire Department Strategic Planning Process Council Discussion
Presenter: Nick Swinhart, Fire Chief

Swinhart provided an overview of the Fire Department's strategic planning process.

- B. Affordable Housing Workshop Discussion
Presenter: Sarah Fox, Senior Planner

 [Affordable Housing Presentation](#)
[Excerpt - Camas 2035](#)

Fox provided an overview of the affordable housing presentation.

- C. Community Development Miscellaneous and Updates
Details: This is a placeholder for miscellaneous or emergent items.
Presenter: Phil Bourquin, Community Development Director

Bourquin provided an update about creating a Development Review Engineering Department, an ordinance will be placed on the February 19, 2019 Council Regular Meeting Agenda, for Council's consideration.

Bourquin informed Council about the Garver Auditorium improvements and the use of "cells on wheels", which is a temporary portable cell-tower service solution.

- D. Lake Road and Everett Street Intersection Improvements Presentation
Presenter: Steve Wall, Public Works Director, James Carothers, Engineering Manager and PBS

 [Lake-Everett Intersection Improvements Presentation](#)

Wall introduced Greg Jellison of PBS, who provided an overview of the Lake Road and Everett Street intersection project.

- E. Public Works Miscellaneous and Updates
Details: This is a placeholder for miscellaneous or emergent items.
Presenter: Steve Wall, Public Works Director

Wall stated that staff will be changing out trees in the NW 6th and Norwood roundabout.

Wall informed Council that there will be public hearing at a future Council Meeting regarding the Camas School District (CSD) water line in Leadbetter Road.

Wall provided information about the timber harvest contract on the February 19, 2019 Council Regular Meeting Agenda.

- F. Georgia Pacific Camas Business Center Property Acquisition
Presenter: Pete Capell, City Administrator and Jerry Acheson, Parks and Recreation Manager

 [Site Vision Graphic](#)

[Downtown Mill Site Summary Memorandum](#)

Due to time constraints, this item will be placed on the March 4, 2019 Council Workshop Meeting Agenda.

- G. City Administrator Miscellaneous Updates and Scheduling
Details: This is a placeholder for miscellaneous or scheduling items.
Presenter: Pete Capell, City Administrator

Capell updated Council about the joint Camas-Washougal Community Center discussions.

Capell stated that the Mills property acquisition has closed and future planning is now underway.

Capell commented about the upcoming Fire Department Joint Policy Advisory Committee (JPAC) meeting.

VI. COUNCIL COMMENTS AND REPORTS

Rusch attended the Parks Commission Planning Retreat.

VII. PUBLIC COMMENTS

No one from the public wished to speak.

VIII. ADJOURNMENT

The meeting adjourned at 6:28 p.m.

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



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT
Tuesday, February 19, 2019, 7:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Melissa Smith, Deanna Rusch and Ellen Burton

Excused: Steve Hogan

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Robert Maul, Steve Wall and Rachel Blair (intern)

Press: No one from the press was present

IV. PUBLIC COMMENTS

No one from the public wished to speak.

V. CONSENT AGENDA

- A. February 4, 2019 Camas City Council Regular and Workshop Meeting Minutes; January 25 and 26, 2019 Camas City Council Annual Planning Conference Special Meeting Minutes.

 [February 4, 2019 City Council Workshop Meeting Minutes - Draft](#)

[February 4, 2019 City Council Regular Meeting Minutes - Draft](#)


[January 25, 2019 City Council Annual Planning Conference Minutes - Draft](#)

[January 26 2019 City Council Annual Planning Conference Minutes - Draft](#)


- B. Automated Clearing House and Claim Checks Approved by Finance Committee


- C. \$47,421.09 Meter Replacement 2019 Contract Extension to Odyssey Contracting Inc. (Submitted by Sam Adams)


 [Meter Replacement 2019 Contract Extension](#)


- D. \$98,318 Slow Sand Corrosion Control System Design Professional Services Agreement to Carollo Engineering Inc. (Submitted by Sam Adams)
 -  [Professional Services Agreement](#)
 - [Budget for Camas CO2 Design](#)

- E. \$61,271.35 January 2018 Emergency Medical Services (EMS) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Pam O'Brien)

- F. \$180,732.30 High Cascade Inc. 2019 Timber Harvest Award (Submitted by Sam Adams)
 -  [Bidder Forms - High Cascade Inc.](#)

- G. Camp Lacamas STEP Sewer Project Completion Acceptance (Submitted by James Carothers)
 -  [Camp Lacamas STEP Sewer Final Pay Estimate](#)

- H. Water Transmission Main Phase 3 Project Completion Acceptance (Submitted by James Carothers)
 -  [Water Transmission Main Phase 3 Final Pay Estimate](#)
 - [Project Vicinity Map](#)

- I. Summit Terrace Subdivision Final Plat (Submitted by Lauren Hollenbeck)
 -  [Staff Report](#)
 - [Final Plat](#)

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

VI. NON-AGENDA ITEMS

A. Staff

There were no comments from staff.

B. Council

Carter attended the Library Board of Trustees meeting. Carter commended the Downtown Camas Association (DCA) and all the Camas businesses for their efforts surrounding the Small Business Revolution challenge.

Rush commented about the Small Business Revolution.

Smith will attend the Clark County Commission on Aging's "Aging in Place Transportation Summit".

Chaney commented about the recent snow events and commended the City's Public Works and Streets staff for all their work. Chaney commented about the joint City-Schools meeting. Chaney commented about Sanitation's staff's efforts with garbage-collection cancellations.

VII. MAYOR

A. Announcements

Mayor Turk commended Public Works staff for their efforts during the recent snow events. Mayor commended Cathy Huber Nickerson and all Finance Department staff for their efforts for the City's bond rating and for their Certificate of Achievement for Excellence in Financial Reporting award by the Government Finance Officers Association (GFOA).

B. Council Member Melissa Smith 15-Year Anniversary Recognition Presenter: Shannon Turk, Mayor

Mayor Turk presented Council Member Smith with her pin for 15-years of service as a Council Member.

C. Citizen Appointments to Boards, Commissions and Committees

 [2019 Citizen Appointments](#)

Mayor presented her list of recommended 2019 volunteer citizen appointments to City boards, commissions and committees.

It was moved by Council Member Chaney, and seconded, to approve the list of volunteer citizen appointments that has been presented to the Council. The motion carried unanimously.

D. Updated Camas City Council Committee Assignments

 [2019 Council Appointments](#)

Mayor Turk provided her updated 2019 Council Appointments list to Council for approval, which includes the addition of Council Member Ellen Burton.

It was moved by Council Member Anderson, and seconded, to approve the amended 2019 Council Appointment to include the Public Safety Committee Liaison as previously discussed at the Council Workshop. The motion carried unanimously.

VIII. MEETING ITEMS

- A. SE 202nd Avenue Annexation Request
Presenter: Robert Maul, Planning Manager

 [Staff Report](#)

Maul provided an overview of the annexation request.

It was moved by Council Member Chaney, and seconded, to accept the boundary of proposed SE 202nd Avenue annexation as legally described, require the adoption of a subsequent zoning designation upon determination, pursuant to RCW 35A.14.340, and require the assumption of all existing city indebtedness by this area to be annexed. The motion carried unanimously.

- B. Camas-Washougal Fire Department (CWFD) Interlocal Agreement Amendment
Presenter: Pete Capell, City Administrator and Nick Swinhart, Fire Chief

 [Amendment to Fire Interlocal Agreement](#)

It was moved by Council Member Anderson, and seconded, to approve the interlocal agreement amendment and authorize the Mayor to sign it for the Camas-Washougal Fire Department. The motion carried unanimously.

- C. Resolution No. 19-002 Adopting a Revised Salary Scale for the Position of Facilities Operations Specialist
Presenter: Jennifer Gorsuch, Administrative Services Director

 [Resolution 19-002 Adopting a Revised Salary Scale for the Position of Facilities Operations Specialist Exhibit A](#)

It was moved by Council Member Carter, and seconded, that Resolution No. 19-002 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, and seconded, that Resolution No. 19-002 be adopted. The motion carried unanimously.

- D. Ordinance No. 19-002 Establishing a Development Review Engineering Department Within Community Development Department
Presenter: Phil Bourquin, Community Development Director

 [ORD amending Chapter 2.26 of the Camas Municipal Code](#)

It was moved by Council Member Carter, and seconded, that Ordinance No. 19-002 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, and seconded, that Ordinance No. 19-002 be adopted and published according to law. The motion carried unanimously.

- E. Ordinance No. 19-003 2019 Revenue Bond
Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 19-003 City of Camas Water-Sewer Revenue Bonds](#)

It was moved by Council Member Carter, and seconded that Ordinance No. 19-003 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, and seconded, that Ordinance No. 19-003 be adopted and published according to law. The motion passed by the following vote:

Yes: Council Member Anderson, Council Member Carter, Council Member Chaney, Council Member Rusch and Council Member Burton

Excused: Council Member Hogan and Council Member Smith

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 7:37 p.m.

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

\\City of Camas\Surplus\Surplus (8)							
Equipment	Make, Model	Odometer	Unit #	Serial #	Code - Category	License	Operator
199 - 1991 Cushman	1991 Cushman Refuse	51,913	199	1CUMH3278ML000130	"I" Refuse Scooter	02609D	,
313 - 2003 Chevy 3/4 Ton Utility Body	2003 Chevrolet 2500 2WD R	106,103	313	1GCGC24U63Z308059	"J" 3/4 & 1 Ton Pickup	34015D	,
211 - 1992 Chevrolet 1/2 Ton Pickup	1992 Chevrolet C1500 Pickup	136,495	211	1GCEC14K0NNZ204699	"K" 1/2 Ton Pick-up/Fire	02677D	,
312 - 2003 Chevrolet Impala	2003 Chevrolet Impala	94,635	312	2G1WF55KX39382833	"O" General Use Auto	34053D	,
342 - 2006 Chevy 3/4Ton 4x4 Utility Body	2006 Chevrolet Silverado 2500	120,079	342	1GBHK24U26E231679	"J" 3/4 & 1 Ton Pickup	42846D	,
287 - 2001 Chevrolet Impala	2001 Chevrolet Impala	89,370	287	2G1WF55KX19319244	"O" General Use Auto	28889D	,
413 - 2008 Ford 1/2 Ton Reg Cab 4x4	2008 Ford F150 Reg Cab 4x4	95,367	413	1FTRF14W68KD35743	"K" 1/2 Ton Pick-up/Fire	45095D	,
414 - 1999 Ford Ranger	1999 Ford Ranger	111,111	414	1FTZR1543XT484489	"L" Small Pickup	263876D	,

Total equipment listed = 8



Staff Report

March 4, 2019 Council Consent Agenda Item

\$602,500 in Traffic Impact Fee (TIF) Credits to Chloe Investment, LLC

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: Chloe Investment, LLC has completed the road frontage improvements along Camas Meadows Drive adjacent to The Village at Camas Meadows Developments. TIF is being collected for road improvements in this corridor, which is identified as TIF Project M in the Camas 2012 TIF Study Update. The applicant receives credit for the south and west half of the street improvements.

Staff has verified that the developer's request for \$602,500 in TIF credits is the accurate pro rata share for the road improvements installed by the developer in this corridor. Staff has attached to this agenda item the developer's application form and the supporting documentation for this calculation.



The Village at Camas Meadows Subdivision Frontage Improvements on Camas Meadows Drive (looking east)

RECOMMENDATION: Staff recommends Council approval of these TIF credits.



City of Camas Community Development Application Form Impact Fee Credit

Impact Fee Credit Applying for:

- Traffic Impact Fee Fire Impact Fee School Impact Fee
 Open Space Impact Fee Parks Impact Fee
 Water System Development Charge Sewer System Development Charge

Company Name: Chloe Investment, LLC Work Phone: _____

Contact Name: Gus Harb

Address: 701 Columbia Street, Suite 111

City: Vancouver State: WA Zip: 98660 Fax: _____

E-mail Address: guss@harbengineering.com

Associated Development Proposal:

The Village at Camas Meadows "Camas Meadows Drive"

Case Number: SUB 15-04 Parcel Number: Original Parcel 175951-000

Site Address: Original Address: 6101 NW Nightshade Street, Camas WA 98607

Location of Request:

Address of Location: Camas Meadows Drive

Intersection from: Payne Street Intersection to: Larkspur Ave

Amount of Credit Requested: \$602,500

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

Printed Name: Gus Harb

Applicant Signature:  Date: 2-22-2019

For Office Use Only:

Approved

Disapproved

Signature: _____ Date: _____

Anita Ashton

From: Curleigh (Jim) Carothers
Sent: Tuesday, May 15, 2018 12:44 PM
To: 'Kevin DeFord'
Cc: Steve Wall; Phil Bourquin; Bob Cunningham; Robert Maul; Anita Ashton; Cathy Huber Nickerson (chuber@cityofcamas.us); Pam O'Brien
Subject: RE: Archery/Parklands - Camas Meadows Drive TIF Credits
Attachments: Application for Impact Fee Credit.pdf; TIF Credit Approval Packet.pdf; IF Credit redeem or transfer.pdf

Kevin,
Here are the answers to your questions:

- See the attached credit application form. Since this venture was between two developers, you will also need to provide written verification between both parties regarding how the credits are to be assigned (e.g. is there a percentage to each developer?)

- I have copied below the calculation from November 2016 for your reference. To give you the updated 2018 calculation, I am adjusting the credit amount into 2018 dollars as follows:

$\$2.9 \text{ Million} * (1.039^7) * (0.53) * (0.60) = \$1,205,000$

half street = \$602,500

-When you receive final acceptance on the road improvements, city staff will take this item to a Council meeting for their consent. For the most part, I will put the information packet together for Council, but I am attaching a recent packet for your reference.

As a general rule on commercial/industrial buildings, the calculation for TIF is done at the time of Tenant Improvement (TI) permit submittal and the payment or redemption of credits is at the time of TI permit issuance. I have also attached the redemption/transfer document for your information.

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

From: Curleigh (Jim) Carothers
Sent: Thursday, November 10, 2016 11:53 AM
To: Kevin DeFord <ngdevelopment@gmail.com>; 'Aaron Barr' <abarrmail@gmail.com>
Cc: James Kessi <james.kessi@gmail.com>; Steve Wall <SWall@cityofcamas.us>; Wes Heigh <WHeigh@cityofcamas.us>; Robert Maul <RMaul@cityofcamas.us>
Subject: Camas Meadows Drive Estimated 2017 TIF Credits

Per your request, the following calculation is the estimated TIF credits that would be available if the Camas Meadows Drive improvements from Payne Street to the existing Larkspur Street are constructed in 2017. Please note that, as 60% of the eligible costs are collected from development, development receives the same 60% of the eligible costs in credits. The 60%, or 0.60 is referred to as the reduction factor.

The total length of improvements from Payne Street to Lake Road is 3,000 feet. The improvement length to be improved via private development is approximately 53% of the total length of the estimated improvements. The eligible cost estimate for the 3,000 feet of improvements in 2011 dollars is \$2.9 Million. The annual growth rate is 3.9%.

The calculation for the 2017 TIF credit estimate is:

$\$2.9 \text{ Million} * (\text{annual adjusted growth rate}) * (\text{percentage of total improvements}) * (\text{reduction factor})$

$\$2.9 \text{ Million} * (1.039^6) * (0.53) * (0.60) = \$1,160,000.$

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

From: Kevin DeFord [mailto:ngdevelopment@gmail.com]
Sent: Monday, May 14, 2018 9:13 AM
To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>
Subject: Archery/Parklands

Jim,

Can you please send me the paperwork and a summary of a couple things for our TIF credits.

Any forms I need to start process
What the steps are I need to do
How much we have on credit
When I can start to ask/process

We are close to final and we will be pulling some permits for pad 3 soon.

Appreciate,

Kevin



APPLICANT/ CONTACT:

HARB ENGINEERING, INC.
 CONTACT PERSON: GUS HARB, PE
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660
 PHONE: (360) 695-6520
 EMAIL: gus@harbengineering.com

OWNERS:

PARKLANDS SUBDIVISION
 CHINDOK LAND OWNERS GROUP LLC
 1400 NW 43RD ST.
 VANCOUVER, WA, 98663

THE VILLAGE AT CAMAS MEADOWS
 CHLOE INVESTMENTS LLC
 701 COLUMBIA ST. SUITE 111
 VANCOUVER, WA 98660

ENGINEERING FIRM:

HARB ENGINEERING, INC.
 CONTACT PERSON: GUS HARB, PE
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660
 PHONE: (360) 695-6520
 EMAIL: GUS@HARBENGINEERING.COM

SURVEYING FIRM:

MINISTER-GLASER SURVEYING INC.
 CONTACT PERSON: DAVE DENY
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA, 98661
 PHONE: (360) 694-3313

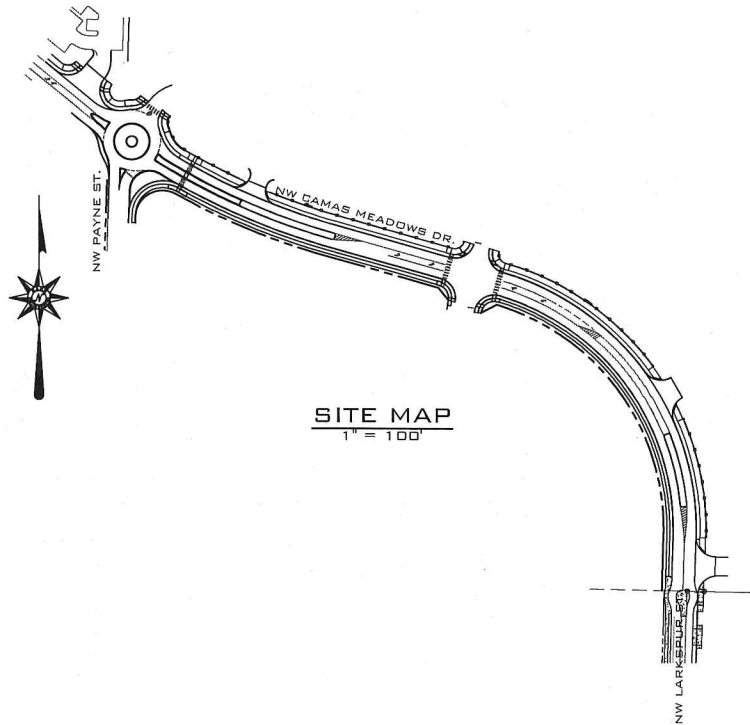
CAMAS MEADOWS DRIVE EXTENSION

PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

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



VICINITY MAP
 NOT TO SCALE



SITE MAP
 1" = 100'

CITY OF CAMAS			
CITY ENGINEER		DATE	
REVISION NO.	SHEETS AFFECTED	INITIAL APPROVAL	DATE

PROPOSED PUBLIC IMPROVEMENTS	
NEW PUBLIC ROADWAY	2,400 LF
SANITARY SEWER MAIN	1,237 LF
8" D.I.P. WATER MAIN	1,684 LF
10" STORM MAIN	302 LF
12" STORM MAIN	342 LF
15" STORM MAIN	71 LF
18" STORM MAIN	127 LF
24" STORM MAIN	578 LF
30" STORM MAIN	215 LF



IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

SHEET INDEX:

- C-000 COVER SHEET
- C-001 GENERAL NOTES AND LEGEND
- C-010 EXISTING CONDITIONS PLAN
- C-050 EROSION CONTROL AND FINAL GRADING PLAN
- C-051 EROSION CONTROL AND GRADING DETAILS
- C-052 EROSION CONTROL AND GRADING DETAILS
- C-200 STREET CONSTRUCTION PLAN - WEST HALF
- C-201 CURB RETURN PLAN - WEST HALF
- C-202 ADA RAMP CONSTRUCTION PLAN - WEST HALF
- C-203 SIGNING AND STRIPING PLAN - WEST HALF
- C-204 STREET CONSTRUCTION PLAN - EAST HALF
- C-204 CURB RETURN PLAN - EAST HALF
- C-206 SIGNING AND STRIPING PLAN - EAST HALF
- C-210 STREET CONSTRUCTION PLAN - EAST HALF
- C-211 STREET CONSTRUCTION DETAILS
- C-300 STORM DRAINAGE CONSTRUCTION PLAN
- C-301 STORM DRAINAGE CONSTRUCTION PLAN
- C-310 STORM DRAINAGE CONSTRUCTION DETAILS
- C-400 SANITARY SEWER & WATER PLAN AND PROFILE
- C-401 SANITARY SEWER & WATER PLAN AND PROFILE
- C-410 SANITARY SEWER DETAILS
- C-411 WATER DETAILS
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE PLAN
- L4 LANDSCAPE DETAILS

HARB ENGINEERING
 LAND DEVELOPMENT PLANNING ENGINEERING
 CONSTRUCTION MANAGEMENT
 701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
 PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM



**CAMAS MEADOWS
 DRIVE EXTENSION
 (PUBLIC IMPROVEMENTS)
 AS-BUILTS**

SHEET NAME:
 COVER SHEET

DRAWN BY:
 G.G.H.

DESIGNED BY:
 G.G.H.

CHECKED BY:
 G.G.H.

SHEET #
 C-000

City of Camas TIF PROJECT LOCATIONS



NO SCALE

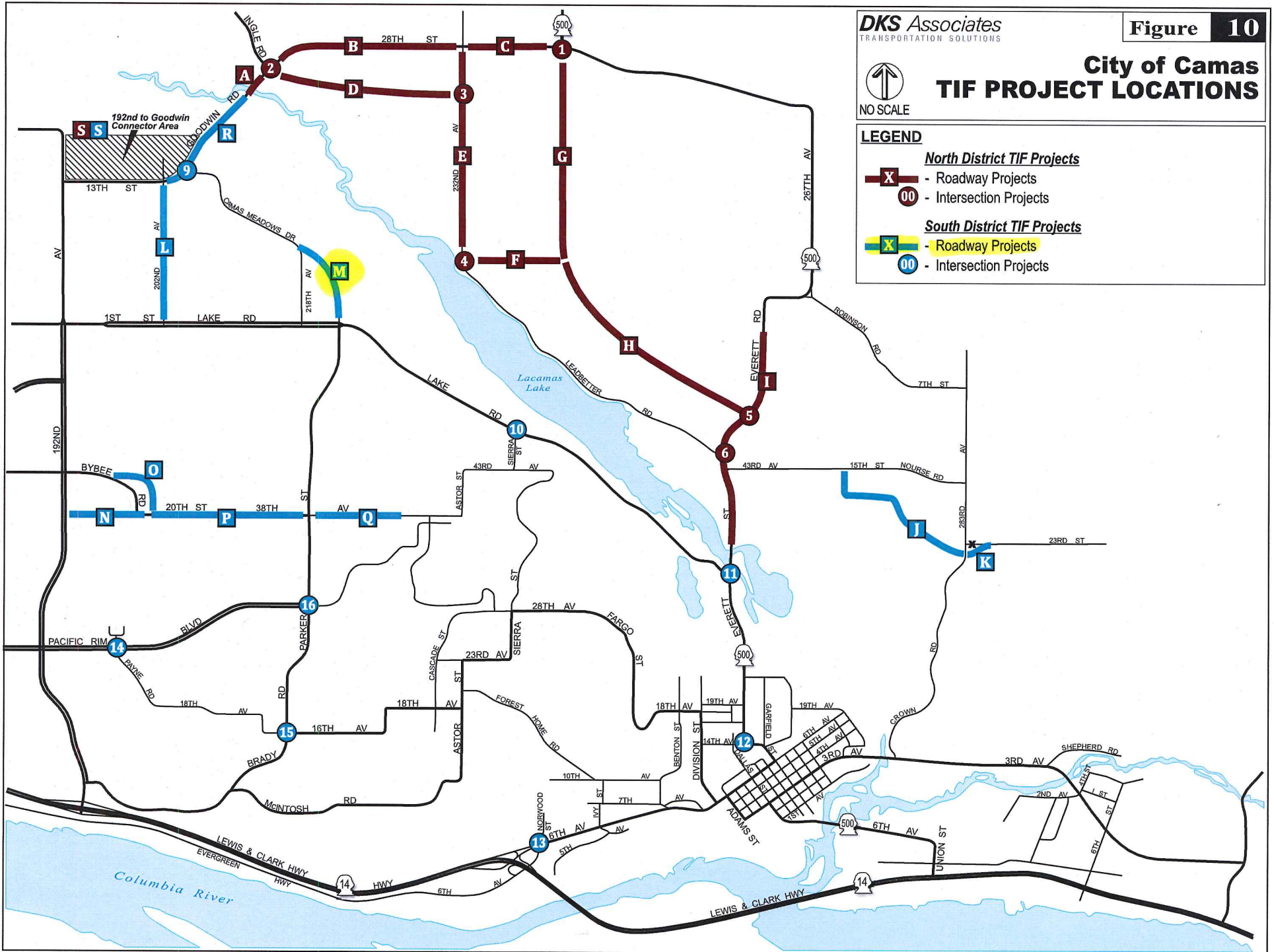
LEGEND

North District TIF Projects

- Roadway Projects
- Intersection Projects

South District TIF Projects

- Roadway Projects
- Intersection Projects



Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
J	Woodburn Drive (Greg Reservoir area)	New 2 lane roadway between 15 th Street and 283 rd Avenue.	\$5.3	\$3.8
K	23 rd Street Realignment	Realign 23 rd Street east of 283 rd Avenue to intersect with new East-West Collector	\$0.6	\$0.5
L	Friberg (1 st Street to 13 th Street)	Widen from 2 lanes to 3 lanes between 1 st Street and 13 th Street	\$5.0	\$3.9
M	Extend Camas Meadows Drive	Extend Camas Meadows Drive from Payne Street to Lake Road as a three lane collector, includes signal modification at Lake/1 st /Parker	\$3.8	\$2.9
N	38 th Avenue Extension	New 3 lane roadway between 650 feet east of Bybee and 500 feet east of 192 nd	\$2.7	\$2.0
O	Bybee Realignment	Realign Bybee between NW 199 th and SE 20 th	\$1.2	\$1.0
P	Widen 38 th Avenue (West) (650 feet east of Bybee to Parker)	Widen from 2 lanes to 3 lanes between 650 feet east of Bybee and Parker Street	\$4.7	\$3.7
Q	Widen 38 th Avenue (East) (Parker Street to 800 feet west of Dahlia)	Widen from 2 lanes to 3 lanes between Parker Street and Astor Street	\$2.9	\$2.2
R	Goodwin Road (Friberg Road to Lacamas Creek)	Widen from 2 to 5 lanes between Friberg Street and Ingle Road and Lacamas Creek	\$5.9	\$4.8
S	192 nd -Goodwin Connector	Camas share (39%) of potential connection between 192 nd and Goodwin. Specific project and alignment to be determined. (South proportionate cost only)	\$4.0	\$1.3
South Roadway Projects			\$36.1	\$26.1
Total Roadway Projects (North + South)			\$98.0	\$66.6

CHAPTER 3: TIF STRUCTURE

The current traffic impact fee calculation methodology has been utilized since 2003. The basis of the calculation is the assessment of PM peak hour vehicle trips from the Institute of Transportation Engineer’s *Trip Generation: An ITE Informational Report* and a cost rate applied to each trip-end on a citywide basis. Chapter 5 of the previous TIF study provides background into the basis of the TIF. The following sections summarize the key components of the staff’s recommended proposed TIF update:

- TIF will be collected based on PM peak hour trip generation rates
- Two TIF districts will be formed (see Figure 11) with project costs allocated either to the North district or the South district, with the exception of the 192nd/Goodwin connector project, which would be allocated between the districts proportionate to their use of the connector, based on growth.
- TIF will fund curb-to-curb plus storm sewer costs
- TIF will fund right-of-way outside the UGA proportionate to the expected Camas share of each project
- TIF will fund 20% of right-of-way inside the UGA
- TIF costs will be indexed at 3.9% per year, with new rates taking effect the first of each year

Table 10 summarizes staff’s recommendation and the anticipated TIF fee associated with this recommendation, along with adjustments that would be made based upon a 60% reduction factor (as described previously).

Table 10: Staff Recommended TIF Fee

TIF Fee Summary	North	South
Curb-to-Curb+Storm+ROW*	\$10,619	\$4,042
60% reduction Factor	-\$4,248	-\$1,617
2011 Net Rate	\$6,371	\$2,425
2012 Net Rate	\$6,620	\$2,520
2013 Net Rate	\$6,878	\$2,618
2014 Net Rate	\$7,146	\$2,720
2015 Net Rate	\$7,425	\$2,826
2016 Net Rate	\$7,715	\$2,936
2017 Net Rate	\$8,015	\$3,051
2018 Net Rate	\$8,328	\$3,170
2019 Net Rate	\$8,653	\$3,294

* Includes ROW outside the UGA + 20% of ROW inside UGA



Staff Report

March 4, 2019 Council Consent Agenda Item

\$196,050 in Traffic Impact Fee (TIF) Credits to Camas School District

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: The Camas School District has completed the NW 16th Avenue & NW Brady Road Traffic Signal Improvements (off-site improvements associated with Discovery High School). TIF is being collected for installation of the traffic signal at this intersection, which is identified as TIF Intersection Project 15 in the Camas 2012 TIF Study Update.

Staff has verified that Camas School District request for \$196,050 in TIF credits is the accurate pro rata share for the traffic signal installation at this intersection. Staff has attached to this agenda item the Camas School District application form and the supporting documentation for this calculation.



Camas School District Traffic Signal Improvements at Intersection of NW Brady Road & NW 16th Ave. (looking west)

RECOMMENDATION: Staff recommends Council approval of these TIF credits.



City of Camas Community Development Application Form Impact Fee Credit

Impact Fee Credit Applying for:

- Traffic Impact Fee Fire Impact Fee School Impact Fee
- Open Space Impact Fee Parks Impact Fee
- Water System Development Charge Sewer System Development Charge

Company Name: Camas School District Work Phone: 360-833-5593

Contact Name: Heidi Rosenberg

Address: 841 NE 22nd Ave

City: Camas State: WA Zip: 98607 Fax: _____

E-mail Address: heidi.rosenberg@camas.wednet.edu

Associated Development Proposal:

16th & Brady Traffic Signalization (off-site improvement associated with Discovery High School)

Case Number: 17-00356 Parcel Number: 125661000

Site Address: 5125 NW Nan Henriksen Way, Camas, WA 98607

Location of Request:

Address of Location: Intersection at NW 16th Ave and NW Brady Rd

Intersection from: _____ Intersection to: _____

Amount of Credit Requested: \$196,050 per TIF credit calculations dated 7/17/2018 by Curleigh Carothers (see attached)

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

Printed Name: Jeff Snell, Superintendent

Applicant Signature: *Jeff Snell* Date: February 20, 2019

For Office Use Only:	
<input type="checkbox"/> Approved	Signature: _____ Date: _____
<input type="checkbox"/> Disapproved	



Staff Report

March 4, 2019 Council Consent Agenda Item

\$196,050 in Traffic Impact Fee (TIF) Credits to Camas School District

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: The Camas School District has completed the NW 16th Avenue & NW Brady Road Traffic Signal Improvements (off-site improvements associated with Discovery High School). TIF is being collected for installation of the traffic signal at this intersection, which is identified as TIF Intersection Project 15 in the Camas 2012 TIF Study Update.

Staff has verified that Camas School District request for \$196,050 in TIF credits is the accurate pro rata share for the traffic signal installation at this intersection. Staff has attached to this agenda item the Camas School District application form and the supporting documentation for this calculation.



Camas School District Traffic Signal Improvements at Intersection of NW Brady Road & NW 16th Ave. (looking west)

RECOMMENDATION: Staff recommends Council approval of these TIF credits.



City of Camas Community Development Application Form Impact Fee Credit

Impact Fee Credit Applying for:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Traffic Impact Fee | <input type="checkbox"/> Fire Impact Fee | <input type="checkbox"/> School Impact Fee |
| <input type="checkbox"/> Open Space Impact Fee | <input type="checkbox"/> Parks Impact Fee | |
| <input type="checkbox"/> Water System Development Charge | <input type="checkbox"/> Sewer System Development Charge | |

Company Name: Camas School District Work Phone: 360-833-5593
 Contact Name: Heidi Rosenberg
 Address: 841 NE 22nd Ave
 City: Camas State: WA Zip: 98607 Fax: _____
 E-mail Address: heidi.rosenberg@camas.wednet.edu

Associated Development Proposal:

16th & Brady Traffic Signalization (off-site improvement associated with Discovery High School)

Case Number: 17-00356 Parcel Number: 125661000
 Site Address: 5125 NW Nan Henriksen Way, Camas, WA 98607

Location of Request:

Address of Location: Intersection at NW 16th Ave and NW Brady Rd
 Intersection from: _____ Intersection to: _____

Amount of Credit Requested: \$196,050 per TIF credit calculations dated 7/17/2018 by Curleigh Carothers (see attached)

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

Printed Name: Jeff Snell, Superintendent

Applicant Signature: *Jeff Snell* **Date:** February 20, 2019

For Office Use Only:

- | | | |
|--------------------------------------|------------------|-------------|
| <input type="checkbox"/> Approved | Signature: _____ | Date: _____ |
| <input type="checkbox"/> Disapproved | | |

7/17/2018

TIF Credit Calculation for Lacamas Lake Elementary Frontage

NE 9th Street (now North Shore Blvd.)

Total Distance of 9th = 2600 LF

2018 eligible TIF improvement cost for 9th = $\$2,900,000 * 1.039^7 = \$3,790,000$

2018 eligible TIF improvement credit/fee collection cost per lineal foot = $\$3,790,000 / 2600 \text{ LF} * (0.60 \text{ reduction factor}) = \$875/\text{LF}$ (46' wide)

Credit per lineal foot for 26' of Improvements = $\$875 * (26' / 46') = \$495/\text{LF}$

Total Frontage Improvements Distance on 9th = 1318 LF (STA 14+00 to 27+18)

1318 LF * $\$495/\text{LF} = \$652,410$

NE 232nd Avenue

Total Distance of 232nd = 5400 LF

2018 eligible TIF cost for 232nd = $\$4,700,000 * 1.039^7 = \$6,143,000$

2018 eligible TIF improvement credit/fee collection cost per lineal foot = $\$6,143,000 / 5400 \text{ LF} * (0.60 \text{ reduction factor}) = \683 (46' wide)

Credit per lineal foot for 26' of Improvements = $\$683 * (26' / 46') = \$386/\text{LF}$

Total Proposed Frontage Improvements Distance on 9th = 300 LF (STA 11+00 to 14+00)

300 LF * $\$386/\text{LF} = \$115,800$

Total TIF Credits Eligible = $\$652,410 + \$115,800 = \$768,210$

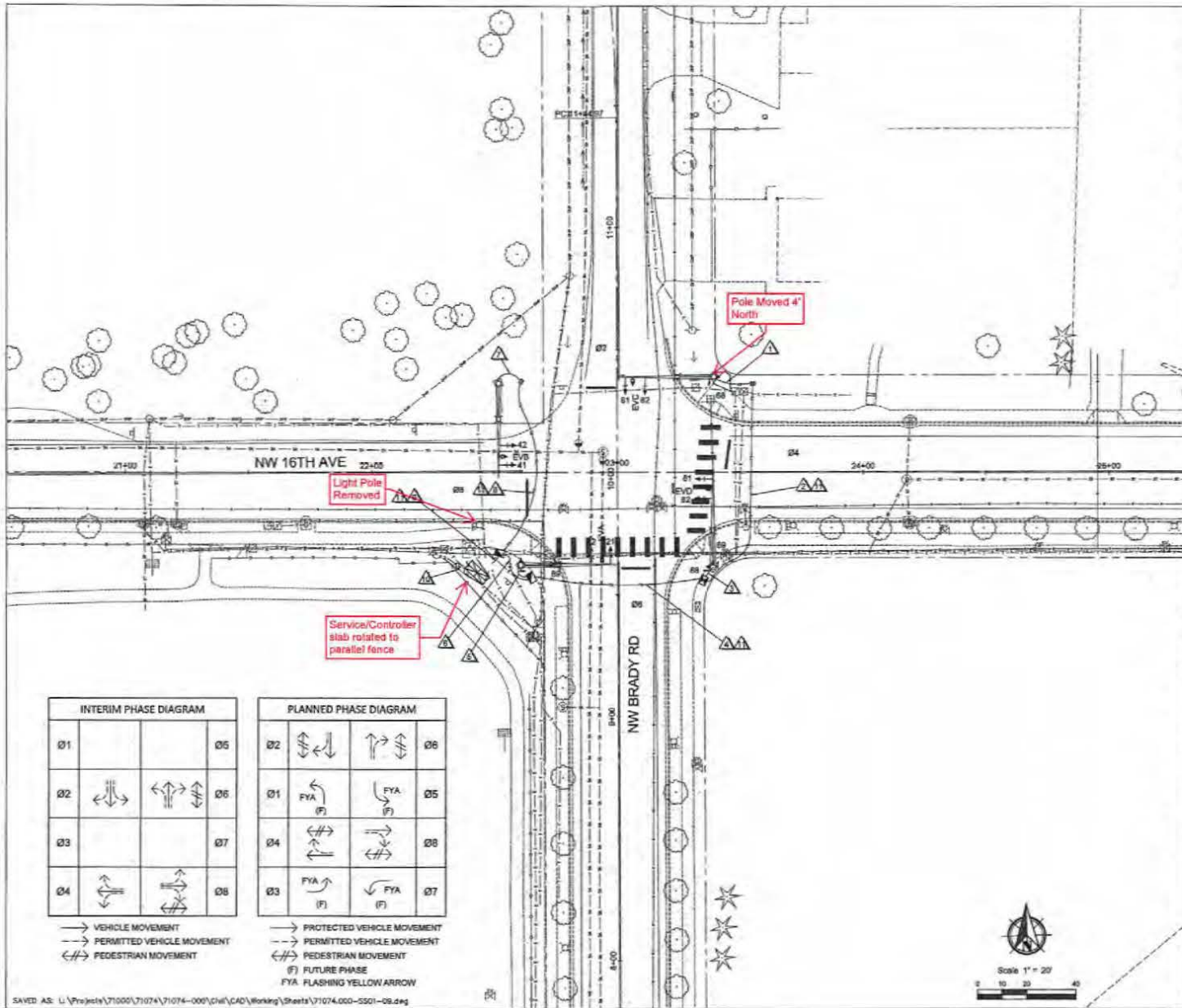
TIF Cost for 104 PM Peak Hour Trips = $\$13,880 * (0.60 \text{ reduction factor}) * 104 \text{ Trips} = \$866,112$.

=====

Traffic Signal Credits (2018) (NW 16th Ave. & NW Brady Rd.)

2018 eligible TIF for improvements reimbursement = $\$250,000 * 1.039^7 * (0.60) = \$196,050$

James E. Carothers, P.E.
Engineering Manager/City Engineer
City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us



CONSTRUCTION NOTES:

SIGNAL INSTALLATION NOTES:

- 20 INSTALL TRAFFIC SIGNAL POLE INCLUDING FOUNDATION AND TERMINAL BOX.
- 21 INSTALL TYPE (B) JUNCTION BOX: 1 & 2 - SEE WSDOT STD PLAN J-40.10, 8 - SEE WSDOT STD PLAN J-40.30, SHEETS 8512 & 8513.
- 22 NOT USED.
- 23 INSTALL TRAFFIC SIGNAL HEAD INCLUDING WIRE FROM HEAD TO TERMINAL CABINET.
- 24 NOT USED.
- 25 INSTALL PEDESTRIAN HEAD AND MOUNT INCLUDING WIRE FROM HEAD TO CABINET TERMINAL.
- 26 NOT USED.
- 27 INSTALL ACCESSIBLE PEDESTRIAN PUSHBUTTON SYSTEM INCLUDING WIRE FROM PUSHBUTTON TO TERMINAL CABINET.
- 28 NOT USED.
- 29 INSTALL LUMINAIRE ARM & LED LUMINAIRE HEAD.
- 30 INSTALL ADVANCE RADAR DETECTOR SYSTEM INCLUDING FIELD WIRE FROM DETECTOR TO TRAFFIC SIGNAL CABINET AS SHOWN ON THE PLANS.
- 31 INSTALL GRIDSMART CAMERA INCLUDING FIELD WIRE FROM DETECTOR TO TRAFFIC SIGNAL CABINET AS SHOWN ON THE PLANS. SEE DETAIL ON SHEET 8505.
- 32 INSTALL WSDOT TYPE-D SERVICE CABINET ON CONCRETE PAD PER WSDOT STD PLAN J-10.21, SEE SHEETS 8509 & 8512.
- 33 INSTALL SIGNAL CONTROLLER CABINET ON CONCRETE PAD, SEE SHEETS 8509 TO 8511.
- 34 INSTALL OPTICAL PREEMPTION DETECTION INCLUDING FIELD WIRE FROM DETECTOR TO TERMINAL CABINET.
- 35 PAVE PEDESTRIAN LANDING AT NEW SIGNAL POLE.
- 36 DRAW POWER FROM EXISTING TRANSFORMER, COORDINATE WITH CLARK PUBLIC UTILITIES (CPU).
- 37 PROTECT EXISTING UTILITY POLE & GUY WIRE.

STRIPING

- 50 PROTECT EXISTING STOP BAR.
- 51 PROTECT EXISTING CROSSWALK.

SIGNING

- 60 REMOVE EXISTING STOP (R1-1) SIGN, 4-WAY (R1-3) PLAQUE, STREET NAME SIGNS, AND SIGN POLE. PROTECT AND RETURN TO CITY OF CAMAS.
- 61 REMOVE EXISTING STOP (R1-1) SIGN AND 4-WAY (R1-3) PLAQUE. PROTECT AND RETURN TO CITY OF CAMAS.
- 62 INSTALL STREET NAME SIGN AS SHOWN ON THE SIGNAL LEGEND, SHEET 8505.
- 63 REMOVE EXISTING STOP (R1-1) SIGN, 4-WAY (R1-3) PLAQUE, AND SIGN POLE. PROTECT AND RETURN TO CITY OF CAMAS.
- 64 EXISTING SIGN TO REMAIN.
- 65 REPLACE STOP SIGN AHEAD WARNING SIGN WS-1 WITH TRAFFIC LIGHT AHEAD WARNING SIGN WS-3 PER WS-3 DETAIL, SHEET 8501.

WIRING

SEE SHEETS 8503 TO 8504 FOR WIRE DETAILS

APPROVED

The approval of the plans and specifications shall not prevent the City Engineer from thereafter making the correction of errors in said plans and specifications or from granting modifications thereto when deemed in the public interest or in violation of applicable codes or any other ordinance of the City of Clatsop.

Clatsop Public Works Department Checked By: *CA* Date: *11/16/18*

INTERIM PHASE DIAGRAM

01		05
02	←→	←→
03		07
04	←→	08

PLANNED PHASE DIAGRAM

02	←→	06
01	FYA	05
04	←→	08
03	FYA	07

- VEHICLE MOVEMENT
- PERMITTED VEHICLE MOVEMENT
- ←→ PEDESTRIAN MOVEMENT
- PROTECTED VEHICLE MOVEMENT
- PERMITTED VEHICLE MOVEMENT
- ←→ PEDESTRIAN MOVEMENT
- (F) FUTURE PHASE
- FYA FLASHING YELLOW ARROW

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CLARK COUNTY UTILITIES COORDINATING COUNCIL

DESIGN DATE	DEC 2017
AS-BUILT DATE	
HORIZONTAL SCALE	AS SHOWN
VERTICAL SCALE	N/A
DESIGNED BY	MOB
APPROVED BY	JAM
PROJECT DIR.	DAH



CAMAS SCHOOL DISTRICT
NW BRADY ROAD AND NW 16TH AVENUE INTERSECTION - TRAFFIC SIGNAL DESIGN SIGNAL PLAN FOR BELOW GROUND EQUIPMENT



STATUS	PAGE
DRAFT	10 of 22
CONSTRUCTION	
AS-BUILT	
CAMAS DRAWING NUMBER	SS02
CAMAS CATALOG NUMBER	





**City of Camas
TIF PROJECT LOCATIONS**





NO SCALE

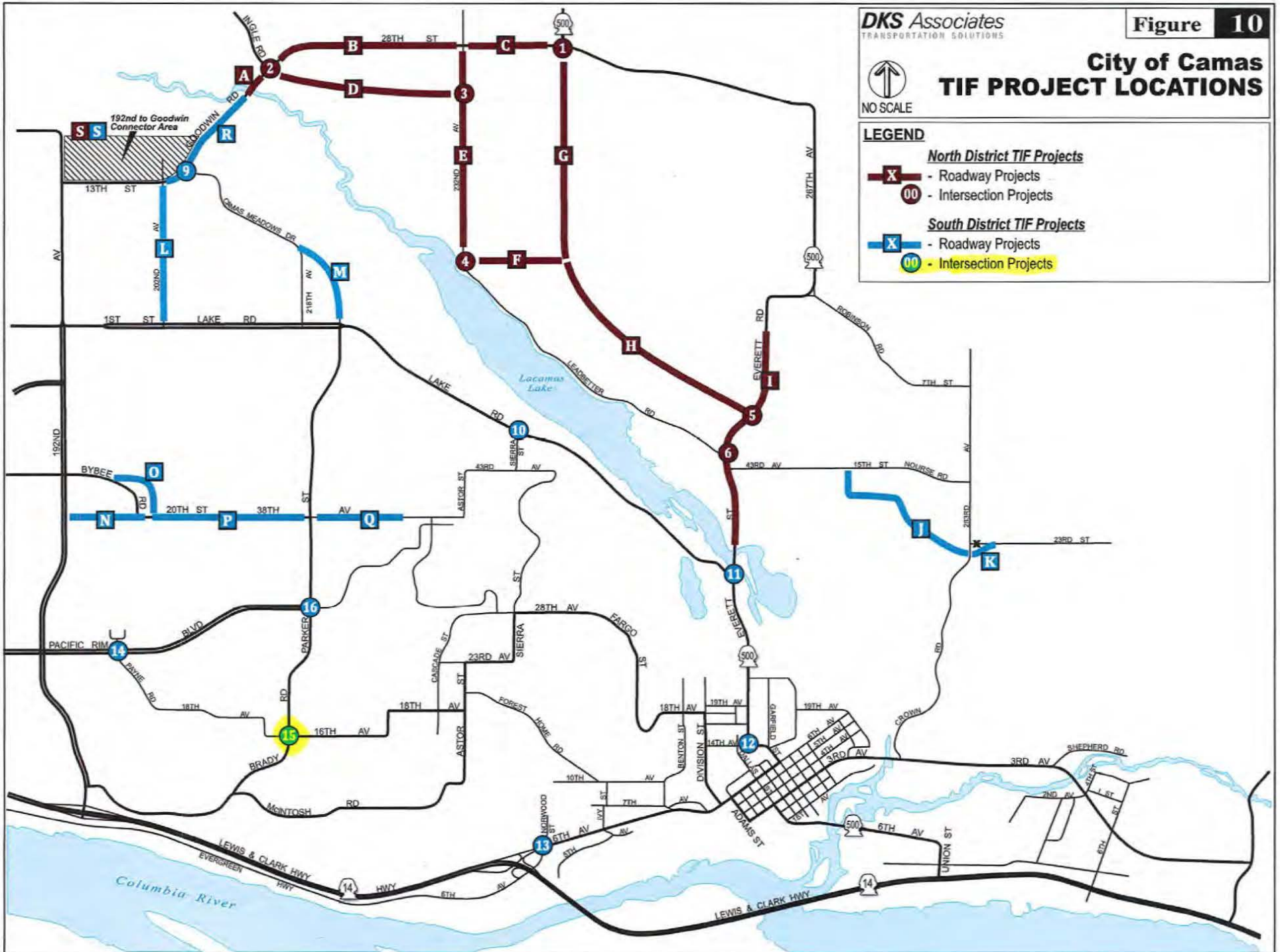
LEGEND

North District TIF Projects

-  - Roadway Projects
-  - Intersection Projects

South District TIF Projects

-  - Roadway Projects
-  - Intersection Projects



Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
1	242 nd Avenue/Goodwin/28th	Install a traffic signal. Add SB left turn lane.	\$0.5	\$0.14
2	Ingle Road/28 th Street	Install a traffic signal.	\$0.25	\$0.25
3	232 nd Avenue/22 nd Street	Install roundabout	\$0.5	\$0.27
4	232 nd Avenue/9 th Street	Install roundabout	\$0.5	\$0.50
5	SR 500/New Road (242 nd Avenue Extension)	Install traffic signal	\$0.25	\$0.25
6	SR 500/Leadbetter	Install median, converting intersection to right-in/right-out only access	\$0.05	\$0.05
North Intersection Projects			\$2.05	\$1.45
9	Camas Meadows Drive/Goodwin Road	Install traffic signal.	\$0.25	\$0.25
10	Lake Road/Sierra Street	Install traffic signal.	\$0.25	\$0.25
11	Lake Road/Everett Street/ SR 500	Install roundabout with two approach lanes on west, east and south legs, and one approach lane on north leg due to bridge limitations to north.	\$2.0	\$2.0
12	14 th /Everett/SR 500	Install barrier restricting access to intersection from south and west approaches.	\$0.05	\$0.05
13	6 th Avenue/Norwood Street	Install traffic signal	\$0.25	\$0.25
14	Payne Road/ Pacific Rim Boulevard	Install Traffic Signal	\$0.25	\$0.25
15	Brady Road/16 th Avenue	Install Traffic Signal	\$0.25	\$0.25
16	Parker Street/ Pacific Rim Boulevard	Install Traffic Signal	\$0.25	\$0.25
South Intersection Projects			\$3.55	\$3.55
Total Cost of Intersection Improvement Projects			\$5.6	\$5.0
Right-of-Way Costs			\$32.3	\$8.0
Total TIF Improvement Cost (Roadway + Intersection)			\$135.9	\$79.6

CHAPTER 3: TIF STRUCTURE

The current traffic impact fee calculation methodology has been utilized since 2003. The basis of the calculation is the assessment of PM peak hour vehicle trips from the Institute of Transportation Engineer’s *Trip Generation: An ITE Informational Report* and a cost rate applied to each trip-end on a citywide basis. Chapter 5 of the previous TIF study provides background into the basis of the TIF. The following sections summarize the key components of the staff’s recommended proposed TIF update:

- TIF will be collected based on PM peak hour trip generation rates
- Two TIF districts will be formed (see Figure 11) with project costs allocated either to the North district or the South district, with the exception of the 192nd/Goodwin connector project, which would be allocated between the districts proportionate to their use of the connector, based on growth.
- TIF will fund curb-to-curb plus storm sewer costs
- TIF will fund right-of-way outside the UGA proportionate to the expected Camas share of each project
- TIF will fund 20% of right-of-way inside the UGA
- TIF costs will be indexed at 3.9% per year, with new rates taking effect the first of each year

Table 10 summarizes staff’s recommendation and the anticipated TIF fee associated with this recommendation, along with adjustments that would be made based upon a 60% reduction factor (as described previously).

Table 10: Staff Recommended TIF Fee

TIF Fee Summary	North	South
Curb-to-Curb+Storm+ROW*	\$10,619	\$4,042
60% reduction Factor	-\$4,248	-\$1,617
2011 Net Rate	\$6,371	\$2,425
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2017 Net Rate	\$8,015	\$3,051
2018 Net Rate	\$8,328	\$3,170
2019 Net Rate	\$8,653	\$3,294

* Includes ROW outside the UGA + 20% of ROW inside UGA



Staff Report

March 4, 2019 Council Consent Agenda Item

\$768,210 in Traffic Impact Fee (TIF) Credits to Camas School District

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: The Camas School District has completed the road frontage improvements along NE 9th Street (now North Shore Blvd.) and NE 232nd Avenue along south and west of Lacamas Lake Elementary School. TIF is being collected for road improvements in this corridor, which is identified as TIF Projects E & F in the Camas 2012 TIF Study Update.

Staff has verified that Camas School District request for \$768,210 in TIF credits is the accurate pro rata share for the road improvements installed by the Camas School District in this corridor. Staff has attached to this agenda item the Camas School District application form and the supporting documentation for this calculation.



Camas School District Frontage Improvements on North Shore Blvd. (looking north east)

RECOMMENDATION: Staff recommends Council approval of these TIF credits.



City of Camas Community Development Application Form Impact Fee Credit

Impact Fee Credit Applying for:

- Traffic Impact Fee
- Fire Impact Fee
- School Impact Fee
- Open Space Impact Fee
- Parks Impact Fee
- Water System Development Charge
- Sewer System Development Charge

Company Name: Camas School District Work Phone: 360-833-5593
 Contact Name: Heidi Rosenberg
 Address: 841 NE 22nd Ave
 City: Camas State: WA Zip: 98607 Fax: _____
 E-mail Address: heidi.rosenberg@camas.wednet.edu

Associated Development Proposal:

Lacamas Lake Elementary School

Case Number: 17-00353 Parcel Number: 175724000
 Site Address: 4825 North Shore Blvd, Camas, WA 98607

Location of Request:

Address of Location: NE 9th Street (now North Shore Blvd.) and NE 232nd Avenue
 Intersection from: _____ Intersection to: _____

Amount of Credit Requested: \$768,210 per TIF credit calculations dated 7/17/2018 by Curleigh Carothers (see attached)

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

Printed Name: Jeff Snell, Superintendent

Applicant Signature: *Jeff Snell* Date: February 14, 2019

For Office Use Only:	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Disapproved	Signature: _____ Date: _____

7/17/2018

TIF Credit Calculation for Lacamas Lake Elementary Frontage

NE 9th Street (now North Shore Blvd.)

Total Distance of 9th = 2600 LF

2018 eligible TIF improvement cost for 9th = $\$2,900,000 * 1.039^7 = \$3,790,000$

2018 eligible TIF improvement credit/fee collection cost per lineal foot = $\$3,790,000 / 2600 \text{ LF} * (0.60 \text{ reduction factor}) = \$875/\text{LF}$ (46' wide)

Credit per lineal foot for 26' of Improvements = $\$875 * (26' / 46') = \$495/\text{LF}$

Total Frontage Improvements Distance on 9th = 1318 LF (STA 14+00 to 27+18)

1318 LF * $\$495/\text{LF} = \$652,410$

NE 232nd Avenue

Total Distance of 232nd = 5400 LF

2018 eligible TIF cost for 232nd = $\$4,700,000 * 1.039^7 = \$6,143,000$

2018 eligible TIF improvement credit/fee collection cost per lineal foot = $\$6,143,000 / 5400 \text{ LF} * (0.60 \text{ reduction factor}) = \683 (46' wide)

Credit per lineal foot for 26' of Improvements = $\$683 * (26' / 46') = \$386/\text{LF}$

Total Proposed Frontage Improvements Distance on 9th = 300 LF (STA 11+00 to 14+00)

300 LF * $\$386/\text{LF} = \$115,800$

Total TIF Credits Eligible = $\$652,410 + \$115,800 = \$768,210$

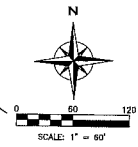
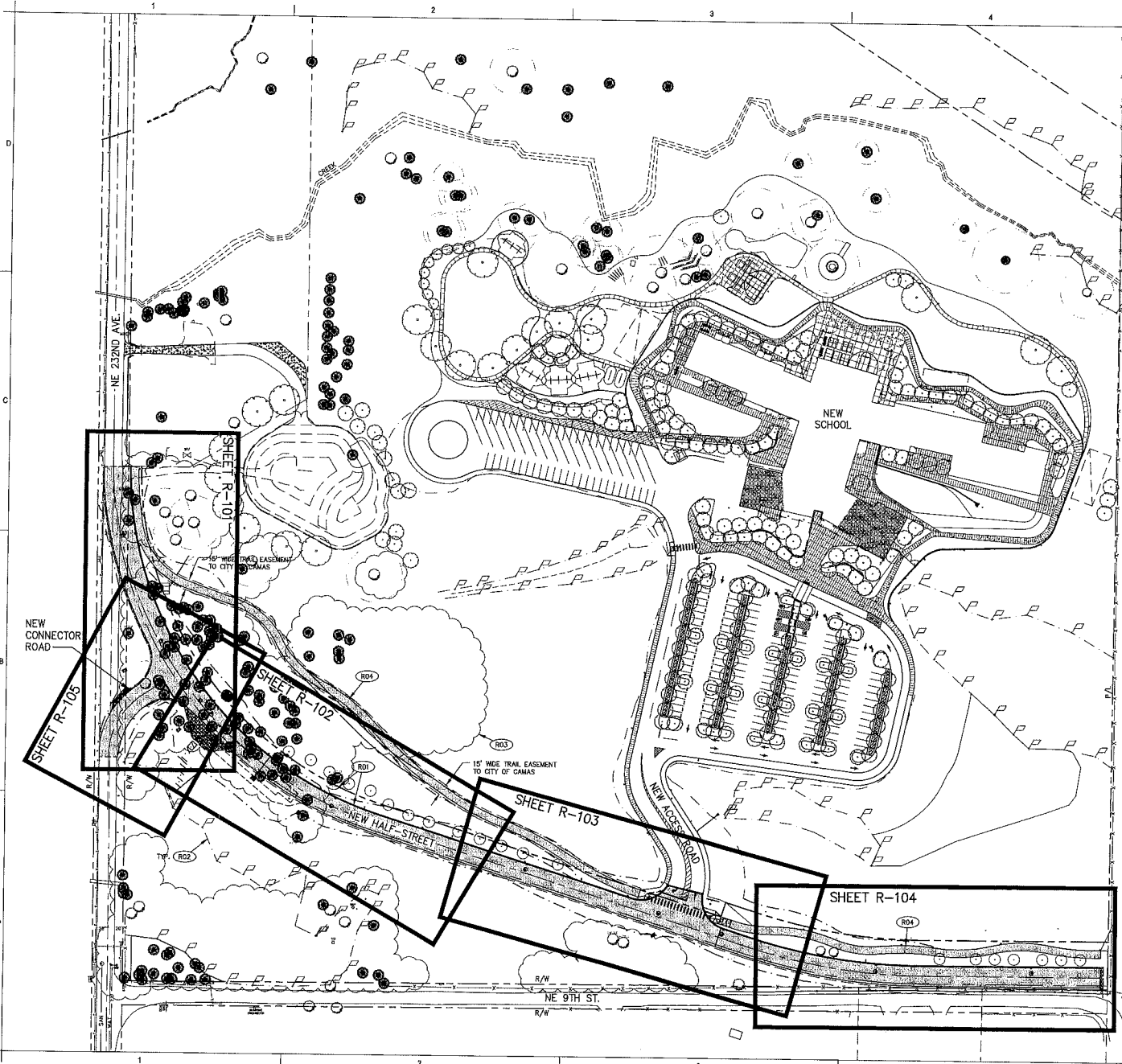
TIF Cost for 104 PM Peak Hour Trips = $\$13,880 * (0.60 \text{ reduction factor}) * 104 \text{ Trips} = \$866,112.$

=====

Traffic Signal Credits (2018) (NW 16th Ave. & NW Brady Rd.)

2018 eligible TIF for improvements reimbursement = $\$250,000 * 1.039^7 * (0.60) = \$196,050$

James E. Carothers, P.E.
Engineering Manager/City Engineer
City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us



- PUBLIC ROAD PLAN NOTES**
- (R01) NEW HALF-STREET (PHASE 1 OF URBAN ARTERIAL ROADWAY). SEE CITY OF CAMAS STANDARD DETAIL STS FOR ROAD SECTION AT FUTURE BUILD-OUT (PHASE 2).
 - (R02) SURVEYED WETLAND BOUNDARY.
 - (R03) APPROX. EXTENT OF FOREST CANOPY.
 - (R04) NEW 10' WIDE ASPHALT MIXED-USE TRAIL. SEE SHEET R-106.

mahlum
 71 COLUMBIA | FLOOR 4
 SEATTLE WA 98104
 (206) 441-4151 OFFICE
 (206) 441-0478 FAX

1231 NW HOYT | SUITE 102
 PORTLAND OR 97209
 (503) 224-4032 OFFICE
 (503) 224-0918 FAX

MAHLUM ARCHITECTS INC

ROBERTSON
 ENGINEERING, PC
 455 East Street Suite 502 Vancouver, WA 98660
 (360) 975-8955 | jrobert@robertsonengineering.com



CAMAS SCHOOL DISTRICT
 LACAMAS LAKE
 ELEMENTARY SCHOOL
 APN: 176724000



MARK	DATE	DESCRIPTION
ISSUE DATE:	FEBRUARY 11, 2019	RECORD SET
ISSUE:		RECORD SET
PROJECT:	20180203	
DRAWN BY:	JAB	
CHECKED BY:	JMF	
DATE:	02/11/2019	ORIGINAL PLOT MARK DATE

OVERALL ROAD PLAN

"AS-BUILT" DRAWING NOTE (FEBRUARY 2019)
 "AS-BUILT" INFORMATION SHOWN ON THESE CIVIL DRAWINGS IS BASED ON INFORMATION PROVIDED BY THE GENERAL CONTRACTOR (MUTTER CORPORATION).

R-100

City of Camas TIF PROJECT LOCATIONS




NO SCALE

LEGEND

North District TIF Projects

 - Roadway Projects

 - Intersection Projects

South District TIF Projects

 - Roadway Projects

 - Intersection Projects

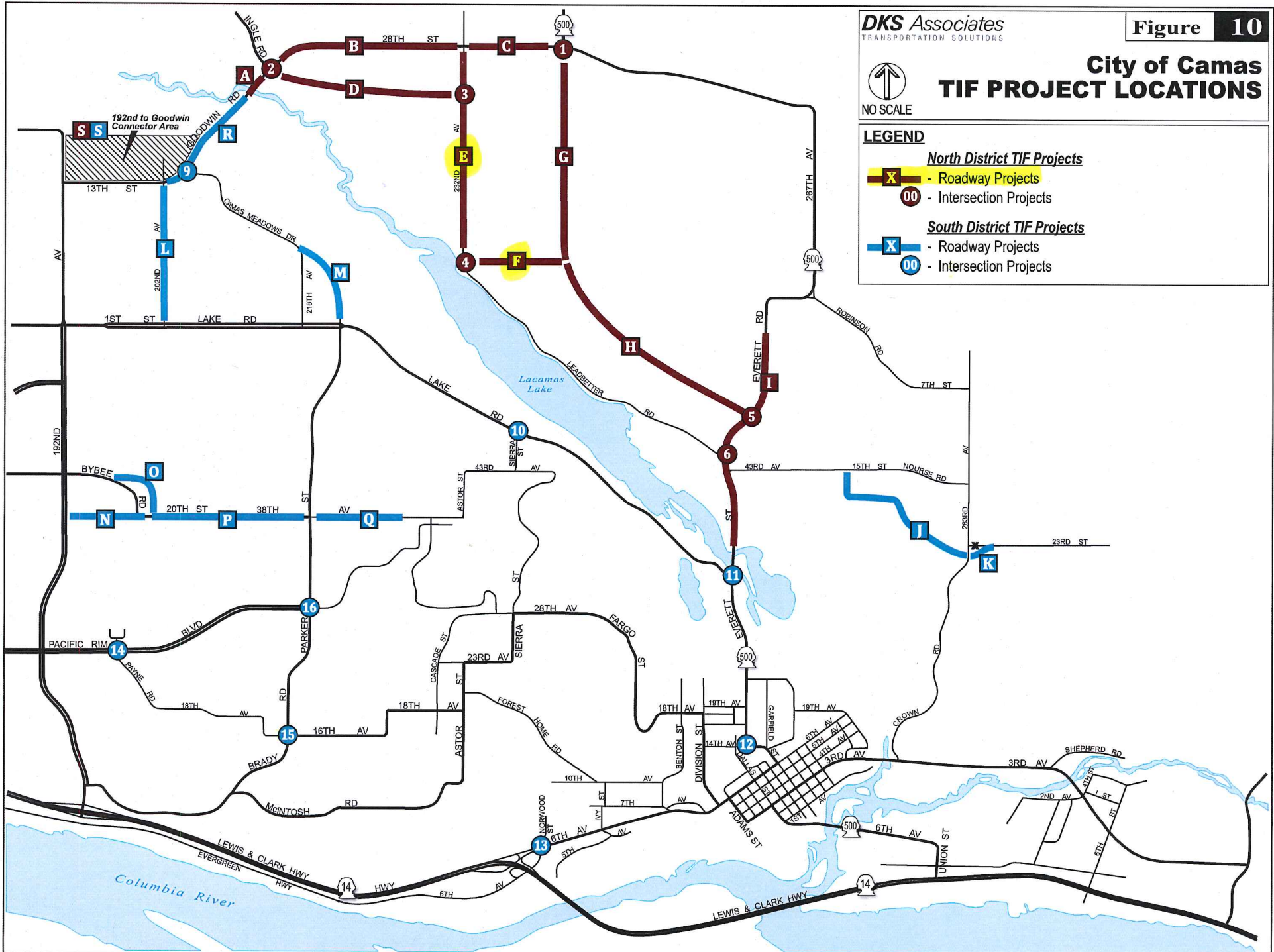


Table 9: Camas UGA TIF Improvements

Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
A	Goodwin Road (Lacamas Creek to Ingle Road)	Widen from 2 to 5 lanes between Friberg Street and Ingle Road	\$4.9	\$4.5
B	Goodwin Road (Ingle Road to 232 nd Avenue)	Widen from 2 lanes to 3 lanes between Ingle Road and 232 nd Avenue	\$6.4	\$4.5
C	Goodwin Road (232 nd Avenue to 242 nd Avenue)	Widen from 2 lanes to 3 lanes between 232 nd Avenue and 242 nd Avenue	\$3.2	\$0.8
D	New East-West Collector (extend Ingle Road to 232 nd Avenue)	Extend Ingle Road south of Goodwin/28 th as a 3 lane road to 232 nd Avenue	\$7.4	\$5.1
E	Improve 232 nd Avenue	Improve 232 nd Avenue to 3 lane Collector from NE 28 th Street to 9 th Street. Includes 2 new roundabouts at intersection with new East-West Collector and at 9 th Street	\$7.8	\$4.7
F	Improve/Extend 9 th Street	Improve 9 th Street to 3 lane collector from 232 nd Avenue to existing terminus and extend to new 242 nd Avenue Extension	\$3.7	\$2.9
G	Extend 242 nd Avenue south to 9 th Street	Extend and widen to 3 lanes between 28 th to 9 th Street	\$9.5	\$4.5
H	New East-West Arterial	New 3 lane roadway between 9 th Street and SR 500/Everett Street	\$11.5	\$9.0
I	Widen NE Everett Street	Widen from 2 lanes to 3 lanes between 35 th Avenue and the new East-West Arterial	\$4.7	\$3.6
S	192 nd -Goodwin Connector	Camas share (39%) of potential connection between 192 nd and Goodwin. Specific project and alignment to be determined. (North proportionate cost only)	\$2.8	\$0.9
North Roadway Projects			\$61.9	\$40.5

CHAPTER 3: TIF STRUCTURE

The current traffic impact fee calculation methodology has been utilized since 2003. The basis of the calculation is the assessment of PM peak hour vehicle trips from the Institute of Transportation Engineer's *Trip Generation: An ITE Informational Report* and a cost rate applied to each trip-end on a citywide basis. Chapter 5 of the previous TIF study provides background into the basis of the TIF. The following sections summarize the key components of the staff's recommended proposed TIF update:

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- TIF will fund curb-to-curb plus storm sewer costs
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- TIF will fund 20% of right-of-way inside the UGA
- TIF costs will be indexed at 3.9% per year, with new rates taking effect the first of each year

Table 10 summarizes staff's recommendation and the anticipated TIF fee associated with this recommendation, along with adjustments that would be made based upon a 60% reduction factor (as described previously).

Table 10: Staff Recommended TIF Fee

TIF Fee Summary	North	South
Curb-to-Curb+Storm+ROW*	\$10,619	\$4,042
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2017 Net Rate	\$8,015	\$3,051
2018 Net Rate	\$8,328	\$3,170
2019 Net Rate	\$8,653	\$3,294

* Includes ROW outside the UGA + 20% of ROW inside UGA

INTRODUCTION

This traffic study was performed to determine the impacts associated with the development of the new Lacamas Heights Elementary School in the Camas School District in the City of Camas. The impact area as defined based on input received from the City staff included the school's frontage area on NE 232nd Avenue and several key intersections occurring along NE 232nd Avenue, NE 28th Street, and 267th Avenue. The school property is situated north of 9th Street on the east side of 232nd Avenue. The site location is highlighted on the vicinity map (Figure 'a') in the appendix. Site layout including placement on the school building, future portable classroom units, parking lot, sports fields, and driveway location are shown on Figure 'b'.

The project proposes to construct a new elementary school to replace the existing Lacamas Heights Elementary School now located adjacent to the high school campus along SE 15th Street. **The new elementary school will serve a total of 696 students (includes 600 students in the main building and 96 students in the portables).** The school will operate on a standard 180 day school year during the hours of 9:00 AM to 3:30 PM. Traffic access is being planned as shown on the site plan and will include a half-street alignment on the south side of the campus.

In the project scope established with the City of Camas a number of important elements were identified and considered in the study.

- Projecting site generated traffic for 696 students. This total includes the number of students that will use portable classroom units. Trip rates were applied from the ITE Trip Generation Manual (9th Edition, year 2012).
- Distribution of site generated trips was based on the District's service area and boundary information, traffic volume counts, circulation patterns, and engineering judgment.
- Background traffic was established from several in-process traffic projects identified by the City. Application of annual traffic growth was not necessary in the analysis as confirmed by staff.
- Documentation of pedestrian, bicycle, and transit facilities in the study area.
- Evaluation of sight distance at the new intersection of the site's connector road and 232nd Avenue.
- Determination of left turn lane requirements and peak hour signal warrants.
- Capacity analysis of five study intersections including 232nd Avenue at 9th Street, 232nd at the new school connector road, 232nd at 28th Street, 242nd Avenue at 28th Street, and 267th Avenue at 19th Street. The peak hour periods during the weekday AM, mid-afternoon, and PM were analyzed for the existing, background year 2018, and total traffic year 2018 scenarios.
- Review of the existing travel lane and traffic control conditions.
- Level of service analysis of the study intersections to confirm the locations not meeting the City's mobility standards and the required mitigation.
- Documentation of the study area streets and intersections included in the City's TIF Update (May 2012).
- Review of WSDOT furnished crash history data to assess if there have been safety issues that must be mitigated.

The Appendix to the report contains technical data including a vicinity map, site plan, traffic flow mapping, left turn lane & signal warrants, lane and traffic control plan, and the capacity analysis outputs.

SITE DESCRIPTION, STREETS, AND CRITICAL INTERSECTIONS

The project site is located in north Camas approximately a quarter-mile north of Lacamas Lake on the east side of 232nd Avenue. The surrounding land is sparsely developed and consists mainly of

Figure 4 illustrates the trip distribution and Figure 5 shows the trip assignments for the school generated traffic in the study area covering the AM, mid-afternoon, and PM peak hours. Generated traffic was developed from the number of trips associated with 696 students.

The total traffic scenario was derived from the summation of the background and the school's site generated traffic. The total traffic scenario is depicted on Figure 6.

VEHICLE TRIP GENERATION

Vehicle trip generation rates were calculated based on historical data contained in the ITE Trip Generation manual (9th Edition, 2012). Trip rates for the elementary school were applied from the manual using ITE code #520 based on 696 students.

Over a 24-hour weekday period a total of 898 trip ends are projected to occur when the school begins operation. During the AM, mid-afternoon, and PM peak hours a total of 313, 195, and 104 trips, respectively will be generated in the peak hours.

Table 1 Trip Generation Summary

ITE Land Use	Units (Students)	Weekday											
		ADT	AM Peak Hour			Mid-Afternoon Peak Hour			PM Peak Hour				
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit		
Elementary School (#520)	696												
Generation Rate ¹		1.29	0.45	55%	45%	0.28	45%	55%	0.15	49%	51%		
Site Trips		898	313	172	141	195	88	107	104	51	53		

¹ Source: *Trip Generation*, 9th Edition, ITE, 2012, average rates.

TRAFFIC FLOW AND CAPACITY ANALYSIS RESULTS

The traffic flow maps included in the appendix showing the traffic volume data and turning movements for the weekday peak hour conditions were used in the capacity analysis. The study intersections were evaluated for the existing, year 2018 background, and year 2018 total traffic scenarios during the AM, mid-afternoon, and PM peak hours. Synchro version #9.1 software employing the year 2010 Highway Capacity Manual methodology was applied in performing the intersection capacity analyses.

The City's mobility standards require that a LOS 'D' and a volume to capacity (v/c) ratio of 0.90 or better be maintained for all intersections. The standards are documented in the City of Camas Comprehensive Plan, Transportation Element, Policy TR-20 dated March 2004.

Table 2 presents a summary of the capacity analysis results determined in the study.



Staff Report

March 4, 2019 Council Consent Agenda Item

\$602,500 in Traffic Impact Fee (TIF) Credits to Archery Holdings

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: Archery Holdings has completed the road frontage improvements along Camas Meadows Drive adjacent to the Parklands at Camas Meadows Subdivision. TIF is being collected for road improvements in this corridor, which is identified as TIF Project M in the Camas 2012 TIF Study Update. The applicant receives credit for the north and east half of the roadway improvements.

Staff has verified that the developer’s request for \$602,500 in TIF credits is the accurate pro rata share for the road improvements installed by the developer in this corridor. Staff has attached to this agenda item the developer’s application form and the supporting documentation for this calculation.



Parklands at Camas Meadows Frontage Improvements on Camas Meadows Drive (looking east)

RECOMMENDATION: Staff recommends Council approval of these TIF credits.



City of Camas Community Development Application Form Impact Fee Credit

Impact Fee Credit Applying for:

- Traffic Impact Fee Fire Impact Fee School Impact Fee
 Open Space Impact Fee Parks Impact Fee
 Water System Development Charge Sewer System Development Charge

Company Name: Archery Holdings Work Phone: 360.823.6222
Contact Name: Kevin C. DeFord
Address: PO Box 61962
City: Vancouver State: WA Zip: 98666 Fax: _____
E-mail Address: NG-DEVELOPMENT@Gmmi.com

Associated Development Proposal:

Camas Meadows Drive Extension AT Park/Maps AND
Archery Development ~~XXXXXX~~ (Camas Meadows
DA 15-03 #SUB 15-03 DRIVE)
Case Number: #SPTW 17-07 Parcel Number: #986031650
Site Address: #175948000

Location of Request:

Address of Location: _____
Intersection from: PAYNE ST. Intersection to: ~~XXXXXX~~ LAKEVIEW ST
Amount of Credit Requested: \$ 602,500

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

Printed Name: Kevin C. DeFord member/manager
Applicant Signature: [Signature] Date: 2/25/19

For Office Use Only:

Approved Signature: _____ Date: _____
 Disapproved

Anita Ashton

From: Curleigh (Jim) Carothers
Sent: Tuesday, May 15, 2018 12:44 PM
To: 'Kevin DeFord'
Cc: Steve Wall; Phil Bourquin; Bob Cunningham; Robert Maul; Anita Ashton; Cathy Huber Nickerson (chuber@cityofcamas.us); Pam O'Brien
Subject: RE: Archery/Parklands - Camas Meadows Drive TIF Credits
Attachments: Application for Impact Fee Credit.pdf; TIF Credit Approval Packet.pdf; IF Credit reedem or transfer.pdf

Kevin,
Here are the answers to your questions:

- See the attached credit application form. Since this venture was between two developers, you will also need to provide written verification between both parties regarding how the credits are to be assigned (e.g. is there a percentage to each developer?)

- I have copied below the calculation from November 2016 for your reference. To give you the updated 2018 calculation, I am adjusting the credit amount into 2018 dollars as follows:

$\$2.9 \text{ Million} * (1.039^7) * (0.53) * (0.60) = \$1,205,000$

half street = \$602,500

-When you receive final acceptance on the road improvements, city staff will take this item to a Council meeting for their consent. For the most part, I will put the information packet together for Council, but I am attaching a recent packet for your reference.

As a general rule on commercial/industrial buildings, the calculation for TIF is done at the time of Tenant Improvement (TI) permit submittal and the payment or redemption of credits is at the time of TI permit issuance. I have also attached the redemption/transfer document for your information.

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

From: Curleigh (Jim) Carothers
Sent: Thursday, November 10, 2016 11:53 AM
To: Kevin DeFord <ngdevelopment@gmail.com>; 'Aaron Barr' <abarrmail@gmail.com>
Cc: James Kessi <james.kessi@gmail.com>; Steve Wall <SWall@cityofcamas.us>; Wes Heigh <WHeigh@cityofcamas.us>; Robert Maul <RMaul@cityofcamas.us>
Subject: Camas Meadows Drive Estimated 2017 TIF Credits

Per your request, the following calculation is the estimated TIF credits that would be available if the Camas Meadows Drive improvements from Payne Street to the existing Larkspur Street are constructed in 2017. Please note that, as 60% of the eligible costs are collected from development, development receives the same 60% of the eligible costs in credits. The 60%, or 0.60 is referred to as the reduction factor.

The total length of improvements from Payne Street to Lake Road is 3,000 feet. The improvement length to be improved via private development is approximately 53% of the total length of the estimated improvements. The eligible cost estimate for the 3,000 feet of improvements in 2011 dollars is \$2.9 Million. The annual growth rate is 3.9%.

The calculation for the 2017 TIF credit estimate is:

$\$2.9 \text{ Million} * (\text{annual adjusted growth rate}) * (\text{percentage of total improvements}) * (\text{reduction factor})$

$\$2.9 \text{ Million} * (1.039^6) * (0.53) * (0.60) = \$1,160,000.$

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

From: Kevin DeFord [mailto:ngdevelopment@gmail.com]
Sent: Monday, May 14, 2018 9:13 AM
To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>
Subject: Archery/Parklands

Jim,

Can you please send me the paperwork and a summary of a couple things for our TIF credits.

Any forms I need to start process
What the steps are I need to do
How much we have on credit
When I can start to ask/process

We are close to final and we will be pulling some permits for pad 3 soon.

Appreciate,

Kevin



APPLICANT/ CONTACT:

HARB ENGINEERING, INC.
 CONTACT PERSON: GUS HARB, PE
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660
 PHONE: (360) 695-6520
 EMAIL: gus@harbengineering.com

OWNERS:

PARKLANDS SUBDIVISION
 CHINDOK LAND OWNERS GROUP LLC
 1450 NW 53RD ST.
 VANCOUVER, WA, 98663

THE VILLAGE AT CAMAS MEADOWS
 CHLOE INVESTMENTS LLC
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660

ENGINEERING FIRM:

HARB ENGINEERING, INC.
 CONTACT PERSON: GUS HARB, PE
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660
 PHONE: (360) 695-6520
 EMAIL: GUS@HARBENGINEERING.COM

SURVEYING FIRM:

MINISTER-GLASER SURVEYING INC.
 CONTACT PERSON: DAVE DENY
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 PHONE: (360) 694-3313

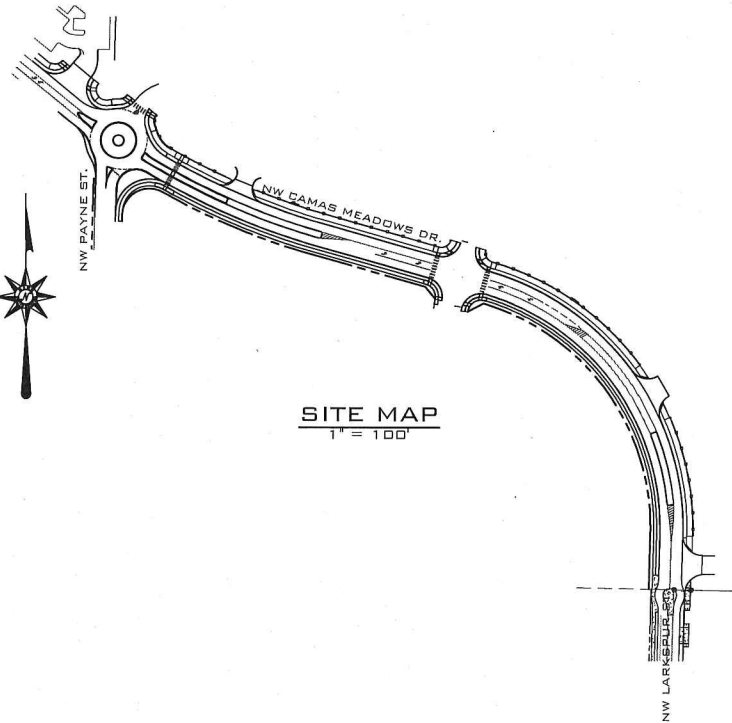
CAMAS MEADOWS DRIVE EXTENSION

PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

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



VICINITY MAP
 NOT TO SCALE



SITE MAP
 1" = 100'

CITY OF CAMAS			
CITY ENGINEER	DATE		
REVISION NO.	SHEETS AFFECTED	INITIAL APPROVAL	DATE

PROPOSED PUBLIC IMPROVEMENTS	
NEW PUBLIC ROADWAY	2,400 LF
SANITARY SEWER MAIN	1,237 LF
8" D.I.P. WATER MAIN	1,684 LF
10" STORM MAIN	302 LF
12" STORM MAIN	342 LF
15" STORM MAIN	71 LF
18" STORM MAIN	127 LF
24" STORM MAIN	578 LF
30" STORM MAIN	215 LF



IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

SHEET INDEX:

0-000	COVER SHEET
0-001	GENERAL NOTES AND LEGEND
0-010	EXISTING CONDITIONS PLAN
0-050	EROSION CONTROL AND FINAL GRADING PLAN
0-051	EROSION CONTROL AND GRADING DETAILS
0-052	EROSION CONTROL AND GRADING DETAILS
0-200	STREET CONSTRUCTION PLAN - WEST HALF
0-201	CURB RETURN PLAN - WEST HALF
0-202	ADA RAMP CONSTRUCTION PLAN - WEST HALF
0-203	SIGNING AND STRIPING PLAN - WEST HALF
0-204	STREET CONSTRUCTION PLAN - EAST HALF
0-205	CURB RETURN PLAN - EAST HALF
0-206	SIGNING AND STRIPING PLAN - EAST HALF
0-210	STREET CONSTRUCTION DETAILS
0-211	STREET CONSTRUCTION DETAILS
0-300	STORM DRAINAGE CONSTRUCTION PLAN
0-301	STORM DRAINAGE CONSTRUCTION PLAN
0-310	STORM DRAINAGE CONSTRUCTION DETAILS
0-400	SANITARY SEWER & WATER PLAN AND PROFILE
0-401	SANITARY SEWER & WATER PLAN AND PROFILE
0-410	SANITARY SEWER DETAILS
0-411	WATER DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE DETAILS

HARB ENGINEERING
 LAND DEVELOPMENT PLANNING ENGINEERING
 CONSTRUCTION MANAGEMENT
 701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
 PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM



CAMAS MEADOWS
 DRIVE EXTENSION
 (PUBLIC IMPROVEMENTS)
 AS-BUILTS

SHEET NAME:
 COVER SHEET

DRAWN BY:
 G.G.H.

DESIGNED BY:
 G.G.H.

CHECKED BY:
 G.G.H.

SHEET #
 0-000

City of Camas TIF PROJECT LOCATIONS



NO SCALE

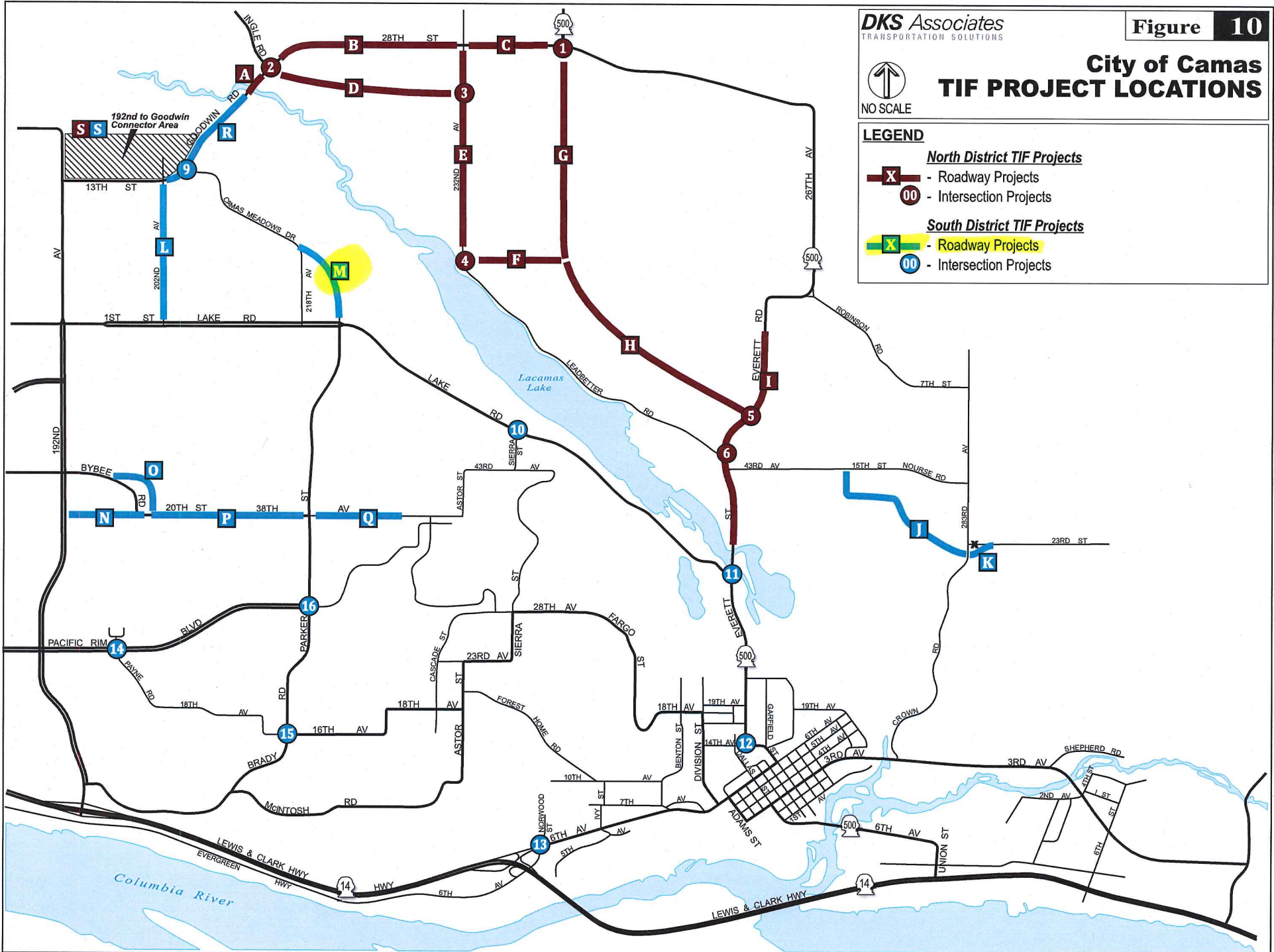
LEGEND

North District TIF Projects

- Roadway Projects
- Intersection Projects

South District TIF Projects

- Roadway Projects
- Intersection Projects



Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
J	Woodburn Drive (Greg Reservoir area)	New 2 lane roadway between 15 th Street and 283 rd Avenue.	\$5.3	\$3.8
K	23 rd Street Realignment	Realign 23 rd Street east of 283 rd Avenue to intersect with new East-West Collector	\$0.6	\$0.5
L	Friberg (1 st Street to 13 th Street)	Widen from 2 lanes to 3 lanes between 1 st Street and 13 th Street	\$5.0	\$3.9
M	Extend Camas Meadows Drive	Extend Camas Meadows Drive from Payne Street to Lake Road as a three lane collector, includes signal modification at Lake/1 st /Parker	\$3.8	\$2.9
N	38 th Avenue Extension	New 3 lane roadway between 650 feet east of Bybee and 500 feet east of 192 nd	\$2.7	\$2.0
O	Bybee Realignment	Realign Bybee between NW 199 th and SE 20 th	\$1.2	\$1.0
P	Widen 38 th Avenue (West) (650 feet east of Bybee to Parker)	Widen from 2 lanes to 3 lanes between 650 feet east of Bybee and Parker Street	\$4.7	\$3.7
Q	Widen 38 th Avenue (East) (Parker Street to 800 feet west of Dahlia)	Widen from 2 lanes to 3 lanes between Parker Street and Astor Street	\$2.9	\$2.2
R	Goodwin Road (Friberg Road to Lacamas Creek)	Widen from 2 to 5 lanes between Friberg Street and Ingle Road and Lacamas Creek	\$5.9	\$4.8
S	192 nd -Goodwin Connector	Camas share (39%) of potential connection between 192 nd and Goodwin. Specific project and alignment to be determined. (South proportionate cost only)	\$4.0	\$1.3
South Roadway Projects			\$36.1	\$26.1
Total Roadway Projects (North + South)			\$98.0	\$66.6

CHAPTER 3: TIF STRUCTURE

The current traffic impact fee calculation methodology has been utilized since 2003. The basis of the calculation is the assessment of PM peak hour vehicle trips from the Institute of Transportation Engineer’s *Trip Generation: An ITE Informational Report* and a cost rate applied to each trip-end on a citywide basis. Chapter 5 of the previous TIF study provides background into the basis of the TIF. The following sections summarize the key components of the staff’s recommended proposed TIF update:

- TIF will be collected based on PM peak hour trip generation rates
- Two TIF districts will be formed (see Figure 11) with project costs allocated either to the North district or the South district, with the exception of the 192nd/Goodwin connector project, which would be allocated between the districts proportionate to their use of the connector, based on growth.
- TIF will fund curb-to-curb plus storm sewer costs
- TIF will fund right-of-way outside the UGA proportionate to the expected Camas share of each project
- TIF will fund 20% of right-of-way inside the UGA
- TIF costs will be indexed at 3.9% per year, with new rates taking effect the first of each year

Table 10 summarizes staff’s recommendation and the anticipated TIF fee associated with this recommendation, along with adjustments that would be made based upon a 60% reduction factor (as described previously).

Table 10: Staff Recommended TIF Fee

TIF Fee Summary	North	South
Curb-to-Curb+Storm+ROW*	\$10,619	\$4,042
60% reduction Factor	-\$4,248	-\$1,617
2011 Net Rate	\$6,371	\$2,425
2012 Net Rate	\$6,620	\$2,520
2013 Net Rate	\$6,878	\$2,618
2014 Net Rate	\$7,146	\$2,720
2015 Net Rate	\$7,425	\$2,826
2016 Net Rate	\$7,715	\$2,936
2017 Net Rate	\$8,015	\$3,051
2018 Net Rate	\$8,328	\$3,170
2019 Net Rate	\$8,653	\$3,294

* Includes ROW outside the UGA + 20% of ROW inside UGA



Staff Report Update

March 4, 2019 Council Meeting

Public Hearing for Latecomer Reimbursement Agreement with Camas School District

Staff Contact	Phone	Email
Steve Wall, Public Works Director	360.817.7899	swall@cityofcamas.us

PURPOSE: As part of the new Lacamas Lake Elementary School project, the Camas School District installed City water lines in Leadbetter Road between N. Adams Street and NE 9th Street in accordance with the Camas Water System Plan and Camas Municipal Code (CMC) 17.19.040C. These main line improvements will benefit others in the area that will be seeking to develop and/or connect to the municipal water system along Leadbetter Road. The benefitted area is depicted in Exhibit B and the proposed assessment for the benefitted properties is shown in Exhibit C of the draft Latecomer Reimbursement Agreement.

Per the Revised Code of Washington (RCW) 35.91, a developer is allowed to request proportionate share reimbursement from other benefitting property owners. The School District, as the developer of the site, has requested to enter into a latecomer reimbursement agreement with the City. The City collects the fees at the time of connection to the City's municipal water system which is typically at building permit issuance. The City then reimburses the developer with the collected latecomer fees.

This public hearing allows the public to comment on the means and methods by which the reimbursement is calculated, but the reimbursement agreement must be honored by the City per RCW 35.91.020. The affected owners only pay if and when they connect to the City's water and/or sewer system.

RECOMMENDATION: Staff recommends opening the public hearing, taking public testimony, deliberating and then directing the City Attorney to finalize the Latecomer Reimbursement Agreement with the Camas School District to be brought back to an upcoming Council Meeting for consideration.

RETURN ADDRESS:
City of Camas
616 NE 4th Avenue
Camas, WA 98606

LATECOMER REIMBURSEMENT AGREEMENT

This AGREEMENT made this _____ day of _____, 2019 by and between the CITY OF CAMAS, a municipal corporation organized under the laws of the State of Washington, hereinafter referred to as "City", and CAMAS SCHOOL DISTRICT NO. 117, a political subdivision organized under the laws of the State of Washington, hereinafter referred to as "School District".

RECITALS

A. School District and City previously entered into an Interlocal Agreement ("Interlocal") dated June 6, 2016 for the construction and financing of water system facilities ("Facilities") shown on Exhibit A to serve the School District's Lacamas Lake Elementary property located at the intersection of NE 232nd Avenue and the newly constructed North Shore Boulevard.

B. In accordance with the Interlocal, Camas Municipal Code (CMC) 17.19.040C and the current Camas Water System Plan Update, the School District has constructed the Facilities and the City has accepted said Facilities. Additionally, the School District and City have each paid for their respective portion of the Facilities.

C. The Facilities paid for by the School District contain capacity in excess of that needed by the School District which will benefit owners of real property who did not contribute to the original cost of construction who should be required to pay a fair pro rata share of such cost, to be reimbursed to the School District.

D. Chapter 35.91 RCW authorizes municipalities to contract with owners of real property for the construction of sewer and water improvements to be conveyed to the municipality, and to provide for a period of not to exceed twenty (20) years for the reimbursement of such owners and their assigns by any owner of real estate who did not contribute to the original cost of such water or sewer facilities and who subsequently tap onto or use the same of a fair pro rata share of the cost of the construction of said water or sewer facilities, including not only those directly connected thereto, but also users connected to laterals or branches connecting thereto, subject to such reasonable rules and regulations as the governing body of such municipality may provide or contract, and notwithstanding the provisions of any other law.

E. School District has requested a Latecomer Agreement and the City and School District have subsequently complied with RCW Chapter 35.91, which establishes the requirements and process for establishing a latecomer reimbursement area and reimbursement amount, which amount plus any Handling Fee shall be paid pursuant to RCW 35.91.040 prior to the issuance of any building permit or authority to tap into or use any portion of the improvements described herein.

F. The real properties depicted on Exhibit B ("Benefited Properties") may potentially be benefited by the Facilities and should be required to pay a fair pro rata share of the cost of construction of Facilities in the event the owners thereof tap into or use the Facilities within the period provided in this Latecomer Agreement.

G. The fair pro rata share of the cost of the construction of said Facilities to each Benefited Property who subsequently tap onto or use the same ("the Latecomer Reimbursement") is shown in Exhibit C.

H. A summary of the Nature and Extent of the School District Project and Facilities, Total Cost of the Facilities, and a description of the method of calculating the Latecomer Reimbursement is included in Exhibit D.

AGREEMENT

The parties agree as follows:

1. Reimbursement Authorized. If the owner of any Benefited Property depicted in Exhibit B and listed in Exhibit C requests connection to the Facilities to serve new development within 20 years of the effective date of this Agreement, the City shall collect from such owner, prior to connection, Latecomer Reimbursement in the amounts stated in Exhibit C, plus any Handling Fee as established by City Fee Schedule.

- a. Should a Benefited Property solely elect to connect an existing single-family home to the Facilities, the parcel will be charged a flat latecomer fee of \$4,000. This fee shall be in addition to any other City-related system development charges or fees. The remainder of the Latecomer Reimbursement will be due upon connection of any additional houses or buildings on the Property.

2. Payment of Reimbursement to School District. The City shall forward the Latecomer Reimbursement collected under Section 1 within thirty (30) days of the City's receipt of the funds, less the Handling Fees which shall be retained by the City. The Handling Fee shall be equal to the amount shown on the City's annual Fee Schedule for a "Transfer of Developer Credits" (2019 amount equal to \$55.00). Funds received by negotiable instrument, such as a check, will be deemed received ten (10) days after delivery to the City. Should the City fail to forward the latecomer's fee to the School District through the City's sole negligence, then the City shall pay the School District simple

interest on those monies at the rate of twelve percent (12%) per annum. However, should the owner of any Benefited Property be negligent in paying the City and thus contribute to the failure of the City to pay the latecomer's fee, then no interest shall accrue on late payment of the Latecomer Reimbursement. Payment of funds shall be made to the School District at the following address:

Superintendent
Camas School District
841 NE 22nd Avenue
Camas, WA 98607

3. Abandonment of Facilities. If the City abandons all or any portion of the Facilities during the term of this Agreement, the City shall have no obligation to collect the latecomer reimbursement.

4. Assignment. School District may assign this Agreement to any person by submission to the City of a signed and notarized Notice of Assignment stating the name, street address, telephone number and email address of the assignee.

5. Connection to System. The provisions of this Latecomer Agreement shall not be construed as establishing express or implied rights for any property owner to connect to the City's utility system without first qualifying for such connection by compliance with all applicable City codes and ordinances.

6. Hold Harmless. School District agrees to hold the City harmless from any and all liability resulting from errors in the legal descriptions contained herein, and the City is relieved of all responsibility under this agreement for collecting on parcels not properly included in the legal descriptions set forth in this contract.

7. Recording. This Latecomer Agreement shall be recorded in the records of the Clark County Auditor, and it shall be binding upon the parties, their heirs, successors and assigns, and all Benefited Property owners. The School District agrees to reimburse the City for the recording fee and for all legal fees and other costs associated with the execution and recordation of the agreement.

8. Effective Date and Term. This Agreement shall be effective from and after the date of its execution by the City and shall terminate 20 years thereafter or when all reimbursement amounts in Exhibit C have been collected, whichever occurs first.

9. Liens. The reimbursement amounts due and owing to School District from the owners of Benefited Properties described in Exhibit B shall be a lien and servitude upon those properties.

10. Entire Agreement; Binding Nature. This Agreement constitutes the entire agreement between the parties concerning reimbursement for a pro-rata share of the cost

of the Facilities, and is binding upon the heirs, executors, administrators, successors and assigns of the parties.

11. Incorporation of Exhibits. Exhibits A, B, C and D are incorporated by reference into this Agreement.

DATED AND EXECUTED THIS _____ DAY OF _____, _____.

DRAFT

Exhibit A



Lacamas Lake
Elementary
Property

NE 9th St

NE 232nd Ave

12" Waterline Extension
By Camas School District

Lacamas Lake

Leadbetter Rd

N Adams St

SE Everett Rd

Grace Foursquare Church

Cardon Field

Camas High School

Grove Field

Rectangular Field

Camp Currie

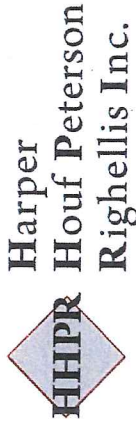
Skyridge Middle School

Underwriters Laboratories

Grass Valley Elementary School

EXHIBIT C

**NORTH SHORE WATER MAIN LATECOMER
COST SHARE FOR BENEFITED PROPERTIES**



ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
1220 Main Street, Suite 150, Vancouver, WA 98660
PHONE: 360.750.1131 www.hhpr.com FAX: 360.750.1141

REVISION DATE

2/25/2019

Final project quantities and fees

LATECOMER FEE CALCULATION

ROLL NUMBER	OWNER	COUNTY PARCEL NUMBER	PARCEL AREA ACRES - SQUARE FEET	CALCULATED BENEFIT LENGTH = SQ RT AREA	% TOTAL BENEFIT LENGTH	PRO RATA COST SHARE	
1	CJ DENS LACAMAS 1 LLC	178236000	21.00	914,760	8.34%	\$132,821	
2	HIDDEN, OLIVER	178100000	5.00	217,800	4.07%	\$64,810	
3	CJ DENS LACAMAS 1 LLC	178172000	21.01	915,196	8.34%	\$132,853	
A	CITY OF CAMAS	178099000		NO BENEFIT			
4	CJ DENS LACAMAS 1 LLC	177906000	21.01	915,196	8.34%	\$132,853	
B	CITY OF CAMAS	177896000		NO BENEFIT			
5	CITY OF CAMAS	177898000	10.15	442,134	5.80%	\$92,340	
6	CJ DENS LACAMAS 1 LLC	177905000	22.41	976,180	8.61%	\$137,207	
C	CITY OF CAMAS	177886000		NO BENEFIT			
7	CITY OF CAMAS	986032101	5.60	243,936	4.31%	\$68,588	
8	MILLS FAMILY LLC / CITY OF CAMAS	177884000	35.70	1,555,092	10.87%	\$173,177	
9	CITY OF CAMAS	177903000	3.96	172,498	3.62%	\$57,677	
10	CITY OF CAMAS	175720000	3.02	131,551	3.16%	\$50,369	
11	HAGERUD, JO	175721000	53.45	2,328,282	13.30%	\$211,900	
D	CITY OF CAMAS	175703000		NO BENEFIT			
12	BUMA, EDWARD/JACQUELINE	175772000	28.63	1,247,123	9.74%	\$155,084	
E	CLARK PARKS	175929000		NO BENEFIT			
13	CAMAS SCHOOL DISTRICT	175724000	40.00	1,742,400	11.51%	\$183,310	
TOTALS				270.94	11,802,146	100.00%	\$1,592,989

CONSTRUCTION W/ TAX \$1,743,784
 ENGINEERING AND ADMIN \$183,046
 CONSTRUCTION MANGMNT \$207,541
 SDC REIMBURSEMENT -\$541,382
PROJECT COST \$1,592,989



EXHIBIT D

LATECOMER REIMBURSEMENT SUMMARY

Nature and Extent of Project

The Camas School District Lacamas Lake Elementary Project (City File No. CUP16-02) is a conditional use permit approval to construct a new elementary school in the area of NE 232nd Avenue and the newly constructed North Shore Boulevard. The project included installation of a new 12-inch diameter water line and associated appurtenances ("Facilities") in Leadbetter Road and SR 500 that provides direct benefit to adjacent properties. A figure showing the Facilities is included as Exhibit A. The project has been constructed and accepted by the City.

Total Project Cost Eligible for Latecomer Reimbursement: \$1,592,989

Method of Calculating Assessment

Staff reviewed calculations for the latecomer reimbursement completed by Harper Houf Peterson Righellis on behalf of the School District, as shown in the attached Exhibit C.

Assessment Calculation:

Thirteen parcels have the potential to benefit from this improvement. The approach to distribution of cost to these parcels is to assign a pro-rata share to each parcel using an approximation of the parcel's equivalent frontage. The equivalent frontage is arrived at by taking the square root of the area for each benefitting parcel. The pro-rata share for each benefitting parcel is determined by the ratio of the equivalent frontage of each parcel to the sum of all equivalent frontage lengths. This ratio, as a percentage, is multiplied by the total project cost.



Staff Report Update

March 4, 2019 Council Meeting

Latecomer Reimbursement Agreement with CLB Washington Solutions 1, LLC

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

UPDATE: This item was initially on the February 4, 2019 Council Agenda. The applicant requested that this agreement be pulled from that agenda. The applicant has now requested to have this agreement placed once again on the March 4, 2019 Council Agenda.

PURPOSE: CLB Washington Solutions 1, LLC, the Developer of the Green Mountain Planned Residential Development (PRD), Phase 1 has installed the Goodwin Road regional sewer pump station in accordance with the Camas Sewer System Plan, the Camas Comprehensive Plan and Camas Municipal Code (CMC) 17.19.040C. These pump station improvements will benefit others in the area that will be seeking to develop and/or connect to the municipal sewer system in the Green Mountain area. The benefitted area is depicted in Exhibit B and the fee schedule is shown in Exhibit C of the Latecomer Reimbursement Agreement.

Per the Revised Code of Washington (RCW) 35.91, a developer is allowed to request proportionate share reimbursement from other benefitting property owners. The developer has requested to enter into a latecomer reimbursement agreement with the City. The City collects the fees at the time of connection to the City's municipal sewer system which is typically at building permit issuance. The City then reimburses the developer with the collected latecomer fees. Calculations for these fees were provided with the December 17, 2018 Council Agenda.

The public hearing for this agreement was held on December 17, 2018. Public testimony was given and Council directed the City Attorney to finalize this latecomer reimbursement agreement.

RECOMMENDATION: Staff recommends that Council approve the Latecomer Reimbursement Agreement with CLB Washington Solutions 1, LLC.

RETURN ADDRESS:
City of Camas
616 NE 4th Avenue
Camas, WA 98606

LATECOMER REIMBURSEMENT AGREEMENT

This AGREEMENT made this _____ day of _____, 2019 by and between the CITY OF CAMAS, a municipal corporation organized under the laws of the State of Washington, hereinafter referred to as "City", and CLB Washington Solutions 1, LLC, hereinafter referred to as "Developer".

RECITALS

A. Developer installed certain sewer infrastructure improvements (hereinafter referred to as "Improvements") for Green Mountain PRD Phase 1 as required by the August 3, 2015 preliminary approval of SUB 14-02, Green Mountain Planned Residential Development (PRD) Master Plan and Phase 1 of said PRD. Improvements include the installation of the Goodwin Road regional pump station and related piping on NE Goodwin Road as depicted in Exhibit A.

B. Developer installed Improvements in accordance with Camas Municipal Code (CMC) 17.19.040C, the Camas Comprehensive Plan and the Camas General Sewer Plan.

C. Chapter 35.91 RCW authorizes municipalities to contract with owners of real property for the construction of sewer and water improvements to be conveyed to the municipality, and to provide for a period of not to exceed twenty (20) years for the reimbursement of such owners and their assigns by any owner of real estate who did not contribute to the original cost of such water or sewer facilities and who subsequently tap onto or use the same of a fair pro rata share of the cost of the construction of said water or sewer facilities, including not only those directly connected thereto, but also users connected to laterals or branches connecting thereto, subject to such reasonable rules and regulations as the governing body of such municipality may provide or contract, and notwithstanding the provisions of any other law.

D. Developer has requested a Latecomer Agreement and the City and Developer have subsequently complied with Chapter 35.91 RCW, which establishes the requirements and process for establishing a Latecomer Reimbursement area and reimbursement amount, which amount plus any Handling Fee shall be paid pursuant to RCW 35.91.040 prior to the issuance of any building permit or authority to tap into or use any portion of the improvements described herein.

E. The real properties depicted and described in Exhibit B ("Benefited Properties") may potentially be benefited by the Improvements, and should be required to pay a fair pro rata share of the cost of construction of Improvements in the event the owners thereof tap into or use the Improvements within the period provide in this Latecomer Agreement.

F. The fair pro rata share of the cost of the construction of said Improvements to each Benefited Properties who subsequently tap onto or use the same ("Latecomer Reimbursement") is shown in Exhibit C.

G. A summary of the Nature and Extent of the Developer's Improvements, Total Cost of the Improvements, and a description of the method of calculating the Latecomer Reimbursement is included in Exhibit D.

AGREEMENT

The parties agree as follows:

1. Reimbursement Authorized. If the owner of any Benefited Property depicted and described in Exhibit B and listed in Exhibit C requests connection to the Facilities to serve new development within 20 years of the effective date of this Agreement, the City shall collect from such owner, prior to connection, Latecomer Reimbursement in the amounts stated in Exhibit C, plus any Handling Fee as established by City Fee Schedule.

2. Payment of Reimbursement to Developer. The City shall forward the Latecomer Reimbursement collected under Section 1, not including the Handling Fee, to be returned by City to the Developer within thirty (30) days of receipt of the funds. The Handling Fee shall be equal to the amount shown on the City's annual Fee Schedule for a "Transfer of Developer Credits" (2019 amount equal to \$55.00). Funds received by negotiable instrument, such as a check, will be deemed received ten (10) days after delivery to the City. Subject to the notification requirement in Section 4 herein, should the City fail to forward the Latecomer Reimbursement to the Developer through the City's sole negligence, then the City shall pay the Developer simple interest on those monies at the rate of twelve percent (12%) per annum. However, should the owner of any Benefited Property be negligent in paying the City and thus contribute to the failure of the City to pay over the Latecomer Reimbursement, then no interest shall accrue on late payment of the Latecomer Reimbursement. Payment of funds shall be made to the Developer at the following address:

CLB Washington Solutions, LLC
c/o Bluestone Communities
Attention: Ralph Emerson
26895 Aliso Creek Rd.
Ste B-522
Aliso Viejo, CA 92656

3. Abandonment of Improvements. If the City abandons all or any portion of the Improvements during the term of this Agreement, the City shall have no obligation to collect the Latecomer Reimbursement.

4. Assignment/Notification. Developer may assign this Agreement to any person by submission to the City of a signed and notarized Notice of Assignment stating the name, street address, telephone number and email address of the assignee. Pursuant to and subject to the provisions of RCW 35.91.020(6), Developer shall provide to City every two years from the anniversary date of this Agreement its current contract name, address, and telephone number.

5. Connection to System. The provisions of this Latecomer Agreement shall not be construed as establishing express or implied rights for any property owner to connect to the City's utility system without first qualifying for such connection by compliance with all applicable City codes and ordinances.

6. Hold Harmless. Developer agrees to hold the City harmless from any and all liability resulting from errors in the legal descriptions contained herein, and the City is relieved of all responsibility under this agreement for collecting on parcels not properly included in the legal descriptions set forth in this contract.

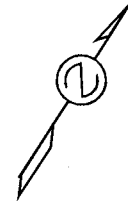
7. Recording. This Latecomer Agreement shall be recorded in the records of the Clark County Auditor, and it shall be binding upon the parties, their heirs, successors and assigns, and all Benefited Property owners. The Developer agrees to reimburse the City for the recording fee and for all legal fees and other costs associated with the execution and recordation of the agreement.

8. Effective Date and Term. This Agreement shall be effective from and after the date of its execution by the City, and shall terminate 20 years thereafter or when all reimbursement amounts in Exhibit C have been collected, whichever occurs first.

9. Liens. The reimbursement amounts due and owing to the Developer from the owners of Benefited Properties described in Exhibit B shall be a lien and servitude upon those properties.

10. Entire Agreement; Binding Nature. This Agreement constitutes the entire agreement between the parties concerning reimbursement for a pro-rata share of the cost

EXHIBIT A
GOODWIN ROAD PUMP STATION IMPROVEMENTS
INSTALLED BY
CLB WASHINGTON SOLUTIONS 1, LLC



NE GOODWIN RD.

NE INGLE RD.

TAX LOTS
172547000 & 172560000

GOODWIN ROAD
SEWER

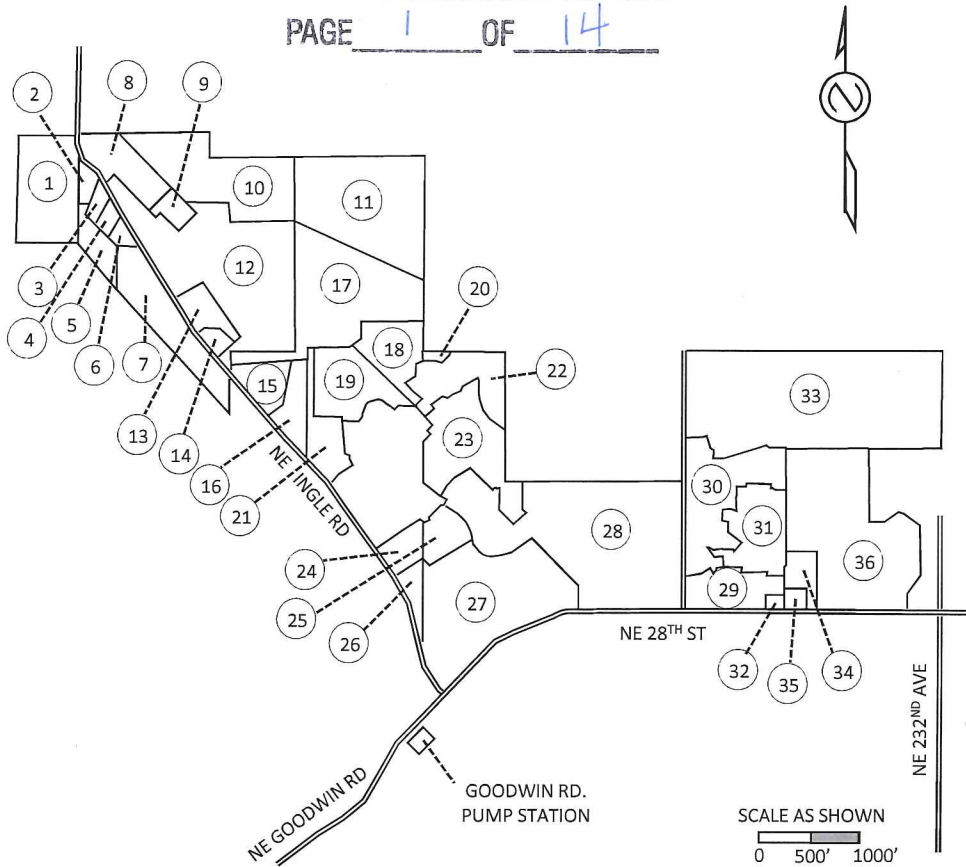
GOODWIN ROAD
PUMP STATION

SCALE AS SHOWN
0 50' 100'

181108 JE (190124)

EXHIBIT B
GOODWIN ROAD PUMP STATION IMPROVEMENTS
BENEFITED PROPERTIES

EXHIBIT B
PAGE 1 OF 14



CITY OF CAMAS
LATECOMER AGREEMENT

January 15, 2019

Assessor's Parcel No. 115582-000

That portion lying within the limits of the City of Camas in the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, of that parcel of land described in that Bargain and Sale deed recorded under Auditor's File Number 5031753 D, records of Clark County, Washington as follows:

Exhibit A

Lots A-12 and A-21, except the North 200 feet thereof, and all of Lots A-11, A-26, A-27, A-22 and that portion of Lots A-24 and A-25, DIVISION A", THOMPSON GARDEN TRACTS, according to the plat thereof, recorded in Volume "C" of Plats, Page 98, records of Clark County, Washington that lies Southerly of the following described line:

BEGINNING at the Southeast corner of the North 50 feet of said Log [SIC] A-24; thence South along the East line of said Lot A-24 and A-25, a distance of 230 feet to the True Point of Beginning of the line herein described; thence Westerly to a point on the West line of Lot A-24 that is 150 feet South, as measured along said West line, from the Southwest corner of the North 50 feet of Lot A-24, said point being the terminus of the line herein described.

ALSO BEGINNING at the Southwest corner of the John Proebstel Donation Land Claim No. 38 in Township 2 North, Range 3 East of the Willamette Meridian; thence South $88^{\circ}17'$ East along the South line of said Donation Land Claim, 795 feet, more or less, to the center of a ditch; thence Southeasterly along the center line of said ditch 712 feet, more or less, to the West line of the Jacob Proebstel Donation Land Claim No. 39, in said Township and Range; thence North $0^{\circ}20'$ West along the West line of said Jacob Proebstel Donation Land Claim, 440 feet to the most Southerly Southeast corner of said John Proebstel Donation Land Claim; thence North $88^{\circ}17'$ West along the Southerly line of the John Proebstel Donation Land Claim to its intersection with a Southerly extension of the West line of St. Paul Avenue as shown upon the duly recorded plat of Division "A" of Thompson Garden Tracts; thence Northerly to the Southeast corner of Tract A-10 in said Subdivision; thence Westerly along the South line of said Tract A-10 a distance of 920 feet to the West line of said John Proebstel Donation Land Claim, and thence South $0^{\circ}06'$ West 482.5 feet, more or less to the Point of Beginning.

ALSO BEGINNING at the intersection of the center line of St. Paul Avenue with the South line of Thompson Street, as shown upon the duly recorded plat of Division "A" of Thompson Garden Tract; thence Southerly along the Southerly extension of the center line of said Avenue, to its intersection with a line parallel with and 20 feet northerly from the South line of the John Proebstel Donation Land Claim No. 38 in Township 2 North, Range 3 East of the Willamette Meridian; thence South $88^{\circ}17'$ East parallel with the South line of said Donation Land Claim to an intersection with a line parallel with, and 20 feet Easterly from the West line of the Jacob Proebstel Donation Land Claim No. 39 in said Township and Range; thence South $1^{\circ}20'$ West parallel with the West line of said Jacob Proebstel

Donation Land Claim, to an intersection with a line parallel with and 30 feet Northerly from an Easterly extension of the South line of Government Lot 4 in Section 19, Township 2 North, Range 3 East of the Willamette Meridian; thence Easterly parallel with the Easterly extension of the South line of said Lot 590.7 feet, more or less, to a line parallel with and 20 feet Easterly from a Northerly extension of the East line of that certain tract conveyed to J.P. Swanson by deed recorded in Book 45, page 467, of Clark County Deed Records; thence Southerly, parallel with the East line of said Swanson tract, to an intersection with a line parallel with and 20 feet Northerly from the South line of said Jacob Proebstel Donation Land Claim; thence North 89°41' East parallel with the South line of said Donation Land Claim to the West line of the East 40 feet of Minneapolis Avenue, as shown upon the duly recorded plat of Oconto; thence Northerly along the West line of the East 40 feet of said Avenue, 3848.6 feet, more or less, to the South line of Thompson Street as shown upon said Plat of Division "A" of Thompson Garden Tracts; thence Westerly along the South line of said Street, 1860 feet, more or less, to the point of beginning.

ALSO, BEGINNING at the Northwest corner of said Tract A-26; thence Easterly 933.0 feet to the Northeast corner of said tract; thence North 0°32' West along the East line of the Jacob Proebstel Donation Land Claim No. 39 in Township 2 North, Range 3 East of the Willamette Meridian, 2150.9 feet; thence North 0°30' East along the East line of said Donation Land Claim, 1228.88 feet, more or less, to the South line of Thompson Street as shown upon said plat of Division "A" of Thompson Garden Tracts; thence Westerly, along the South line of said street, 919 feet, more or less, to the Northwest corner of the land conveyed to James Mattel as the last tract described in Deed recorded under Auditor's File No. G 41990 and thence Southerly along the East line of said Mattel Tract, 3359 feet, more or less, to the point of beginning.

EXCEPT County Roads.

Assessor's Parcel No. 171701-010

That portion of Lot 4 of that Short Plat recorded in Book 2 of Short Plats, at Page 281, records of Clark County, Washington lying North of the North line of the Daniels Ollis Donation Land Claim in Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

Assessor's Parcel No. 172344-010

A parcel of land lying in the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington described in that Statutory Warranty Deed recorded under Auditor's File Number 3030770, records of Clark County, Washington as follows:

Lot 3 of Short Plat, recorded in Book "2" at page 281, according to the Short Plat recorded under Clark County recording No. 8809090207.

Situate in the County of Clark, State of Washington.

ALSO a parcel of land located in the Southwest quarter, of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:



EXHIBIT B
PAGE 4 OF 14

LAND SURVEYORS
ENGINEERS
(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

Beginning at the most Southerly Southeast corner of Lot #3 of Tuggle Short Plat as recorded in Book 2, of Short Plats, at page 281, records of Clark County, Washington; thence North 33°34'19" East along the East line of said Lot #3, a distance of 68.64 feet to the True Point of Beginning; thence leaving said East line of Lot #3, North 49°03'02" East, 67.45 feet; thence North 18°05'36" East 67.45 feet to the East line of said Lot #3; thence South 33°34'19" West, 130.00 feet along said East line of Lot #3 to the True Point of Beginning.

Assessor's Parcel No. 172344-005 and No.171701-000

Lot 2 of that Short Plat recorded in Book 2 of Short Plats, at Page 281, records of Clark County, Washington, lying in the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion thereof described in that Quit Claim Deed Statutory Form, recorded under Auditor's File Number 8911270069, records of Clark County, Washington.

Assessor's Parcel No. 172344-000

A parcel of land lying in the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington described by that Quit Claim Deed recorded under Auditor's File Number 3828539, records of Clark County, Washington as follows:

Lot 4 of Short Plats, recorded in Book "2" of Short Plats, page 281, records of Clark County, Washington.

EXCEPT that portion of Lot 4 of said Short Plat deeded to Robert R. Richart and Lynda T. Richart, husband and wife, by deed recorded under Auditor's File No. 8708070173, records of Clark County, Washington.

ALSO EXCEPT that portion of Lot 4 of said Short Plat lying North of the North line of the Daniels Ollis Donation Land Claim in Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

Assessor's Parcel No. 172343-000

A parcel of land described as Parcel I of that Statutory Warranty Deed recorded under Auditor's File Number 5540872 D, records of Clark County, Washington as follows:

Parcel I

Lot(s) 1 of Short Plat, recorded in Book 2, Page 281, records of Clark County, Washington, being a portion of the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, recorded September 9, 1988, recorded under Auditor's File No. 8809090207, records of Clark County, Washington.



EXHIBIT B
PAGE 5 OF 14

LAND SURVEYORS
ENGINEERS
(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

Assessor's Parcel No. 172346-000

That portion lying within the limits of the City of Camas of Parcel III described in that Bargain and Sale Deed recorded under Auditor's File Number 5039765 D, records of Clark County, Washington as follows:

PARCEL III: 172347-000

A portion of the Daniel Ollis Donation Land Claim lying within Sections 19 and 20, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:
Beginning at the most Northerly Northwest corner of said Donation Land Claim; thence South along the West line thereof and along a Southerly extension thereof 86.27 chains to the South line of said claim; thence East on said South line 23.25 chains to the Southeast corner thereof; thence North along the East line of said Donation Land Claim 86.27 chains to the Northeast corner thereof; thence West along the North line of said Donation Land Claim 23.22 chains to the point of beginning.

EXCEPT that portion lying within that certain Short Plat recorded in Book "2" of Short Plats, at page 281, records of Clark County, Washington.

EXCEPT that portion lying Northeasterly of the Southwesterly right of way line of N.E Ingle Road.

EXCEPT that portion lying Southerly of the thread of LaCamas Creek.

Assessor's Parcel No. 986043-773

That parcel of land described in that Statutory Warranty Deed recorded under Auditor's File Number 5491396 D, records of Clark County, Washington as follows:

A parcel of land in the South half of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, being a portion of that parcel of land conveyed to Lon and Rachele Combs, by deed recorded under Auditor's File No. 4150099 D, described as follows:

COMMENCING at the Southeast corner of Lot 11 of Mountain Glen Subdivision, according to the Plat thereof, recorded in Book "J" of Plats, at Page 199, records of Clark County, Washington;

THENCE North 89° 22' 57" West, along the South line of said Mountain Glen Subdivision, a distance of 930.24 feet to the Northeast corner of said "Combs" parcel and the TRUE POINT OF BEGINNING;

THENCE South 44° 04' 35" East, along the Northeasterly line of said "Combs" parcel, a distance of 784.43 feet to a point which bears North 44° 04' 35" West, a distance of 347.24 feet from the most Easterly Southeast corner of said "Combs" parcel;

THENCE leaving said Northeasterly line, South 45° 55' 25" West, a distance of 314.00 feet to a point on the Southwesterly line of said "Combs" parcel;

THENCE along the Southwesterly line of said "Combs" parcel, North 44° 04' 35" West, a distance of 517.89 feet to an angle point;

THENCE continuing along said "Combs" parcel, the following courses:

THENCE South 45° 55' 25" West, a distance of 132.24 feet, more or less, to the centerline of NE. Ingle Road, said point being on a non-tangent 675.00 foot radius curve to the left;

THENCE along said centerline and along said 675.00 foot radius curve to the left (the long chord of which bears North 35° 33' 42" West, a distance of 147.76 feet), an arc distance of 148.05 feet;

THENCE continuing along said centerline, North 41° 50' 43" West, a distance of 142.22 feet to a point on a 335.00 foot radius curve to the right;

THENCE continuing along said centerline and along said 335.00 foot radius curve to the right (the long chord of which bears North 19° 58' 22" West, a distance of 249.60 feet), an arc distance of 255.77 feet;

THENCE continuing along said centerline, North 01° 53' 59" East, a distance of 45.50 feet, more or less, to the Westerly extension of the South line of said Mountain Glen Subdivision;

THENCE South 89° 22' 57" East, along said Westerly extension and said South line, a distance of 399.76 feet to the TRUE POINT OF BEGINNING.

Except public roads.

Assessor's Parcel No. 171730-000

That parcel of land described in that Statutory Warranty Deed recorded under Auditor's File Number 5491372 D, records of Clark County, Washington as follows:

A parcel of land in the South half of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, being a portion of that parcel of land conveyed to Lon and Rachelle Combs, by deed recorded under Auditor's File No. 4150099 D, described as follows:

COMMENCING at the Southeast corner of Lot 11 of Mountain Glen Subdivision, according to the Plat thereof, recorded in Book "J" of Plats, at Page 199, records of Clark County, Washington;

THENCE North 89° 22' 57" West, along the South line of said Mountain Glen Subdivision, a distance of 930.24 feet to the Northeast corner of said "Combs" parcel;

THENCE South 44° 04' 35" East, along the Northeasterly line of said "Combs" parcel, a distance of 784.43 feet to a point which bears North 44° 04' 35" West, a distance of 347.24 feet from the most Easterly Southeast corner of said "Combs" parcel and the TRUE POINT OF BEGINNING;

THENCE leaving said Northeasterly line, South 45° 55' 25" West, a distance of 314.00 feet to a point on the Southwesterly line of said "Combs" parcel;

THENCE South 44° 04' 35" East, along said Southwesterly line, a distance of 90.00 feet to an angle point;

THENCE North 45° 55' 25" East, along said Southwesterly line, a distance of 60.00 feet to an angle point;

THENCE South 44° 04' 35" East, along said Southwesterly line, a distance of 257.24 feet to the Southwest corner of said "Combs" parcel;

THENCE North 45° 55' 25" East, along the Southeasterly line of said "Combs" parcel, a distance of 254.00 feet to the most Easterly Southeast corner of said "Combs" parcel;

THENCE North 44° 04' 35" West, along the Northeasterly line of said "Combs" parcel, a distance of 347.24 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 172342-000 and No. 986033-395

That parcel of land described by that Quit Claim Deed recorded under Auditor's File Number 9406210339, records of Clark County, Washington as follows:

That portion of Section 17 and 20 and of the Daniel Ollis Donation Land Claim all lying within Township 2 North, Range 3 East of the Willamette Meridian, described as follows:

BEGINNING at an iron pipe marking the Northwest corner of the T.J. Fletcher Donation Land Claim, located in said Section 20, said point being also on the Section line between said Sections 17 and 20; thence North 89°08'01" West, along the South line of said Section 17, a distance of 55.89 feet to a point; thence South 49°38'09 West 84.69 feet to the East boundary of County Road No. 124, also known as NE Ingle Road and the TRUE Point of Beginning hereof, being marked by an iron pipe; thence North 49°38'09 East 330 feet to an iron pipe; thence North 33°48'51" West 667.94 feet to an iron pipe; thence South 59°57'36" West 329.78 feet to an iron pipe along the East boundary of said County Road; thence South, along said East boundary of County Road, to the TRUE Point of Beginning.

Assessor's Parcel No. 172542-000

Lot 1 of Short Plat, recorded in Book 3, Page 963, records of Clark County, Washington, being a portion of the Northeast quarter of Section 20, Township 2 North, Range 3 East of the Willamette Meridian, recorded July 11, 2011, recorded under Auditor's File No. 4777009, records of Clark County, Washington.



EXHIBIT B
PAGE 8 OF 14

LAND SURVEYORS
ENGINEERS
(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

Assessor's Parcel No. 986029469

Lot 2 of Short Plat, recorded in Book 3, Page 963, records of Clark County, Washington, being a portion of the Northeast quarter of Section 20, Township 2 North, Range 3 East of the Willamette Meridian, recorded July 11, 2011, recorded under Auditor's File No. 4777009, records of Clark County, Washington.

Assessor's Parcel No. 986042-356

That parcel of land described by that Statutory Warranty Deed recorded under Auditor's File Number 5489817 D, records of Clark County, Washington as follows:

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the West half of Section 21, all in Township 2 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, being a portion of that parcel of land described under Exhibit B as "North Parcel", recorded under Auditor's File No. 5308695 BLA, and a portion of that parcel described under Exhibit C as "Parcel 1", recorded under Auditor' File No. 5237696 BLA, records of said county, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of the Northwest quarter of said Section 21, a distance of 830.93 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51 and the East line of said "North Parcel";

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet to the most Easterly, Northwest corner of said "Parcel 1" and the TRUE POINT OF BEGINNING;

THENCE along the Westerly line of said "Parcel 1", South 01° 17' 59" West, a distance of 214.50 feet;

THENCE leaving said Westerly line, South 01° 17' 59" West, a distance of 73.80 feet;

THENCE South 44° 04' 38" East, a distance of 44.82 feet to a point on the Westerly line of said "Parcel 1";

THENCE along the Westerly lines of said "Parcel 1" the following courses:

THENCE South 46° 17' 59" West, a distance of 165.54 feet;

THENCE North 43° 42' 01" West, a distance of 217.20 feet;

THENCE North 01° 17' 59" East, a distance of 209.50 feet;

~~THENCE North 44° 04' 38" West, a distance of 10.00 feet;~~
~~THENCE South 45° 55' 22" West, a distance of 18.00 feet;~~
~~THENCE North 44° 04' 38" West, a distance of 45.00 feet;~~
~~THENCE South 45° 55' 22" West, a distance of 25.00 feet;~~
~~THENCE North 44° 04' 38" West, a distance of 293.00 feet;~~
~~THENCE South 64° 48' 03" West, a distance of 119.90 feet to a point on a 325.00 foot radius curve to the left;~~
~~THENCE along said 325.00 foot radius curve to the left (the long chord of which bears South 50° 35' 01" West, a distance of 159.64 feet), an arc distance of 161.29 feet;~~
~~THENCE South 36° 21' 59" West, a distance of 152.00 feet;~~
~~THENCE South 53° 38' 01" East, a distance of 82.00 feet;~~
~~THENCE South 36° 21' 59" West, a distance of 60.08 feet to a point on a non-tangent 25.00 foot radius curve to the right;~~
~~THENCE leaving said Westerly lines, and along said 25.00 feet [SIC] radius curve to the right (the long chord of which bears South 55° 55' 31" East, a distance of 2.00 feet), an arc distance of 2.00 feet;~~
~~THENCE South 53° 38' 01" East, a distance of 171.47 feet to a point on a 345.00 foot radius curve to the right;~~
~~THENCE along said 345.00 foot radius curve to the right (the long chord of which bears South 36° 10' 39" East, a distance of 206.98 feet), an arc distance of 210.22 feet;~~
~~THENCE South 18° 43' 16" East, a distance of 89.02 feet to a point on the South line of said "Parcel 1";~~
~~THENCE along the Southerly lines of said "Parcel 1" the following courses:~~
~~THENCE South 18° 43' 16" East, a distance of 40.08 feet to a point on a 180.00 foot radius curve to the left;~~
~~THENCE along said 180.00 foot radius curve to the left (the long chord of which bears South 44° 53' 37" East, a distance of 158.79 feet), an arc distance of 164.45 feet to a point of compound curvature with a 330.00 foot radius curve to the left;~~

~~THENCE along said 330.00 foot radius curve to the left (the long chord of which bears North 85° 01' 06" East, a distance of 288.45 feet), an arc distance of 298.52 feet;~~

~~THENCE North 57° 06' 11" East, a distance of 219.78 feet;~~

~~THENCE South 44° 04' 38" East, a distance of 645.44 feet;~~

~~THENCE South 01° 37' 56" West, a distance of 296.43 feet to a point on the centerline of Northeast Goodwin Road, said point being on a non-tangent 955.00 foot radius curve to the right;~~

~~THENCE along said centerline, and along said 955.00 foot radius curve to the right (the long chord of which bears North 88° 56' 49" East, a distance of 77.84 feet), an arc distance of 77.87 feet to a point on the South line of said Northwest quarter;~~

~~THENCE South 88° 43' 02" East, along said South line, a distance of 987.61 feet to the Southeast corner of said Northwest quarter;~~

~~THENCE North 01° 27' 15" East, along the East line of said Northwest quarter, a distance of 1314.56 feet to the North line of the South half of said Northwest quarter;~~

~~THENCE North 88° 42' 01" West, along said North line, a distance of 1620.91 feet to the TRUE POINT OF BEGINNING.~~

~~EXCEPT Public Roads.~~

Assessor's Parcel No. 173213-000

That parcel of land described under Exhibit "A" of that Boundary Line Adjustment recorded under Auditor's File Number 5417488 BLA, records of Clark County, Washington as follows:

A portion of the Northeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Southwest corner of said Northeast quarter;

THENCE South 88° 43' 06" East, along the South line of said Northeast quarter, 1043.83 feet to the West line of the East 1584.00 feet of said Northeast quarter;

THENCE North 01° 33' 10" East, along said West line, 294.05 feet to the TRUE POINT OF BEGINNING;

THENCE North 90° 00' 00" West, leaving said West line, 0.52 feet to a non-tangent 43.00 foot radius curve to the right, the center of which bears North 90° 00' 00" West;

THENCE along said non-tangent 43.00 foot radius curve to the right (the long chord of which bears South 29° 12' 34" West, 41.97 feet), through a central angle of 58° 25' 09", an arc distance of 43.84 feet to a point 20.00 feet Westerly of, when measured perpendicular to, the West line of the East 1584.00 feet of said Northeast quarter;

THENCE South 01° 33' 10" West, parallel with and 20.00 feet Westerly of said West line, 79.95 feet;

THENCE North 88° 34' 52" West, leaving said parallel line, 166.13 feet;

THENCE South 01° 27' 15" West, 177.40 feet to the South line of said Northeast quarter;

THENCE South 88° 43' 06" East, along said South line, 185.82 feet to the West line of the East 1584.00 feet of said Northeast quarter;

THENCE North 01° 33' 10" East, along said West line, 294.05 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 173158-000, 173193-000, 986047283, 986046873

That parcel of land described under Exhibit "C" of that Lot Combination recorded under Auditor's File Number 5426850 BLA, records of Clark County, Washington as follows:

All of the Northeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington;

EXCEPT the West 30.00 feet thereof;

EXCEPT the South 1650.00 feet of the East 1584.00 feet thereof;

EXCEPT that portion described as follows:

A portion of the Northeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Southwest corner of said Northeast quarter;

THENCE South 88° 43' 06" East, along the South line of said Northeast quarter, 1043.83 feet to the West line of the East 1584.00 feet of said Northeast quarter;

THENCE North 01° 33' 10" East, along said West line, 294.05 feet to the TRUE POINT OF BEGINNING;

THENCE North 90° 00' 00" West, leaving said West line, 0.52 feet to a non-tangent 43.00 foot radius curve to the right, the center of which bears North 90° 00' 00" West;

THENCE along said non-tangent 43.00 foot radius curve to the right (the long chord of which bears South 29° 12' 34" West, 41.97 feet), through a central angle of 58° 25' 09", an arc distance of 43.84 feet to a point 20.00 feet Westerly of, when measured perpendicular to, the West line of the East 1584.00 feet of said Northeast quarter;

THENCE South 01° 33' 10" West, parallel with and 20.00 feet Westerly of said West line, 79.95 feet;

THENCE North 88° 34' 52" West, leaving said parallel line, 166.13 feet;

THENCE South 01° 27' 15" West, 177.40 feet to the South line of said Northeast quarter;

THENCE South 88° 43' 06" East, along said South line, 185.82 feet to the West line of the East 1584.00 feet of said Northeast quarter;

THENCE North 01° 33' 10" East, along said West line, 294.05 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 173194-000

That parcel of land described under Exhibit "B" and graphically shown under Exhibit "D" of that Boundary Land Adjustment recorded under Auditor's File Number 5108845 BLA, records of Clark County, Washington as follows:

Being a portion of the Southeast quarter of the Northeast quarter, and the Southwest quarter of the Northwest quarter of Section 21, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at a Brass cap marking the Southeast corner of the Northeast quarter of Section 21, Township 2 North, Range 3 East, Willamette Meridian as shown in Book 63 of Surveys, Page 53, Clark County Auditor's Records;

THENCE North 88° 42' 47" West, along the South line of the Northeast quarter of Section 21 (Survey 63-53), for a distance of 1260.00 feet, to the most Southwesterly corner of Lot 5 of Country View Estates I, recorded in Book H of Plats, Page 344, Clark County Auditor's Records and the POINT OF BEGINNING;

THENCE continuing North 88° 42' 47" West, along said South line, for a distance of 100.31 feet;

THENCE North 01° 33' 10" East, leaving said South line, being parallel with the West line of the "Ochs" tract as described under Clark County Auditor's File No. 8510070070, for a distance of 238.70 feet;

THENCE North 88° 42' 47" West, parallel with the South line of the Northeast quarter of Section 21, for a distance of 223.68 feet to a 5/8" Iron Rod (Survey 63-53) marking the Northwest corner of said "Ochs" tract, also being the most Northerly Southwest corner of the "Aguero" tract as described under Clark County Auditor's File No. 361547;

THENCE North 01° 33' 10" East, along the West line of the "Aguero" tract, for a distance of 366.61 feet to a 1/2" Iron Rod marking the Northwest corner of the "Aguero" tract, also being the most Northerly Southwest corner of Lot 5 Country View Estates I;



EXHIBIT B
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ENGINEERS
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222 E. Evergreen Blvd.
Vancouver, WA
98660

THENCE South 88° 42' 47" East, along the North line of said "Aguero" tract, also being along the most Northerly South line of said Lot 5, for a distance of 324.00 feet to a 1/2: [SIC] Iron Rod marking the Northeast corner of the "Aguero" tract;
THENCE South 01° 33' 10" West, along the East line of the "Aguero" tract, also being along the most Easterly West line of Lot 5, for a distance of 605.01 feet to the POINT OF BEGINNING.
Contains approximately 3.27 Acres.
Subject to County roads.
Together with and subject to easements and restrictions of record.

Assessor's Parcel No. 173216-000

That parcel of land described under Exhibit "A" of that Statutory Warranty Deed recorded under Auditor's File Number 5113156 D, records of Clark County, Washington as follows:

Being a portion of the Southeast quarter of the Northeast quarter, and the Southwest quarter of the Northwest quarter of Section 21, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at a Brass cap marking the Southeast corner of the Northeast quarter of Section 21, Township 2 North, Range 3 East, Willamette Meridian as shown in Book 63 of Surveys, Page 53, Clark County Auditor's Records;

THENCE North 88° 42' 47" West, along the South line of the Northeast quarter of Section 21 (Survey 63-53), for a distance of 1260.00 feet, to the most Southwesterly corner of Lot 5 of Country View Estates I, recorded in Book H of Plats, Page 344, Clark County Auditor's Records;

THENCE continuing North 88° 42' 47" West, along said South line, for a distance of 100.31 feet to the POINT OF BEGINNING;

THENCE North 01° 33' 10" East, leaving said South line, being parallel with the West line of the "Ochs" tract as described under Clark County Auditor's File No. 8510070070, for a distance of 238.70 feet;

THENCE North 88° 42' 47" West, parallel with the South line of the Northeast quarter of Section 21, for a distance of 223.68 feet to a 5/8 inch Iron Rod (Survey 63-53) marking the Northwest corner of said "Ochs" tract also being the most Northerly Southwest corner of the "Aguero" tract as described under Clark County Auditor's file No. 3961547;

THENCE South 01° 33' 10" West, along the West line of the "Ochs" tract, for a distance of 238.70 feet to the Southwest corner thereof being the South line of the Northeast quarter of Section 21;

THENCE South 88° 42' 47" East, along said South line, for a distance of 223.69 feet to the POINT OF BEGINNING.

EXCEPT any portion lying within NE 28th Street.

Assessor's Parcel No. 173157-000

That parcel of land lying in the Northeast quarter of lying in the Southwest quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described by



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that Statutory Quit Claim Deed recorded under Auditor's File Number 3578564, records of Clark County, Washington as follows:

Lot 16 of COUNTRY VIEW ESTATES PHASE II according to the plat thereof, recorded in Volume "H" of Plats at page 345, records of Clark County, Washington.

EXHIBIT C
CLB WASHINGTON SOLUTIONS 1, LLC
LATECOMER REIMBURSEMENT FEE SCHEDULE

Parcel ID #	Tax Lot Serial Number	Pump Station Latecomer Per ERU
1	115582000	\$534.14
2	171701010	\$534.14
3	172344010	\$534.14
4	172344005	\$534.14
5	172344000	\$534.14
6	172343000	\$534.14
7	172346000	\$534.14
8	986043773	\$534.14
9	171730000	\$534.14
10	986047280	PAID
11	986047279	PAID
12	172341000	PAID
13	172342000	\$534.14
14	986033395	\$534.14
15	172542000	\$534.14
16	986029469	\$534.14
17	172557000	PAID
18	986046311	PAID
19	172557000	PAID
20	986037308	PAID
21	172555000	PAID
22	986048038	PAID
23	986047741	PAID
24	986037307	PAID
25	173178000	PAID
26	986037656	PAID
27	172559000	PAID
28	986042356	PAID
29	986046873	\$534.14
30	173158000	\$534.14
31	986047283	\$534.14
32	173213000	\$534.14
33	173193000	\$534.14
34	173194000	\$534.14
35	173216000	\$534.14
36	173157000	\$534.14

ERU = Equivalent Residential Unit

181108 JE (190227)

EXHIBIT D

LATECOMER REIMBURSEMENT SUMMARY

Nature and Extent of Project

CLB Washington Solutions 1, LLC constructed a portion of Phase 1 of the Green Mountain Planned Residential Development (PRD) as preliminarily approved per City File No. SUB 14-02. The project included the construction of the Goodwin Road Pump Station and the related sewer main construction from the pump station to the intersection of NE Goodwin Road and NE Ingle Road ("Improvements") that provide direct benefit to adjacent properties. A figure showing the Improvements is included as Exhibit A. The project has been constructed and accepted by the City.

Total Improvements Cost (less System Development Charge Credits) \$864,683

Method of Calculating Assessment

Staff reviewed calculations for the latecomer reimbursement completed by Olson Engineering and Environmental, Inc. on behalf of the Developer, as shown in the attached Exhibit C.

Assessment Calculation:

Thirty six parcels have the potential to benefit from this improvement, including those in which the Developer is associated. The approach to distribution of cost to these parcels is to assign a pro-rata share to each parcel using an equivalent residential unit cost. The equivalent residential unit cost is arrived at by taking the overall eligible costs for the improvements (less System Development Charge (SDC) credits issued to the Developer) divided by the overall potential to provide 1,620 equivalent residential units (ERUs) for the Goodwin Road Sewer Pump Station Basin. The cost per equivalent residential unit is calculated at \$534.14. While all properties within the basin are included in this calculation, payments have already been accounted for on lots 10 through 12 and lots 17 through 27 as reported by the Developer and as indicated on Exhibit C.

December 5, 2018

Mr. Carothers, P.E.
Engineering Manager/City Engineer
City of Camas
616 NE 4th Avenue
Camas, WA 98607
Via email to jcarothers@cityofcamas.us

Re: Green Mountain PRD – Request for Reimbursement Improvement Agreement on Pump Station Improvements.

Dear Curleigh,

I am requesting that the City of Camas enter into a Reimbursement Improvement Agreement with CLB Washington Solutions, LLC for the following item:

- Regional Pump Station located on the south side of Goodwin Road approximately 500-feet west of Ingle Road

The contact for CLB Washington Solutions, LLC is:

c/o Bluestone Communities
26895 Aliso Creek Rd.
Ste B-522
Aliso Viejo CA 92656
Attention: Ralph Emerson

(714) 292-5326
Email: remerson@bluestonecommunities.com

If you should have any further questions or concerns regarding the proposed paving, please let me know.

Sincerely,

CLB Washington Solutions, LLC



By: Ralph Emerson
its Attorney-in-fact