



CITY COUNCIL REGULAR MEETING AGENDA
Monday, November 6, 2017, 7:00 PM
City Hall, 616 NE 4th Avenue

NOTE: There are two public comment periods included on the agenda. Anyone wishing to address the City Council may come forward when invited; please state your name and address. Public comments are typically limited to three minutes, and written comments may be submitted to the City Clerk. Special instructions for public comments will be provided at the meeting if a public hearing or quasi-judicial matter is scheduled on the agenda.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS


V. CONSENT AGENDA

- A. Approve the minutes of the October 16, 2017, Camas City Council Meeting and the Workshop minutes of October 16, 2017.


 [October 16, 2017 Camas City Council Regular Meeting Minutes - Draft](#)
[October 16, 2017 Camas City Council Workshop Meeting Minutes - Draft](#)

- B. Approve the automated clearing house and claim checks as approved by the Finance Committee.

- C. Approve the Final Plat for the Hills at Round Lake Planned Residential Development (PRD) Phase 9. The development includes 31 single family lots and is located on NE Pioneer Street, also described as tax parcel no.122997-000. Hills at Round Lake PRD is a 333-lot development, which received master plan approval on October 4, 2010, and includes 13 phases. (Submitted by Sarah Fox)

 [Staff Report for HARL Phase 9](#)
[Final Plat for HARL Phase 9](#)
[Master Plan as Updated July 2017](#)
[Phasing Plan as Updated July 2017](#)

- D. Approve the Final Plat for the Hills at Round Lake Planned Residential Development (PRD), Phases 8 and 11. The development includes a combined 43 single family lots and is located near the intersection of NE 37th Avenue and NE Quince Way, also described as tax parcel no.986031-641. Hills at Round Lake PRD is a 333-lot development, which received master plan approval on October 4, 2010, and includes 13 phases. (Submitted by Sarah Fox)

-  [Staff Report for HARL Phases 8 and 11](#)
 - [Final Plat Page 1 for HARL Ph 8 and 11](#)
 - [Final Plat Page 2 of HARL Ph 8 and 11](#)
 - [Final Plat Page 3 of HARL Ph 8 and 11](#)
 - [Master Plan as Updated July 2017](#)
 - [Phasing Plan as Updated July 2017](#)

- E. Approve Water System Development Charge credits in the amount of \$140,282 to be issued to the Green Mountain Planned Residential Development (PRD) Subdivision for completion of improvements to the T-7 Water Transmission Main within Phase 1 of the PRD as described in the attached documents. (Submitted by Steve Wall)

-  [Green Mountain Phase 1 Water SDC Documentation](#)

- F. Approve the Final Plat for Estates at the Archery, 42 single-family lots and 5 parcels for commercial development, Mixed Use Planned Development (MXPDP). (Submitted by Robert Maul)

-  [Staff Report Final Plat Estates at the Archery](#)
 - [Final Plat](#)
 - [Certificate of Title](#)
 - [Archery Construction Estimate Signed](#)
 - [Estates Construction Estimate Signed](#)

NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.

VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

VII. MAYOR

- A. Announcements

VIII. MEETING ITEMS

- A. Public Hearing for NE Adams Street Community Development Block Grant (CDBG) Proposed Application
Details: Conduct a public hearing to provide citizens an opportunity to give public testimony regarding the submittal of a 2018 grant application for road rehabilitation, sidewalk and American with Disabilities Act (ADA) access improvements, and replacement of water and sewer mains and services on NE Adams Street from NE 19th Avenue to NE 21st Avenue.
Presenter: James Carothers, Engineering Manager
Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and direct staff to submit an application for the NE Adams Street Improvements for the 2018 CDBG selection round.

 [2018 CDBG NE Adams Street Application Recommendation](#)

B. Collective Bargaining Agreement Between the City of Camas and OPEIU Local #11 AFL-CIO (Library Employees)

Details: The collective bargaining agreement between the City and Local #11 is for a four-year period beginning January 1, 2017, and ending December 31, 2020. This item was previously discussed with City Council and has been the subject of closed sessions. Local #11 has ratified the labor agreement.

Presenter: Jennifer Gorsuch, Administrative Services Director

Recommended Action: Staff recommends Council ratify the agreement and authorize the Mayor and City Administrator to sign the agreement.

 [2017-2020 Camas Library \(Local #11\) CBA](#)

IX. PUBLIC COMMENTS

X. ADJOURNMENT

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT

Monday, October 16, 2017, 7:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Pro Tem Steve Hogan called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan, Melissa Smith and Shannon Turk

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Shawn MacPherson, Nick Swinhart, Steve Wall and Alicia Pacheco (intern)

Press: Kelly Moyer, Camas-Washougal Post-Record


IV. PUBLIC COMMENTS

Dennis Moreland, 1012 NW Goodwin Street, Camas, commented about on-street parking in his neighborhood.

V. CONSENT AGENDA


A. Approved the automated clearing house and claim checks numbered 134568-134711 in the amount of \$2,526,557.24.

B. Approved the minutes of the October 2, 2017, Camas City Council Meeting and the Workshop minutes of October 2, 2017.

 [October 2, 2017 Camas City Council Workshop Meeting Minutes Draft](#)
[October 2, 2017 Camas City Council Regular Meeting Minutes Draft](#)

C. Authorized the write-off of the September 2017 Emergency Medical Services (EMS) billings in the amount of \$86,888.66. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)

D. Authorized the Final Pay Estimate to Telfer Pavement Technologies, LLC for the 2017 Joint Agency Slurry Seal Project in the amount of \$141,165.40 and accepted this project as complete. (Submitted by Denis Ryan)

 [Telfer Pay Estimate No. 1 \(Final\)](#)
[Telfer Invoice](#)

- E. Authorized the Final Pay Estimate to Garland/DBS, Inc. for the 2017 Facility Roof Replacement Project in the amount of \$364,416.76 and accepted this project as complete. (Submitted by Denis Ryan)

 [Garland/DBS Pay Estimate \(Final\)](#)

- F. Awarded the Mill Ditch Sewer Main Replacement Project to Tapani, Inc. in the amount of \$415,822.40 and authorized administrative execution of change orders up to 10% of the total bid. This project is funded by the Sewer Utility Fund and was included in the 2016 Budget. Funds will be allocated in the 2017 Budget in the next omnibus. (Submitted by James Carothers)

 [Mill Ditch Sewer Replacement Project Bids](#)

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

VI. NON-AGENDA ITEMS

- A. Staff

There were no comments from staff.

- B. Council

Hazen announced his resignation from Camas City Council effective October 17, 2017.

The City Council thanked Council Member Hazen for his years of service to the Camas City Council.

VII. MAYOR

- A. Announcements

Mayor Pro Tem Hogan had no announcements.

- B. Red Ribbon Week Proclamation

 [Red Ribbon Week Proclamation](#)

Mayor Pro Tem Hogan proclaimed October 23-31, 2017 as Red Ribbon Week.

- C. Extra Mile Day Proclamation

 [Extra Mile Day Proclamation](#)

Mayor Pro Tem Hogan proclaimed November 1, 2017 as Extra Mile Day.

D. Mayor's Volunteer Spirit Award

 [October 2017 Underwriters Laboratories](#)

Mayor Pro Tem Hogan presented the October Mayor's Volunteer Spirit Award to Underwriter's Laboratories.

VIII. MEETING ITEMS

A. Special Weapons and Tactics (SWAT) Team Mutual Law Enforcement Assistance Agreement

Details: This agreement modifies the existing agreement by making changes to the cost accounting model used by the participating agencies.

Presenter: Mitch Lackey, Chief of Police

 [2017 SWAT AGREEMENT](#)
[2017 SWAT Appendix B](#)

It was moved by Council Member Turk, seconded by Council Member Anderson, to authorize the Mayor to sign the Mutual Law Enforcement Assistance Agreement for regional SWAT services. The motion carried unanimously.

B. City of Vancouver Interlocal Agreement for Traffic Safety Grant Award Administration

Details: The City of Vancouver is coordinating a regional traffic safety grant from the Washington State Traffic Safety Commission. This agreement establishes protocols whereby the Camas Police Department can participate in traffic safety efforts and be reimbursed for overtime expenses paid to police officers who are assigned to special emphasis patrols. As the fiscal agent, the City of Vancouver will be distributing funding to the various agencies up to the grant limit of \$141,140.00.

Presenter: Mitch Lackey, Chief of Police

 [City of Vancouver Interlocal Agreement](#)

It was moved by Council Member Turk, seconded by Council Member Smith, to authorize the Mayor to sign the Interlocal Agreement with the City of Vancouver for participation in regional traffic safety patrols. The motion carried unanimously.

C. Interlocal Agreement (ILA) with East County Fire and Rescue (ECFR) for Fire Chief Services

Details: Since November 2016, the City of Camas and ECFR have operated under a temporary 1-year ILA that provided for the sharing of Fire Chief services between the two entities. This agreement expires November 1, 2017. The ECFR Commissioners have approved a 4-year extension of this ILA at the most recent ECFR Board meeting. The attached ILA is being presented to Council for consideration and approval.

Presenter: Nick Swinhart, Fire Chief and Pete Capell, City Administrator

 [Interlocal Agreement with ECFR for Chief Services](#)

It was moved by Council Member Anderson, seconded by Council Member Chaney, to authorize the Mayor to sign the interlocal agreement, as amended, with East County Fire and Rescue for Fire Chief Services. The motion carried unanimously.

IX. PUBLIC COMMENTS

Eveline McCarty, 3510 NW Pacific Rim Drive, Camas, commented about neighborhood traffic.

X. ADJOURNMENT

The meeting adjourned at 7:35 p.m.

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.



CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT

Monday, October 16, 2017, 4:30 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Pro Tem Steve Hogan called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Melissa Smith and Shannon Turk

Excused: Tim Hazen

Staff: Jerry Acheson, Bernie Bacon, Phil Bourquin, Pete Capell, James Carothers, Sherry Coulter, Jennifer Gorsuch, Jim Hodges, Cathy Huber Nickerson, Mitch Lackey, Shawn MacPherson, Nick Swinhart, Steve Wall and Alicia Pacheco (intern)

Press: Kelly Moyer, Camas-Washougal Post-Record

III. PUBLIC COMMENTS

Rick Marshall, 521 NE 17th AVE, Camas, commented about item I. on the Workshop Meeting Agenda.

IV. WORKSHOP TOPICS

City Attorney, Shawn MacPherson, introduced Cliff Coulter, the newest attorney to join the staff at Knapp, O'Dell & MacPherson.

A. City of Camas 3rd Quarter of 2017 Financial Review

Details: Staff presented an economic and financial review of the City for the third quarter of 2017. For context, the review included the economic environment during the third quarter both nationally and locally. Staff presented budget to actual highlights, reviewed the investment and debt portfolios as well as the economic outlook for the City. Following the review, staff provided Council a white paper analysis of Transportation Benefit Districts.

Presenter: Cathy Huber Nickerson, Finance Director

 [Financial Performance for Third Quarter 2017](#)
[Transportation Benefit District White Paper](#)

Huber Nickerson provided an overview of the 3rd Quarter of 2017 Financial Review.

B. City of Camas 2018 Recommended Re-Adoption Budget

Details: Staff provided an in-depth presentation regarding the recommended 2018 Re-Adoption Budget. The presentation included an explanation of what adjustments were made to the budget as well as a review of what decision packages were included in the 2018 Adopted Budget.

Presenter: Cathy Huber Nickerson, Finance Director

 [2018 Recommended Budget Presentation](#)

Huber Nickerson provided an overview of the recommended Re-Adoption Budget. This item is part of a series of presentations to Council leading up to an ordinance that will be placed on the December 4, 2017 Regular Meeting Agenda for Council's consideration, following a public hearing.

C. 2018 Community Development Block Grant (CDBG) Application

Details: CDBG Applications are due on December 1, 2017. Staff proposed submitting an application for the 2018 round of funding. The proposed project will make improvements to NE Adams Street between NE 19th and NE 21st Avenues and will include rehabilitation of the roadway, installation of sidewalk, and replacement and upgrading of the existing water and sewer mains and associated services. Staff provided budget-level project cost estimates, the anticipated grant request amount and proposed sources of matching funds. This meeting qualifies as the first of two required public meetings for CDBG Grants. Staff recommended the second meeting be scheduled as a public hearing on November 6, 2017.

Presenter: James Carothers, Engineering Manager

 [2018 CDBG Improvements Proposal - NE Adams](#)

Carothers provided an overview of the 2018 CDBG application; Council reached consensus with staff's recommendation to set the public hearing date for November 6, 2017.

D. Update Regarding Review of Utility Rates, System Development Charges (SDC) and Impact Fees

Details: Staff has started the process to review and update the City's water, sewer, stormwater and solid waste utility rates. Additionally, staff has started the process to review and update the City's SDC and Impact Fees. A brief review of the status of each work effort was provided to Council.

Presenter: Steve Wall, Public Works Director

 [Utility Rate, SDC and Impact Fee Update](#)

Wall provided an update to Council regarding Utility Rates, System Development Charges and Impact fees.

E. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

Wall commented about trees being replaced in downtown Camas. In addition,

landscape work is also being completed along 38th. Wall stated that the roundabout re-pavement and landscaping work is being completed under warranty.

F. 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 to Council regarding the Innovative Partnership Zone (IPZ) and about the Camas School District's student enrollment.

G. City Attorney Professional Services Contract

Details: Knapp, O'Dell & MacPherson PLLC, Attorneys at Law, have served as the City's attorney since 1981. At that time, the attorneys estimated that the firm would render 40 hours of legal services per month, with 20 hours allocated to civil matters and 20 hours allocated to the municipal court. The City has grown significantly since that time and the hours that have been spent on City business has grown as well. Since January 1, 2015, the monthly compensation has been \$9,000 per month. The law firm proposed to increase the monthly compensation to \$9,500 per month effective January 1, 2018 and to increase the amount 3% every year thereafter. The proposal also included that the hourly rates for extra legal services for 2018 be raised to \$195 per hour for municipal court appeals and \$215 per hour for additional civil legal services. Those rates would increase 2% every year thereafter.

Presenter: Pete Capell, City Administrator

 [Knapp, O'Dell & MacPherson Professional Services Contract Memorandum](#)
[Knapp, O'Dell & MacPherson Professional Services Contract](#)

This item will be placed on the November 6, 2017 Consent Agenda for Council's consideration.

H. Strategic Plan Quarterly Update

Details: At the time the City Council approved the 2018 - 2020 Strategic Plan, it was agreed that staff would provide a quarterly report to Council about the status of the plan. Since approval of the plan, staff has created videos and a web page describing the strategic plan, assigned leads for each of the initiatives, developed work plans for each initiative, created an overall schedule of work and begun work on some of the initiatives.

Presenter: Pete Capell, City Administrator

 [Strategic Plan Quarterly Update October 2017](#)

Capell provided a quarterly update of the Strategic Plan to Council.

I. Possible Surplus of Parks Property

Details: Staff has been approached by a citizen who would like to acquire a piece of parks open space property to construct a senior living facility. Proceeds from the sale would be reinvested in acquiring additional open space in the Northshore area. Staff

requested direction from Council. If Council wishes to pursue potential surplus, the following steps are recommended:

- Commence a Comprehensive Plan and Zone Change from the current public parks designation;
- Hold a public hearing to declare the property surplus and adopt a resolution to that effect;
- Negotiate and prepare a purchase and sale agreement to include an appraisal and agreement as to the final consideration to be paid.

Presenter: Pete Capell, City Administrator

-  [Map City Property](#)
- [Camas Senior Living Concept Plan](#)
- [Camas Senior Living Trail Map](#)
- [Camas Senior Living Pedestrian Connection](#)

Capell provided an overview on this topic and discussion ensued. Phil Bourquin and Randy Printz answered Council questions. There was consensus from Council that staff follow the process to consider surplus of the property.

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

Capell stated that the Government Finance Officers Association (GFOA) presented the City of Camas a Certificate of Achievement for Excellence in Financial Reporting for the City's 2016 Comprehensive Annual Financial Report (CAFR). Capell announced the annual State of the Community event will be held Thursday, October 26, 2017, at Lacamas Lake Lodge at 7:00 p.m.

V. COUNCIL COMMENTS AND REPORTS

Turk and Chaney commended City of Camas staff for their involvement in community events.

Chaney commented about the strong relationship between the City of Camas and the Camas School District.

Chaney commented about Clark Regional Emergency Services Agency (CRESA) news.

Anderson will attend the next C-TRAN board meeting.

Carter will attend the next Planning Commission meeting.

Hogan will be at the next Community Advisory Council meeting.

VI. PUBLIC COMMENTS

Brent Erickson, 2739 NE Everett Street, Camas, commented about item I. on the

Workshop Meeting Agenda and Everett Street traffic.

VII. ADJOURNMENT

The meeting adjourned at 6:20 p.m.



STAFF REPORT

FINAL PLAT FOR HILLS AT ROUND LAKE PRD, PHASE 9

FILE NO. FP16-10

Associated File Numbers: SUB05-16; SUB11-01; MinMod17-05 (Phs. 12 & 13); MinMod16-03; MinMod15-07; MISC15-02; MinMod14-03; MinMod12-08; FP13-03 (Phs. 1, 2, 3); FP14-07 (Ph. 4); FP16-05 (Ph. 5); FP15-02 (Ph. 6); FP15-03 (Ph. 7); FP17-01 (pending for Phases 8 & 11); FP16-11 (Ph. 10); FP17-02 (pending for Phases 12 & 13); and BLA13-02 through BLA13-08

TO: Mayor Higgins
City Council

FROM: Sarah Fox, Senior Planner

DATE: October 24, 2017

LOCATION: The development is located west of NE Woodburn Drive and is along NE Pioneer Street. The project can also be described as Tax assessor #122997-000, and NW ¼ of Section 1, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington.

OWNER: Hills at Round Lake, LLC
P.O. Box 87970
Vancouver, WA 98687

APPLICABLE LAW: The application was submitted October 28, 2016, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION	
Total Area: 7.34 acres	Recreational open space: None in this phase
Lots: 31 single-family lots	Storm Pond: Shared facility is located offsite at Tract A of Phase 4
Critical Areas: None in this phase	

SUMMARY

The Hills at Round Lake is a 333 lot planned residential development, which received master plan approval on October 4, 2010. The master plan included 13 phases; whereas the preliminary plan had seven. The request is for final plat approval for Phase 9, which was originally part of “Pod B2” on the Master Plan.

This staff report addresses the requirements for final plat approval. Staff found that the applicant met the requirements in accordance with CMC§17.21.060. Lot numbers and street names within the

conditions of the preliminary approval of SUB05-16 differ from the Phase 9 final plat due to subsequent modifications. Where these occurred, staff made note of the changes.

CONDITIONS OF APPROVAL (SUB05-16)	FINDINGS
1. Stormwater treatment including nutrient control and detention facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater calculations shall be submitted at the time of final construction plan submittal.	Final calculations are on file.
2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	In compliance for Phase 9
3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.	In compliance for Phase 9
4. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Signs, lights, and striping are installed
5. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.	Fee was paid as required.
6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	A monument sign was not submitted for this phase. Locations for monument signs were approved on the preliminary landscape plans

<p>7. A homeowner’s association (HOA) will be required for this development. The applicant will be required to furnish a copy of the C.C. & R.’s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. & R.’s for maintenance of the stormwater detention and treatment facilities, any storm drainage system, fencing, landscaping, retaining walls, Tracts or easements outside the City’s right of way (if applicable).</p>	<p>Homeowner CC&R’s indicate that Phase 4 will annex Phase 9</p>
<p>8. Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.</p>	<p>Will comply</p>
<p>9. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.</p>	<p>Will comply</p>
<p>10. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals.</p>	<p>In compliance for Phase 9</p>
<p>PLANNING</p>	
<p>11. A final master plan shall be approved prior to final plat approval of any phase. The final master plan shall include lot design and layout of all proposed “Pods” and all other conditions as required for approval pursuant to Chapter 18.23 and Chapter 17.13 CMC.</p>	<p>Approved on October 4, 2010 and has been superseded by a master plan dated July 27, 2017</p>
<p>12. The sequencing of the proposed phases is not approved with this preliminary master plan. The sequence of the phasing plan shall be approved with the final master plan with the exception of the school site, which is approved as part of phase one.</p>	<p>Approved with 13 phases on October 4, 2010</p>
<p>13. Sales Offices: The applicant is permitted to operate one sales office in a model home and/or trailer per phase.</p>	<p>There were seven phases with the preliminary approval and now there are 13 phases.</p>
<p>a. There are seven proposed locations that shall be allowed placement of a sales office and/or model home.</p>	<p>This condition is inconsistent with the previous condition.</p>

<p>b. Occupancy of a unit as sales office shall expire 18 months from the date of building permit issuance for said sales office, unless prior to this date the applicant provides a written request to the Community Development Director for an extension. The Community Development director may grant a one-time reasonable extension not to exceed one year upon a showing that more than 10 lots remain unsold in the phase in which the sales office is located. A written request for an extension shall be submitted prior to the expiration date. In no case will additional extensions be granted...(Refer to decision for full text of this condition.)</p>	<p>Will comply if sales office is requested.</p>
<p>14. Lots adjacent to the Type II Stream shall maintain the 50-foot buffer as established in the Development Agreement (#4017467).</p>	<p>Phase 9 is not adjacent to the stream.</p>
<p>15. The applicant shall revise lots adjacent to the Class III wetlands to maintain a 50-foot buffer and as established in the Development Agreement (#4017467).</p>	<p>In compliance for previous phases</p>
<p>16. Multi-family housing and single-family attached housing (Pod C) shall be subject to Design Review approval prior to issuance of building permits.</p>	<p>Phase 9 is not part of Pod C</p>
<p>17. The applicant shall be required to provide final landscape plans acceptable to the City prior to final engineering approval of each phase. An acceptable plan for tot lots to include a play structure and picnic tables, or approved equivalent. The tot lots and recreational open space trails shall be installed prior to final plat approval of each phase.</p>	<p>No trails in this phase</p>
<p>18. Prior to final plat approval of each phase, a wall of acceptable height and materials (6-foot block or concrete) or other combinations of landscaping, walls and/or fencing acceptable to the City, will be installed along the Trillium Drive and NE 35th Avenue to provide privacy and security to the residence, and uniformity in design as proposed by this application. Final landscaping and wall/fence plans shall be included with engineering plans of each phase.</p>	<p>Trillium Drive is currently named Woodburn Drive. Landscaping and fencing were provided on the approved construction drawings.</p>
<p>19. The applicant shall revise lots 19-22 of "A4", lots 1-7 of "A2", and lots 28-30 of "A2" to provide a minimum landscaped buffer of 10-feet to include fencing or wall in uniformity with the master plan.</p>	<p>Does not apply given that Phase 9 is not a part of Pod C</p>
<p>ENGINEERING</p>	

<p>20. The applicant shall revise the lot lines to be at right angles or radial to curved streets in accordance with CMC 17.19.030 (D2). The following lots be revised to comply with this requirement prior to final engineering plan approval and final plat approval: “A1” lots 1-5; “A3” lots 2, 3, 6, 7, 11, 12, 28, 29 and 31-33; “A4” lots 5, 30-32, 38-42 and 47; “B1” lots 4-6; “B2” lots 17, 18, 21-23, 28, 29 and 90-93.</p>	<p>Lot lines have been adjusted as practical</p>
<p>21. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan for the stormwater facilities located adjacent of NE Trillium Drive showing the proposed fencing, enhanced landscaping, view terrace, shade structure and bench materials and locations.</p>	<p>Installed and approved.</p>
<p>22. Prior to final engineering plan approval the applicant shall demonstrate that adequate site distance will be provided at any substandard curve radius on NE Trillium Drive and NE 35th Avenue, and that adequate advisory speed limit signage will be installed.</p>	<p>Does not apply to this phase</p>
<p>23. The applicant shall provide street extensions acceptable to the City to Tax Lot 31, 32, Tax Lot 33 and Tax Lot 4/1 in accordance with CMC 17.19.040 (B) (6a).</p>	<p>Does not apply to this phase</p>
<p>24. The applicant shall provide a minimum of 29 additional off street parking spaces with Alternate B (no school site) and a minimum of 24 on-street parking spaces with Alternate A (school site) in locations acceptable to the City prior to final engineering plan approval for the first phase and prior to final master plan approval.</p>	<p>Not applicable to this phase.</p>
<p>25. The applicant shall install the off-site water improvements as described in the Gray and Osborne memorandum of September 2005. The off-site water improvements in SE Crown Road from NE 3rd Ave. north to the development site shall be upsized for this development and for future area capacity as determined in said memorandum.... (Refer to decision for full text of this condition.)</p>	<p>Off-site water improvements are complete. This criterion is satisfied for all phases.</p>
<p>26. The applicant shall provide a left turn lane on SE 283rd Avenue with a minimum storage length of 100 feet for north bound traffic turning west bound into the project site on NE 35th Avenue. The applicant has proposed a temporary access point (refer to Exhibits 26 and 28) from the development to SE 283rd that is aligned 220 feet south of SE 23rd Street. Full ingress and ... (Refer to decision for full text of this condition.)</p>	<p>Roadway constructed during prior phases</p>

27. The applicant shall complete the installation of the off-site sewer improvements down SE Crown Road to connection with the existing City sewer system prior to issuance of building permits for any phase.	Constructed during prior phases
28. No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.	In compliance for Phase 9
29. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity <i>[Removed from this report for brevity.]</i>	In compliance for Phase 9
30. SEPA mitigation measures (Refer to decision for full text of these measures)	In compliance for Phase 9
CONDITIONS OF APPROVAL OF SUB11-01*	Included only the conditions that differed from SUB05-16
8. Installation of automatic fire sprinkler systems that comply with NFPA 13D or 13R will be required in all new dwellings. A note to this effect shall be placed on the face of the final plat.	Refer to Plat Note #5
9. An address monument acceptable to the Fire Marshal shall be placed at each private access tract (five in total) serving lots 20-22, 42 & 43, 54 & 55, 58-61 and 62-64 where the access tract leaves the public street. The address monuments shall be placed prior to issuance of final occupancy by the Building Department.	There are not any private access tracts in this phase.
12. The applicant shall revise the preliminary plat development standards table to remove the provisions for alley setbacks at the Rear Yard standard.	Development standards table on plat drawing complies

* The conditions of approval for SUB11-01 are substantially similar to the conditions of the original PRD approval. Staff noted where substantive differences occur. Refer to decisions if there is a discrepancy or error found in this report.

13. Pod 'C' permits both attached and detached housing development. The preliminary plat shall be revised to expressly allow zero or four foot side lot setbacks between lots to clarify this option and to avoid conflicts with CMC§18.09.040 Table 2 (note 2).	Does not apply to this phase
14. The applicant shall install recreational trails and directional signage prior to final acceptance of each phase. Signs directing residents to trails shall be installed near intersections with private and public roadways.	Does not apply to this phase
16. The applicant shall install a sign at each overflow parking area prior to final acceptance, which identifies the overflow parking lot is for temporary parking and note the HOA responsibilities.	Does not apply to this phase
17. The final plat notes for each phase shall include the required notes from SUB05-16, Condition #32, additional notes as required per this decision and those required per CMC §17.01.050 – Survey Content.	Plat notes are in compliance
CONDITIONS OF APPROVAL OF MINMOD12-08	
1. The applicant shall record the boundary line adjustments as approved with the Clark County auditor's office, and return a copy of the recorded documents to the city.	Compliance met
2. The applicant shall submit to the city a revised Final Master Plan drawing with the adjusted open space at Tract B, the revised northern property boundary, and reorder the Tracts accordingly (due to the loss of Tract "F").	Approved plan was superseded with the version approved with MinMod17-05.
3. This consolidated decision shall expire in one year if the approved boundary line adjustments are not recorded, in accordance with CMC§17.07.060.	Conditions were met and permit did not expire.
CONDITIONS OF APPROVAL OF MINMOD14-03	
	Decision applied to Phases 4 to 11 and divided Phase 5 into 5a and 5b.
1. The applicant shall provide one pedestrian path between Lots 188 and 176 in lieu of the alignment between Lots 149 and 163. For clarity, all trails/paths shall be shown on the revised Master Plan drawings, and site construction drawings.	Revised Master Plan is in compliance

2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within one year of the date of issuance of this decision; otherwise this decision shall be void.	Revised Master Plan was received on April 3, 2015. Condition was satisfied.
CONDITIONS OF APPROVAL MINMOD15-07	
1. Street trees shall be installed at the time of sidewalk installation and shall be inspected at the time of the sidewalk inspections.	Will comply
2. The developer/owner shall complete all required street tree planting within three years of the final plat recording date.	Will comply
CONDITIONS OF APPROVAL OF MINMOD16-03	
	This decision affects Phases 8, 9, and 10.
1. The applicant shall revise the phasing plan to include Tract R in one of the phases that has yet to receive final plat approval. 2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within six months of the date of issuance of this decision; otherwise this decision shall be void.	In compliance. Tract "R" is now within Phase 13. A revised master plan drawing was received consistent with these conditions. Approved plan was superseded with the version approved with MinMod17-05.

FINAL PLAT CRITERIA FOR APPROVAL (CMC 17.21.060-C)

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

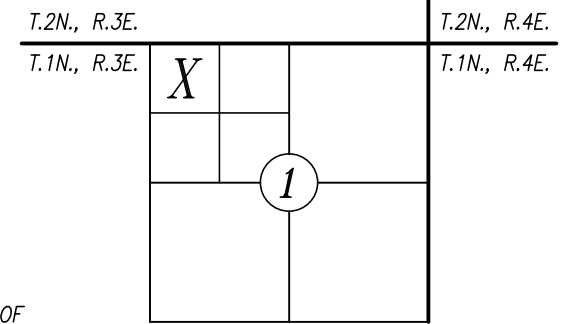
Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

RECOMMENDATION

Staff recommends that Council **APPROVE** the final plat of the Hills at Round Lake PRD, Phase 9 (file #FP16-10) as submitted.

THE HILLS AT ROUND LAKE PHASE 9

A SUBDIVISION IN THE NW 1/4, OF THE NW 1/4
SEC. 1, T 1 N, R 3 E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#05-16
(POD "B2" OF THE HILLS AT ROUND LAKE PRD)
OCTOBER 2017



CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR DATE _____

CITY OF CAMAS FINANCE DIRECTOR

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

CITY OF CAMAS FINANCE DIRECTOR DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

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

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

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

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNER DATE _____

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNER DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

THE HILLS AT ROUND LAKE - PHASE 9

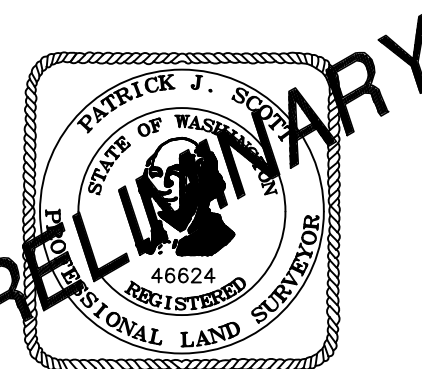
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

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

PATRICK J. SCOTT DATE _____
PROFESSIONAL LAND SURVEYOR NO. 46624



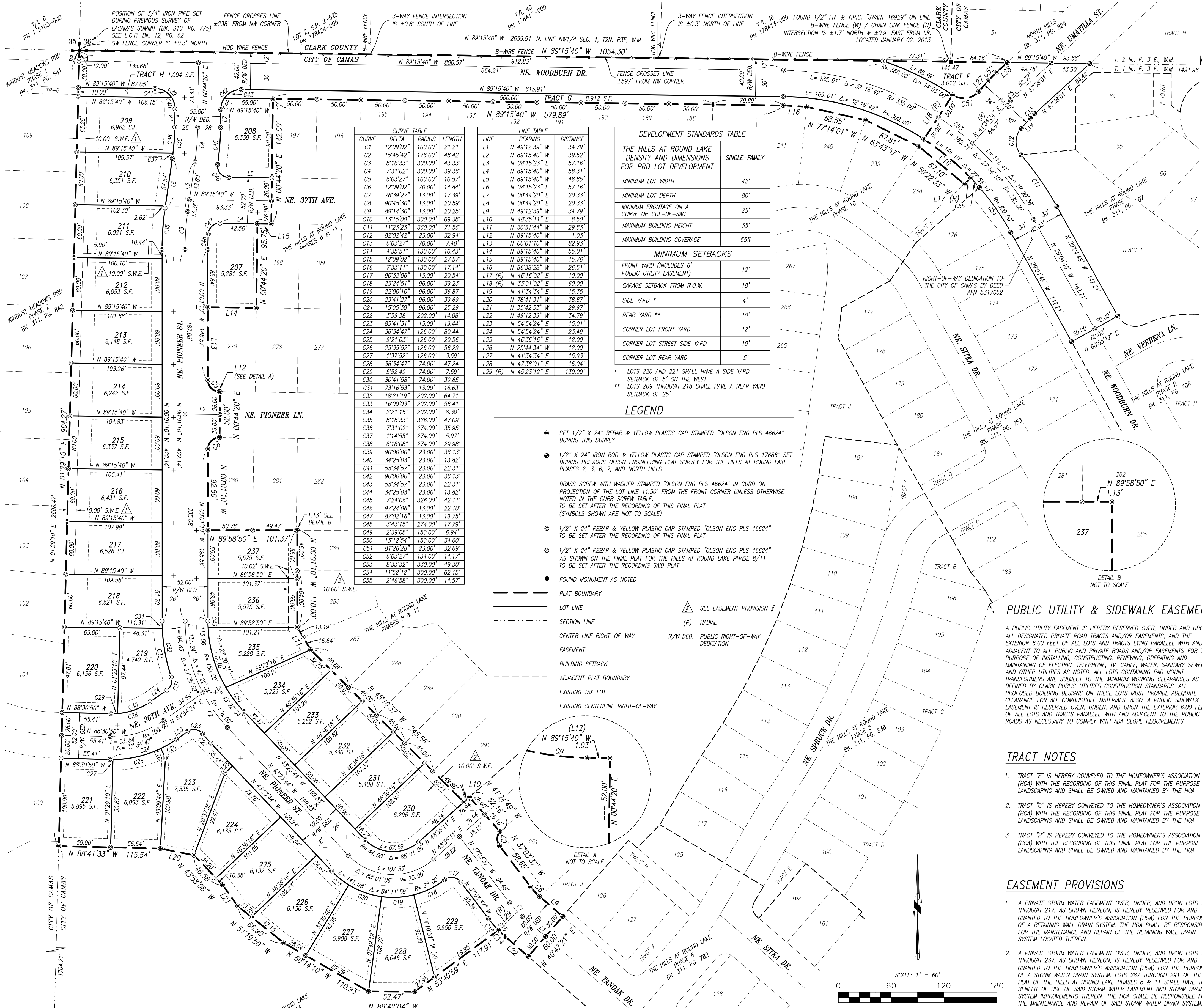
10/20/2017

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2017.

AUDITORS FILE NO. _____ BOOK OF PLATS _____ AT PAGE _____



CURVE	DELTA	RADIUS	LENGTH
C1	12'09"02"	100.00'	21.21'
C2	15'45'42"	176.00'	48.42'
C3	8'16'33"	300.00'	43.33'
C4	7'31'02"	300.00'	39.36'
C5	6'03'27"	100.00'	10.57'
C6	12'09'02"	70.00'	14.84'
C7	7'6'39'27"	13.00'	17.39'
C8	9'0'45'30"	13.00'	20.59'
C9	8'9'14'20"	13.00'	20.25'
C10	13'15'00"	300.00'	69.38'
C11	11'23'23"	360.00'	71.56'
C12	8'20'42"	23.00'	32.94'
C13	6'03'27"	70.00'	7.40'
C14	4'35'51"	130.00'	10.43'
C15	12'09'02"	130.00'	15.76'
C16	7'33'11"	130.00'	17.14'
C17	9'03'26"	13.00'	20.54'
C18	2'32'45"	96.00'	39.23'
C19	2'20'10"	96.00'	36.87'
C20	2'31'02"	96.00'	38.87'
C21	1'50'50"	96.00'	25.29'
C22	3'59'38"	202.00'	14.08'
C23	8'51'51"	13.00'	19.44'
C24	3'6'34'47"	126.00'	80.44'
C25	9'2'03"	126.00'	12.00'
C26	2'5'35'52"	126.00'	56.29'
C27	1'37'52"	126.00'	3.59'
C28	3'6'34'47"	74.00'	47.24'
C29	5'9'48"	74.00'	7.59'
C30	3'9'45'58"	74.00'	39.65'
C31	7'3'16'53"	13.00'	16.63'
C32	1'8'21'19"	202.00'	64.71'
C33	1'6'00'03"	202.00'	56.41'
C34	2'21'16"	202.00'	8.30'
C35	8'16'53"	326.00'	47.09'
C36	7'31'02"	274.00'	39.65'
C37	1'14'55"	274.00'	5.97'
C38	6'16'08"	274.00'	29.98'
C39	9'07'00"	23.00'	36.13'
C40	34'25'03"	23.00'	13.82'
C41	55'34'57"	23.00'	22.31'
C42	9'07'00"	23.00'	36.13'
C43	55'34'57"	23.00'	22.31'
C44	34'25'03"	23.00'	13.82'
C45	7'24'06"	326.00'	42.11'
C46	9'74'20"	13.00'	14.17'
C47	8'70'12"	13.00'	18.25'
C48	3'43'15"	274.00'	17.79'
C49	2'39'08"	150.00'	6.94'
C50	1'31'25"	150.00'	34.60'
C51	8'17'28"	23.00'	32.89'
C52	8'02'32"	23.00'	14.17'
C53	8'33'32"	330.00'	49.30'
C54	1'15'21"	300.00'	62.15'
C55	2'46'58"	300.00'	14.57'

LINE	BEARING	DISTANCE
L1	N 49°12'39" W	34.79'
L2	N 89°15'40" W	39.52'
L3	N 08°15'23" E	57.16'
L4	N 89°15'40" W	58.31'
L5	N 89°15'40" W	48.85'
L6	N 08°15'23" E	57.16'
L7	N 00°44'20" E	20.33'
L8	N 00°44'20" E	20.33'
L9	N 49°12'39" W	34.79'
L10	N 48°35'11" E	8.50'
L11	N 30°31'44" W	29.83'
L12	N 89°15'40" W	1.03'
L13	N 00°01'10" W	82.93'
L14	N 89°15'40" W	55.01'
L15	N 89°15'40" W	15.76'
L16	N 86°38'28" W	26.51'
L17 (R)	N 46°16'02" E	10.00'
L18 (R)	N 37°01'02" E	60.00'
L19	N 41°34'34" E	15.35'
L20	N 78°41'51" W	38.87'
L21	N 35°42'53" W	29.97'
L22	N 49°12'39" W	34.79'
L23	N 54°54'24" E	15.01'
L24	N 54°54'24" E	23.49'
L25	N 78°41'51" W	12.00'
L26	N 25°44'34" W	12.00'
L27	N 41°34'34" E	15.35'
L28	N 47°38'01" E	16.04'
L29 (R)	N 45°23'12" E	130.00'

DEVELOPMENT STANDARDS TABLE	
THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY
MINIMUM LOT WIDTH	42'
MINIMUM LOT DEPTH	80'
MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC	25'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	55%

MINIMUM SETBACKS	
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	12'
GARAGE SETBACK FROM R.O.W.	18'
SIDE YARD *	4'
REAR YARD **	10'
CORNER LOT FRONT YARD	12'
CORNER LOT STREET SIDE YARD	10'
CORNER LOT REAR YARD	5'

- LEGEND**
- SET 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
 - 1/2" X 24" IRON ROD & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 17866" SET DURING PREVIOUS OLSON ENGINEERING PLAT SURVEY FOR THE HILLS AT ROUND LAKE PHASES 2, 3, 6, 7, AND NORTH HILLS
 - + BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" IN CURB ON PROJECTION OF THE LOT LINE 11.50' FROM THE FRONT CORNER UNLESS OTHERWISE NOTED IN THE CURB SCREW TABLE. TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT (SYMBOLS SHOWN ARE NOT TO SCALE)
 - 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT
 - 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" AS SHOWN ON THE FINAL PLAT FOR THE HILLS AT ROUND LAKE PHASE 9 TO BE SET AFTER THE RECORDING OF SAID PLAT
 - FOUND MONUMENT AS NOTED

- PLAT BOUNDARY
- - - LOT LINE
- - - SECTION LINE
- - - CENTER LINE RIGHT-OF-WAY
- - - EASEMENT
- - - BUILDING SETBACK
- - - ADJACENT PLAT BOUNDARY
- - - EXISTING TAX LOT
- - - EXISTING CENTERLINE RIGHT-OF-WAY

- △ SEE EASEMENT PROVISION #
- (R) RADIAL
- R/W DED. PUBLIC RIGHT-OF-WAY DEDICATION

CURB SCREW TABLE	LOT LINE	DISTANCE
208/TRACT G		
209/TRACT H		13.25'

SCALE: 1" = 60'
BASIS OF BEARINGS
N 89°15'40" W ASSUMED ALONG THE NORTH LINE OF SEC. 1, T. 1 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NW CORNER AND THE NE CORNER THEREOF

PUBLIC UTILITY & SIDEWALK EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROADS AND/OR EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK COUNTY UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A PUBLIC SIDEWALK EASEMENT IS RESERVED OVER, UNDER, AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

TRACT NOTES

- TRACT "A" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE HOA
- TRACT "B" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE HOA
- TRACT "H" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE HOA

EASEMENT PROVISIONS

- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 209 THROUGH 217, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA) FOR THE PURPOSE OF A RETAINING WALL DRAIN SYSTEM. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE RETAINING WALL DRAIN SYSTEM LOCATED THEREIN.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 230 THROUGH 237, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA) FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. LOTS 287 THROUGH 291 OF THE PLAT OF THE HILLS AT ROUND LAKE PHASES 6 & 11 SHALL HAVE THE BENEFIT OF USE OF SAID STORM WATER EASEMENT AND STORM DRAINAGE SYSTEM IMPROVEMENTS THEREIN. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SAID STORM WATER DRAIN SYSTEM.

CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE COVENANTS & RESTRICTIONS (C.C.&R.'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM POND FACILITY LOCATED WITHIN TRACT A OF THE HILLS AT ROUND LAKE PHASE 4 (BK. 311, PG. 707)
- NO FURTHER SHORT PLATTING OR SUBDIVISION OF ANY LOT OR TRACT WILL BE PERMITTED.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13D STANDARD ARE REQUIRED IN ALL STRUCTURES.
- IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.P.) AND ADHERE TO THE PROCEDURES SPECIFIED IN THE CITY OF CAMAS MUNICIPAL CODE 16.31.150.
- THE HOA SHALL MONITOR AND MAINTAIN THE NATURAL AND SENSITIVE OPEN SPACE AREAS THAT ARE WITHIN THIS DEVELOPMENT AND AT THE INTERFACE OF LOTS THAT ARE DIRECTLY ADJACENT TO LACAMAS LAKE REGIONAL PARK. THE HOA C.C.&R.'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF WASTE DEBRIS OR OTHER WASTE INTO THESE AREAS AND BE RESPONSIBLE FOR RESULTING MITIGATION. THE HOA SHALL ALSO OWN AND MAINTAIN TOW LOTS.
- NECESSARY SIGHT DISTANCE EASEMENTS AND VEGETATION MANAGEMENT AREAS AS NOTED ON THIS PLAT ARE REQUIRED TO ENSURE THAT ADEQUATE SIGHT DISTANCE WILL BE MAINTAINED BY THE HOA OR INDIVIDUAL LANDOWNERS.
- ALL LOTS SHALL COMPLY WITH DEVELOPMENT STANDARDS AS SPECIFIED BY THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.

SURVEY REFERENCES

- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
- RECORD OF SURVEY BY HAEDORF, INC. FOR DON HOLSINGER AND BEN SHELDON (BK. 43, PG. 138)
- RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRELL ESTATE (BK. 10, PG. 19)
- PLAT OF LACAMAS SUMMIT BY OLSON ENGR., INC. (BK. 310, PAGE 775)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 1 BY OLSON ENGR., INC. (BK. 311, PG. 705)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 2 BY OLSON ENGR., INC. (BK. 311, PG. 706)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 3 BY OLSON ENGR., INC. (BK. 311, PG. 707)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 4 BY OLSON ENGR., INC. (BK. 311, PG. 700)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 5 BY OLSON ENGR., INC. (BK. 311, PG. 838)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 6 BY OLSON ENGR., INC. (BK. 311, PG. 782)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 7 BY OLSON ENGR., INC. (BK. 311, PG. 783)
- PLAT OF NORTH HILLS BY OLSON ENGR., INC. (BK. 311, PG. 829)

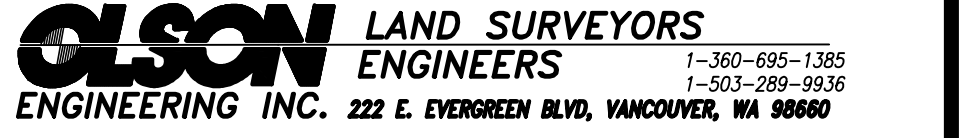
DEED REFERENCES

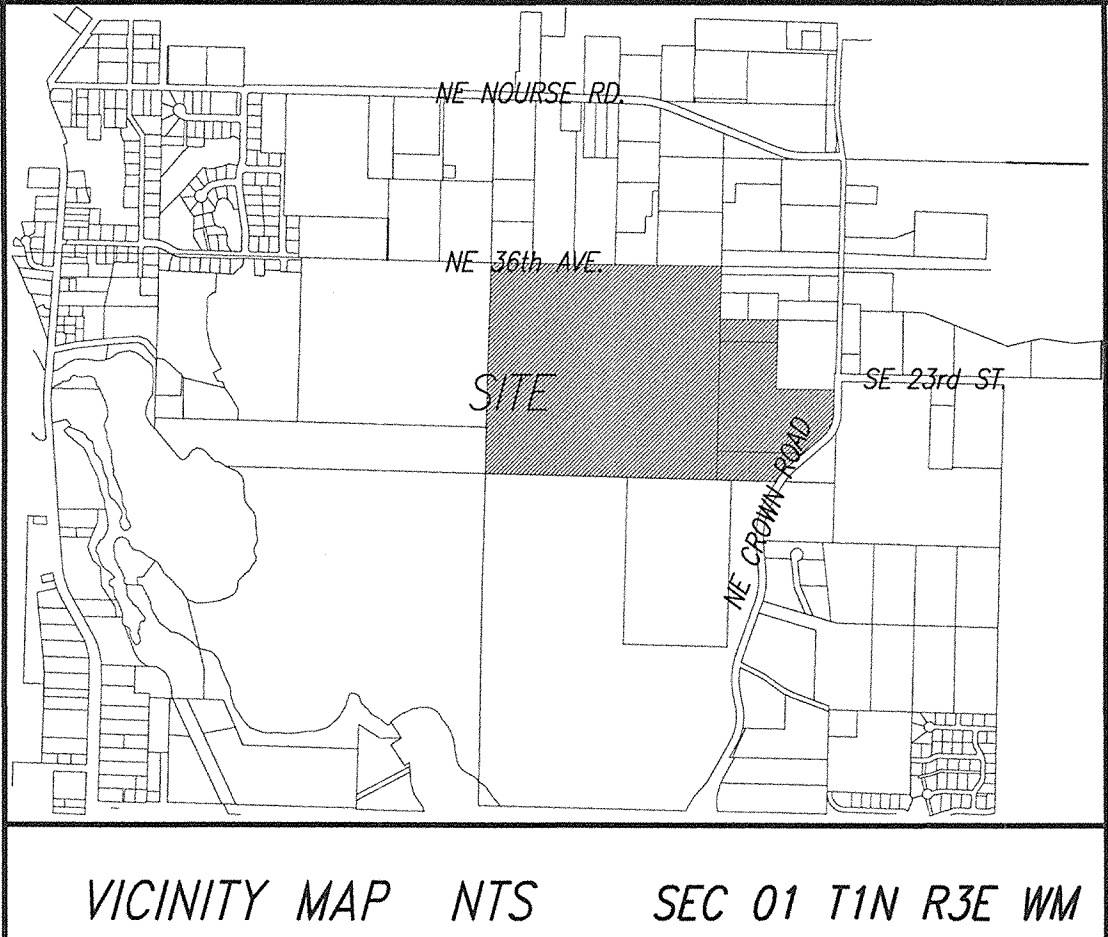
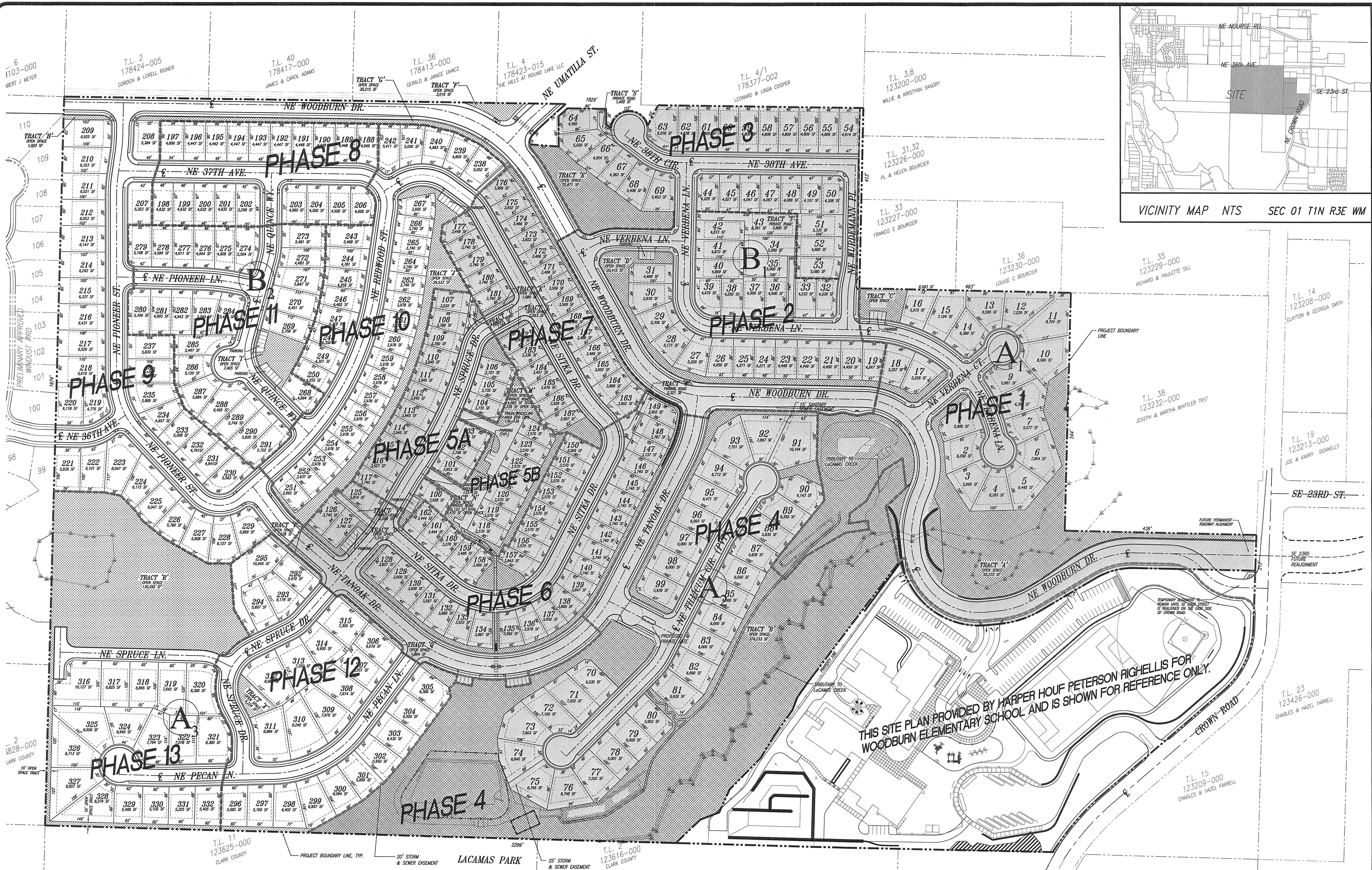
- GRANTOR: LOYAL LANDS COMPANY, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AF#: 4747795 D
DATE: 03/03/2011
- GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: LENNAR NORTHWEST, INC.
AF#: 4987684 D
DATE: 06/28/2013
- GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AF#: 4987684 BKA
DATE: 06/28/2013

LAND INVENTORY

TOTAL ACREAGE:	7.34 AC.	**TRACT A OF PHASE 4 (BK.311, PG.770)
TOTAL DEVELOPED ACREAGE:	7.34 AC.	INCLUDES THE OFFSITE STORM POND
TOTAL LOT AREA:	4.25 AC.	INFRASTRUCTURE
TOTAL INFRASTRUCTURE AREA**	2.79 AC.	TRACT A OF PHASE 4: 7.02 AC.
(EXCLUSIVE OF OFFSITE STORM POND)		
TOTAL TRACT AREA:	0.30 AC.	
TOTAL CRITICAL AREA:	0.00 AC.	
TOTAL RECREATIONAL OPEN SPACE:	0.00 AC.	

PG. 1 OF 1 JOB# 7436.03.02

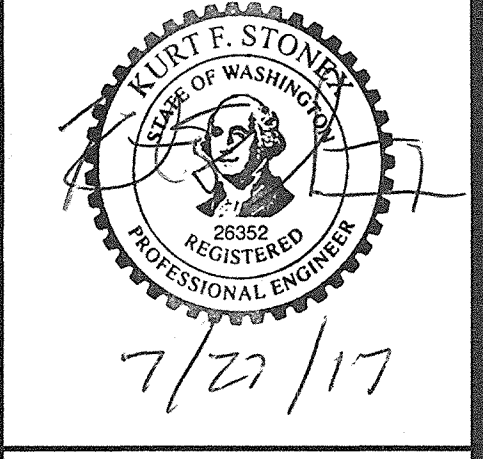




PHASING PLAN FOR:

THE HILLS AT ROUND LAKE P.R.D.

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660



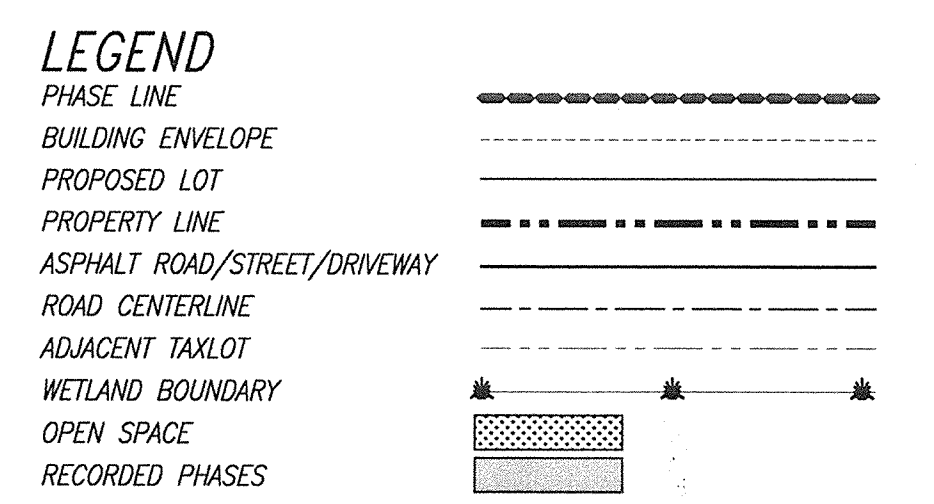
CHANGES / REVISIONS

DESCRIPTION	DATE
REV'S PER CITY OF CAMAS COMMENTS	08/24/10
REV'S PER CITY OF CAMAS COMMENTS	09/22/10
REV'S FOR LOTS/TRACTS IN PHASES 5, 6, 7, REV'S FOR PHASING	02/21/14
REV'S FOR LOT NUMBERS IN PHASES 5, 6, 7; ADD PHASE NUMBERS	03/13/14
REVISE PHASES 8, 9, 10 & 11	02/26/16
ADD PHASE NUMBERS	05/23/16
PHASE 12 & 13 REVISIONS	07/25/17
PHASE 12 & 13 REVISIONS	07/27/17

DESIGNED: WP/OEI
DRAWN: REB/MRO
CHECKED: KFS
DATE: AUGUST 2010
SCALE: H: 1" = 100'
V:
COPYRIGHT 2014, OLSON ENGINEERING, INC.
THE HILLS AT ROUND LAKE
JOB NO. 7436.03.02
SHEET
MP2

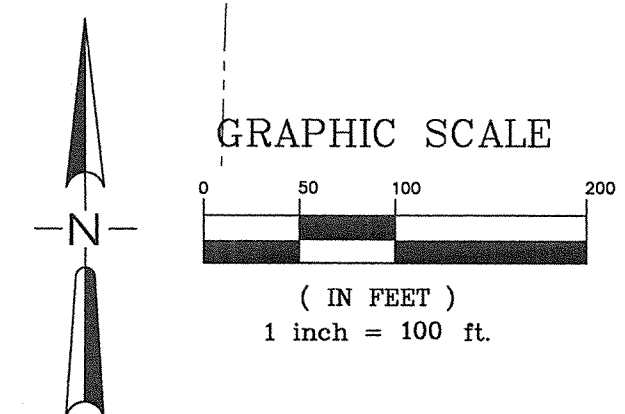
PHASING NOTES

- PHASING SHALL GENERALLY FOLLOW THE PHASING LINES AS INDICATED ON THE PLAN WITH UP TO 14 PHASES. PHASING LINES MAY BE ADJUSTED SLIGHTLY DEPENDING ON MARKET CONDITIONS, CONSTRUCTION RELATED ISSUES, ETC. EVEN THOUGH PHASES ARE LISTED AS PHASES 1 THROUGH 13, PHASING SHALL NOT NECESSARILY FOLLOW ANY PREDETERMINED ORDER. SOME PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY.
- MANY PHASES WILL EITHER REQUIRE FILL MATERIAL OR WILL REQUIRE REMOVAL OF MATERIAL IN ORDER TO ESTABLISH FINAL LOT AND/OR ROAD GRADES. DEPENDING ON THE ORDER OF CONSTRUCTION, THE MATERIAL MAY BE BORROWED FROM OR STOCKPILED IN OTHER PHASES.



APPLICANT/OWNER:
HILLS AT ROUND LAKE, LLC
P.O. BOX 87970
VANCOUVER, WA 98687
PH: (360) 907-5746

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mkeo@olsonengr.com



PENS: /consultant3.ctb
PLOT: j:/data/7000/7400/7430/7436/SCHOOL EXHIBIT/7436.p.master.plan.dwg



STAFF REPORT

FINAL PLAT FOR HILLS AT ROUND LAKE PRD, PHASES 8 & 11

FILE NO. FP17-01

Associated File Numbers: SUB05-16; SUB11-01; MinMod17-05 (Phs. 12 & 13); MinMod16-03; MinMod15-07; MISC15-02; MinMod14-03; MinMod12-08; FP13-03 (Phs. 1, 2, 3); FP14-07 (Ph. 4); FP16-05 (Ph. 5); FP15-02 (Ph. 6); FP15-03 (Ph. 7); FP16-10(pending for Phase 9); FP16-11 (Ph. 10); FP17-02 (pending for Phases 12 &13); and BLA13-02 through BLA13-08

TO: Mayor Higgins
City Council

FROM: Sarah Fox, Senior Planner

DATE: October 24, 2017

LOCATION: The development is located west of NE Woodburn Drive and is along NE Pioneer Street. The project can also be described as Tax assessor #122997-000, and NW ¼ of Section 1, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington.

OWNER: Hills at Round Lake, LLC
P.O. Box 87970
Vancouver, WA 98687

APPLICABLE LAW: The application was submitted March 24, 2017, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION	
Total Area: 6.85 acres	Recreational open space: 0.21
Lots: 43 single-family lots	Storm Pond: Shared facility is located offsite at Tract A of Phase 4
Critical Areas: None in this phase	

SUMMARY

The Hills at Round Lake is a 333 lot planned residential development, which received master plan approval on October 4, 2010. The master plan included 13 phases; whereas the preliminary plan had seven. The request is for final plat approval for Phases 8 and 11, which were originally part of “Pod B2” on the Master Plan.

This staff report addresses the requirements for final plat approval. Staff found that the applicant met the requirements in accordance with CMC§17.21.060. Lot numbers and street names within the

conditions of the preliminary approval differ from the final plat due to subsequent modifications. Where these occurred, staff made note of the changes.

CONDITIONS OF APPROVAL (SUB05-16)	FINDINGS
<p>1. Stormwater treatment including nutrient control and detention facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater calculations shall be submitted at the time of final construction plan submittal.</p>	<p>Final calculations are on file.</p>
<p>2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.</p>	<p>In compliance for Phases 8 & 11</p>
<p>3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.</p>	<p>In compliance for Phases 8 & 11</p>
<p>4. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.</p>	<p>Signs, lights, and striping are bonded</p>
<p>5. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.</p>	<p>Fee was paid as required.</p>
<p>6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.</p>	<p>A monument sign was not submitted for this phase. Locations for monument signs were approved on the preliminary landscape plans</p>

<p>7. A homeowner’s association (HOA) will be required for this development. The applicant will be required to furnish a copy of the C.C. & R.’s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. & R.’s for maintenance of the stormwater detention and treatment facilities, any storm drainage system, fencing, landscaping, retaining walls, Tracts or easements outside the City’s right of way (if applicable).</p>	<p>Homeowner CC&R’s indicate that Phase 4 will annex Phases 8 & 11</p>
<p>8. Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.</p>	<p>Will comply</p>
<p>9. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.</p>	<p>Will comply</p>
<p>10. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals.</p>	<p>Will comply</p>
<p>PLANNING</p>	
<p>11. A final master plan shall be approved prior to final plat approval of any phase. The final master plan shall include lot design and layout of all proposed “Pods” and all other conditions as required for approval pursuant to Chapter 18.23 and Chapter 17.13 CMC.</p>	<p>Approved on October 4, 2010 and has been superseded by a master plan dated July 27, 2017</p>
<p>12. The sequencing of the proposed phases is not approved with this preliminary master plan. The sequence of the phasing plan shall be approved with the final master plan with the exception of the school site, which is approved as part of phase one.</p>	<p>Approved with 13 phases on October 4, 2010</p>
<p>13. Sales Offices: The applicant is permitted to operate one sales office in a model home and/or trailer per phase.</p>	<p>There were seven phases with the preliminary approval and now there are 13 phases.</p>
<p>a. There are seven proposed locations that shall be allowed placement of a sales office and/or model home.</p>	<p>This condition is inconsistent with the previous condition.</p>

<p>b. Occupancy of a unit as sales office shall expire 18 months from the date of building permit issuance for said sales office, unless prior to this date the applicant provides a written request to the Community Development Director for an extension. The Community Development director may grant a one-time reasonable extension not to exceed one year upon a showing that more than 10 lots remain unsold in the phase in which the sales office is located...(Refer to decision for full text of this condition.)</p>	<p>Will comply if sales office is requested.</p>
<p>14. Lots adjacent to the Type II Stream shall maintain the 50-foot buffer as established in the Development Agreement (#4017467).</p>	<p>Phases 8 & 11 are not adjacent to the stream.</p>
<p>15. The applicant shall revise lots adjacent to the Class III wetlands to maintain a 50-foot buffer and as established in the Development Agreement (#4017467).</p>	<p>In compliance for previous phases</p>
<p>16. Multi-family housing and single-family attached housing (Pod C) shall be subject to Design Review approval prior to issuance of building permits.</p>	<p>Phases 8 & 11 are all single-family detached.</p>
<p>17. The applicant shall be required to provide final landscape plans acceptable to the City prior to final engineering approval of each phase. An acceptable plan for tot lots to include a play structure and picnic tables, or approved equivalent. The tot lots and recreational open space trails shall be installed prior to final plat approval of each phase.</p>	<p>No trails in this phase</p>
<p>18. Prior to final plat approval of each phase, a wall of acceptable height and materials (6-foot block or concrete) or other combinations of landscaping, walls and/or fencing acceptable to the City, will be installed along the Trillium Drive and NE 35th Avenue to provide privacy and security to the residence, and uniformity in design as proposed by this application. Final landscaping and wall/fence plans shall be included with engineering plans of each phase.</p>	<p>Trillium Drive is currently named Woodburn Drive. Landscaping and fencing were provided on the approved construction drawings.</p>
<p>19. The applicant shall revise lots 19-22 of "A4", lots 1-7 of "A2", and lots 28-30 of "A2" to provide a minimum landscaped buffer of 10-feet to include fencing or wall in uniformity with the master plan.</p>	<p>Does not apply given that Phases 8 & 11 are not part of Pod C</p>

ENGINEERING	
<p>20. The applicant shall revise the lot lines to be at right angles or radial to curved streets in accordance with CMC 17.19.030 (D2). The following lots be revised to comply with this requirement prior to final engineering plan approval and final plat approval: "A1" lots 1-5; "A3" lots 2, 3, 6, 7, 11, 12, 28, 29 and 31-33; "A4" lots 5, 30-32, 38-42 and 47; "B1" lots 4-6; "B2" lots 17, 18, 21-23, 28, 29 and 90-93.</p>	<p>Lot lines have been adjusted as practical</p>
<p>21. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan for the stormwater facilities located adjacent of NE Trillium Drive showing the proposed fencing, enhanced landscaping, view terrace, shade structure and bench materials and locations.</p>	<p>Installed and approved.</p>
<p>22. Prior to final engineering plan approval the applicant shall demonstrate that adequate site distance will be provided at any substandard curve radius on NE Trillium Drive and NE 35th Avenue, and that adequate advisory speed limit signage will be installed.</p>	<p>Does not apply to this phase</p>
<p>23. The applicant shall provide street extensions acceptable to the City to Tax Lot 31, 32, Tax Lot 33 and Tax Lot 4/1 in accordance with CMC 17.19.040 (B) (6a).</p>	<p>Does not apply to this phase</p>
<p>24. The applicant shall provide a minimum of 29 additional off street parking spaces with Alternate B (no school site) and a minimum of 24 on-street parking spaces with Alternate A (school site) in locations acceptable to the City prior to final engineering plan approval for the first phase and prior to final master plan approval.</p>	<p>Not applicable to this phase.</p>
<p>25. The applicant shall install the off-site water improvements as described in the Gray and Osborne memorandum of September 2005. The off-site water improvements in SE Crown Road from NE 3rd Ave... (Refer to decision for full text of this condition.)</p>	<p>Off-site water improvements are complete. This criterion is satisfied for all phases.</p>
<p>26. The applicant shall provide a left turn lane on SE 283rd Avenue with a minimum storage length of 100 feet for north bound traffic turning west bound into the project site on NE 35th Avenue... (Refer to decision for full text of this condition.)</p>	<p>Roadway constructed during prior phases</p>
<p>27. The applicant shall complete the installation of the off-site sewer improvements down SE Crown Road to connection with the existing City sewer system prior to issuance of building permits for any phase.</p>	<p>Constructed during prior phases</p>

28. No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.	In compliance for Phases 8 & 11
29. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity <i>[Removed from this report for brevity.]</i>	In compliance for Phases 8 & 11
30. SEPA mitigation measures (Refer to decision for full text of these measures)	In compliance for Phases 8 & 11
CONDITIONS OF APPROVAL OF SUB11-01*	Included only the conditions that differed from SUB05-16
8. Installation of automatic fire sprinkler systems that comply with NFPA 13D or 13R will be required in all new dwellings. A note to this effect shall be placed on the face of the final plat.	Refer to Plat Note #5
9. An address monument acceptable to the Fire Marshal shall be placed at each private access tract (five in total) serving lots 20-22, 42 & 43, 54 & 55, 58-61 and 62-64 where the access tract leaves the public street. The address monuments shall be placed prior to issuance of final occupancy by the Building Department.	There are not any private access tracts in this phase.
12. The applicant shall revise the preliminary plat development standards table to remove the provisions for alley setbacks at the Rear Yard standard.	Development standards table on plat drawing complies
13. Pod 'C' permits both attached and detached housing development. The preliminary plat shall be revised to expressly allow zero or four foot side lot setbacks between lots to clarify this option and to avoid conflicts with CMC§18.09.040 Table 2 (note 2).	Development standards table on plat drawing complies

* The conditions of approval for SUB11-01 are substantially similar to the conditions of the original PRD approval. Staff noted where substantive differences occur. Refer to decisions if there is a discrepancy or error found in this report.

14. The applicant shall install recreational trails and directional signage prior to final acceptance of each phase. Signs directing residents to trails shall be installed near intersections with private and public roadways.	No trails within this phase
16. The applicant shall install a sign at each overflow parking area prior to final acceptance, which identifies the overflow parking lot is for temporary parking and note the HOA responsibilities.	Overflow parking signs are bonded and will be installed prior to final acceptance.
17. The final plat notes for each phase shall include the required notes from SUB05-16, Condition #32, additional notes as required per this decision and those required per CMC §17.01.050 – Survey Content.	Plat notes are in compliance
CONDITIONS OF APPROVAL OF MINMOD12-08	
1. The applicant shall record the boundary line adjustments as approved with the Clark County auditor’s office, and return a copy of the recorded documents to the city.	Compliance met
2. The applicant shall submit to the city a revised Final Master Plan drawing with the adjusted open space at Tract B, the revised northern property boundary, and reorder the Tracts accordingly (due to the loss of Tract “F”).	Approved plan was superseded with the version approved with MinMod17-05.
3. This consolidated decision shall expire in one year if the approved boundary line adjustments are not recorded, in accordance with CMC§17.07.060.	Conditions were met and permit did not expire.
CONDITIONS OF APPROVAL OF MINMOD14-03	
	Decision applied to Phases 4 to 11 and divided Phase 5 into 5a and 5b.
1. The applicant shall provide one pedestrian path between Lots 188 and 176 in lieu of the alignment between Lots 149 and 163. For clarity, all trails/paths shall be shown on the revised Master Plan drawings, and site construction drawings.	Compliance met
2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within one year of the date of issuance of this decision; otherwise this decision shall be void.	Revised Master Plan was received on April 3, 2015. Condition was satisfied.
CONDITIONS OF APPROVAL MINMOD15-07	

1. Street trees shall be installed at the time of sidewalk installation and shall be inspected at the time of the sidewalk inspections.	Will comply
2. The developer/owner shall complete all required street tree planting within three years of the final plat recording date.	Will comply
CONDITIONS OF APPROVAL OF MINMOD16-03	This decision affects Phases 8, 9, and 10.
1. The applicant shall revise the phasing plan to include Tract R in one of the phases that has yet to receive final plat approval. 2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within six months of the date of issuance of this decision; otherwise this decision shall be void.	In compliance. Tract "R" is now within Phase 13. A revised master plan drawing was received consistent with these conditions. Approved plan was superseded with the version approved with MinMod17-05.

FINAL PLAT CRITERIA FOR APPROVAL (CMC 17.21.060-C)

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

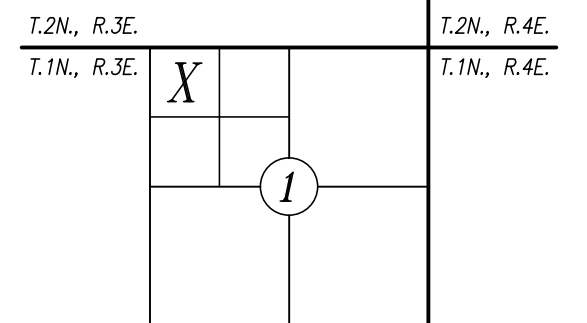
Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

RECOMMENDATION

Staff recommends that Council **APPROVE** the final plat of the Hills at Round Lake PRD, Phases 8 & 11 (file #FP17-01) as submitted.

THE HILLS AT ROUND LAKE PHASES 8 & 11

A SUBDIVISION IN THE NW 1/4, OF THE NW 1/4
SEC. 1, T 1 N, R 3 E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#05-16
(POD "B2" OF THE HILLS AT ROUND LAKE PRD)
ORIGINALLY APPROVED AS THE HILLS AT ROUND LAKE PHASES 8 AND 11
OCTOBER 2017



CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR DATE _____

CITY OF CAMAS FINANCE DIRECTOR

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

APPROVED BY _____ CITY OF CAMAS FINANCE DIRECTOR DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

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

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

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

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE _____

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

THE HILLS AT ROUND LAKE - PHASES 8 & 11

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

APPROVED BY _____ CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

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

PATRICK J. SCOTT DATE _____
PROFESSIONAL LAND SURVEYOR NO. 46624



10/20/2017

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2017.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____.



PUBLIC UTILITY & SIDEWALK EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND THE ADJACENT 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROADS AND/OR EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTS.

TRACT NOTES

1. TRACT "1" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF RECREATIONAL OPEN SPACE AND RESIDENT OVERFLOW PARKING, AND SHALL BE OWNED AND MAINTAINED BY THE HOA.

LAND INVENTORY

TOTAL ACREAGE:	6.85 AC.	**TRACT A OF PHASE 4 (BK.311, PG.770)
TOTAL DEVELOPED ACREAGE:	6.85 AC.	INCLUDES THE OFFSITE STORM POND
TOTAL LOT AREA:	4.93 AC.	INFRASTRUCTURE
TOTAL INFRASTRUCTURE AREA**:	1.71 AC.	TOTAL TRACT A OF PHASE 4:
(EXCLUSIVE OF OFFSITE STORM POND)		7.02 AC.
TOTAL TRACT AREA:	0.00 AC.	
TOTAL CRITICAL AREA:	0.00 AC.	
TOTAL RECREATIONAL OPEN SPACE:	0.21 AC.	
(TRACT 7)		

LEGEND

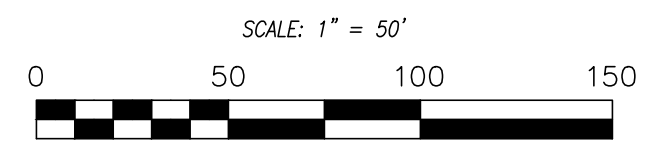
- SET 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- PLAT BOUNDARY
- LOT LINE
- PHASE LINE (FOR REFERENCE ONLY)
- SECTION LINE
- CENTER LINE RIGHT-OF-WAY
- EXISTING TAX LOT
- CENTERLINE RIGHT-OF-WAY OTHER PLAT PHASES
- (R) RADIAL

DEVELOPMENT STANDARDS TABLE

THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY
MINIMUM LOT WIDTH	42'
MINIMUM LOT DEPTH	80'
MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC	25'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	55%
MINIMUM SETBACKS	
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	12'
GARAGE SETBACK FROM R.O.W.	18'
SIDE YARD	4'
REAR YARD	10'
CORNER LOT FRONT YARD	12'
CORNER LOT STREET SIDE YARD	10'
CORNER LOT REAR YARD	5'

BASIS OF BEARINGS

N 89°15'40" W ASSUMED ALONG THE NORTH LINE OF SEC. 1, T. 1 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NW CORNER AND THE NE CORNER THEREOF.



CITY OF CAMAS REQUIRED NOTES

1. A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE COVENANTS & RESTRICTIONS (C.C.&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM POND FACILITY LOCATED WITHIN TRACT A OF THE HILLS AT ROUND LAKE PHASE 4 (BK. 311, PG. 770).
2. NO FURTHER SHORT PLATTING OR SUBDIVISION OF ANY LOT OR TRACT WILL BE PERMITTED.
3. A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS.
4. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13D STANDARD ARE REQUIRED IN ALL STRUCTURES.
6. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MUNICIPAL CODE 16.31.150.
7. THE HOA SHALL MONITOR AND MAINTAIN THE NATURAL AND SENSITIVE OPEN SPACE AREAS THAT ARE WITHIN THIS DEVELOPMENT AND AT THE INTERFACE OF LOTS THAT ARE DIRECTLY ADJACENT TO LACAMAS LAKE REGIONAL PARK. THE HOA C.C.&R'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS OR OTHER WASTE INTO THESE AREAS AND BE RESPONSIBLE FOR RESULTING MITIGATION. THE HOA SHALL ALSO OWN AND MAINTAIN TOT LOTS.
8. NECESSARY SIGHT DISTANCE EASEMENTS AND VEGETATION MANAGEMENT AREAS AS NOTED ON THIS PLAT ARE REQUIRED TO ENSURE THAT ADEQUATE SIGHT DISTANCE WILL BE MAINTAINED BY THE HOA OR INDIVIDUAL LANDOWNER'S.
9. ALL LOTS SHALL COMPLY WITH DEVELOPMENT STANDARDS AS SPECIFIED BY THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.

SURVEY REFERENCES

1. RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
2. RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELDON (BK. 43, PG. 130)
3. RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRILL ESTATE (BK. 10, PG. 19)
4. PLAT OF LACAMAS HILLS BY OLSON ENGR., INC. (BK. 310, PAGE 775)
5. PLAT OF THE HILLS AT ROUND LAKE - PHASE 1 BY OLSON ENGR., INC. (BK. 311, PG. 705)
6. PLAT OF THE HILLS AT ROUND LAKE - PHASE 2 BY OLSON ENGR., INC. (BK. 311, PG. 706)
7. PLAT OF THE HILLS AT ROUND LAKE - PHASE 3 BY OLSON ENGR., INC. (BK. 311, PG. 707)
8. PLAT OF THE HILLS AT ROUND LAKE - PHASE 4 BY OLSON ENGR., INC. (BK. 311, PG. 770)
9. PLAT OF THE HILLS AT ROUND LAKE - PHASE 5 BY OLSON ENGR., INC. (BK. 311, PG. 838)
10. PLAT OF THE HILLS AT ROUND LAKE - PHASE 6 BY OLSON ENGR., INC. (BK. 311, PG. 782)
11. PLAT OF THE HILLS AT ROUND LAKE - PHASE 7 BY OLSON ENGR., INC. (BK. 311, PG. 783)

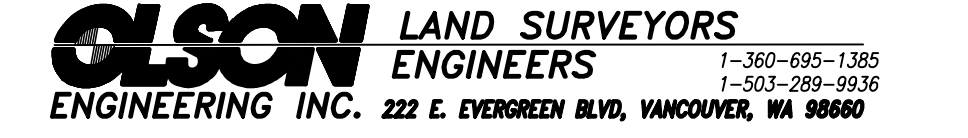
DEED REFERENCES

- GRANTOR: LOYAL LANDS COMPANY, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
A/F: 474785 D
DATE: 03/03/2011
- GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: LENMAR NORTHWEST, INC.
A/F: 4987684 D
DATE: 06/28/2013
- GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
A/F: 4987683 BLA
DATE: 06/28/2013

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 3.32-130-090.

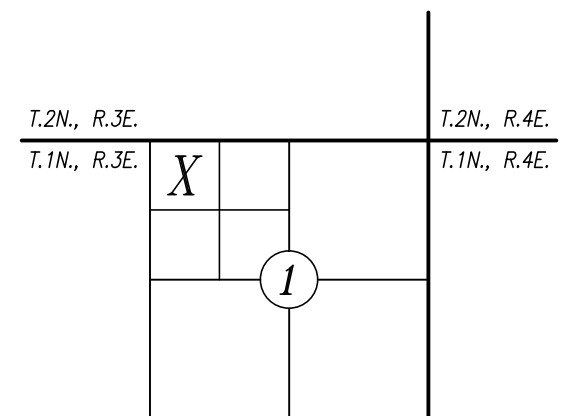
PG. 1 OF 3 JOB# 7436.03.02



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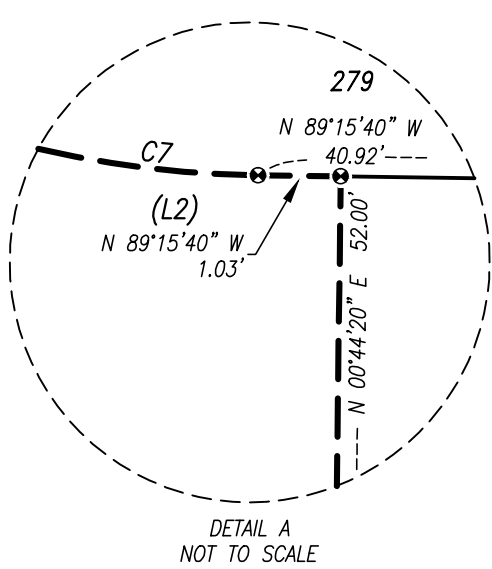
THE HILLS AT ROUND LAKE PHASES 8 & 11

A SUBDIVISION IN THE NW 1/4, OF THE NW 1/4
SEC. 1, T 1 N, R 3 E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#05-16
(POD "B2" OF THE HILLS AT ROUND LAKE PRD)
ORIGINALLY APPROVED AS THE HILLS AT ROUND LAKE PHASES 8 AND 11
OCTOBER 2017

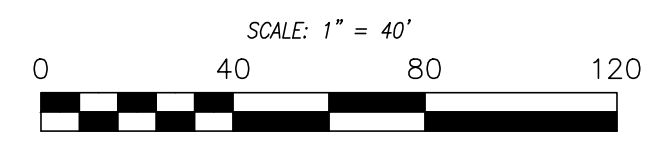


EASEMENT PROVISIONS

- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 199 THROUGH 202, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 198 THROUGH 201 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 198 THROUGH 202 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 203 AND 204, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 204 AND 205 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 203 THROUGH 205 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 281 THROUGH 284, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 280 THROUGH 283 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 280 THROUGH 284 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 269 THROUGH 272 AND TRACT "Y", AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 269 THROUGH 273 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 269 THROUGH 273 AND TRACT "Y" SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- LOTS 287 THROUGH 291 SHALL BENEFIT FROM THE PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 230 THROUGH 237 AS SHOWN ON THE PLAT OF THE HILLS AT ROUND LAKE PHASE 9 AS GRANTED TO THE HOMEOWNERS' ASSOCIATION, STORM WATER DRAIN SYSTEMS FOR LOTS 287 THROUGH 291 SHALL CONNECT TO THE STORM WATER DRAINAGE IMPROVEMENTS LOCATED WITHIN SAID PHASE 9 PRIVATE STORM WATER EASEMENT. (SEE PAGE 3 OF 3)



MATCH LINE SEE PAGE 3 OF 3



BASIS OF BEARINGS

N 89°15'40" W ASSUMED ALONG THE NORTH LINE OF SEC. 1,
T. 1 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN
PLACE AT THE NW CORNER AND THE NE CORNER THEREOF

FOUND 1" IRON PIPE W/INSET Y.P.C.
STAMPED "TANDY 21581" DURING PREVIOUS
SURVEY (BK. 49, PG. 125)
SEE L.C.R. BK. 13, PG. 244/248
(NOT VISITED DURING THIS SURVEY)

LINE	BEARING	DISTANCE
L1	N 44°44'34" W	6.33'
L2	N 89°15'40" W	1.03'
L3	N 89°15'40" W	15.76'
L4	N 66°55'54" W (R)	12.00'
L5	N 15°15'30" E (R)	12.00'
L6	N 89°15'40" W	1.79'

CURVE	DELTA	RADIUS	LENGTH
C1	67°15'10"	44.00'	51.65'
C2	43°7'06"	624.00'	50.30'
C3	98°18'45"	13.00'	22.31'
C4	89°01'52"	13.00'	20.20'
C5	41°7'53"	624.00'	46.81'
C6	90°45'30"	13.00'	20.59'
C7	89°14'30"	13.00'	20.25'
C8	90°00'00"	13.00'	20.42'
C9	90°00'00"	13.00'	20.42'
C10	97°23'44"	44.00'	74.79'
C11	30°08'35"	44.00'	23.15'
C12	30°08'35"	70.00'	36.83'
C13	30°08'35"	90.00'	50.51'
C14	89°51'25"	13.00'	20.39'
C15	90°10'13"	13.00'	20.46'
C16	3°49'10"	124.00'	8.27'
C17	77°26'00"	13.00'	17.57'
C18	77°26'00"	13.00'	17.57'
C19	8°46'23"	124.00'	18.99'
C20	8°30'57"	124.00'	18.43'
C21	0°15'26"	124.00'	0.56'

LEGEND

- SET 1/2" x 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- + BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" IN CURB ON PROJECTION OF THE LOT LINE 11.50' FROM THE FRONT CORNER UNLESS OTHERWISE NOTED IN THE CURB SCREW TABLE (SEE SHEETS 2 OF 3 AND 3 OF 3) TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT (SYMBOLS SHOWN ARE NOT TO SCALE)
- ⊙ 1/2" x 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT
- PLAT BOUNDARY
- LOT LINE
- SECTION LINE
- CENTER LINE RIGHT-OF-WAY
- EASEMENT
- BUILDING SETBACK
- EXISTING TAX LOT
- CENTERLINE RIGHT-OF-WAY OTHER PLAT PHASES
- △ SEE EASEMENT PROVISION #
- (R) RADIAL
- R/W DED. PUBLIC RIGHT-OF-WAY DEDICATION

LOT LINE	DISTANCE
288/TRACT I, 271/272, 284/285	11.90'
274/275	11.70'
285/286, 286/287, 287/288	4.25'



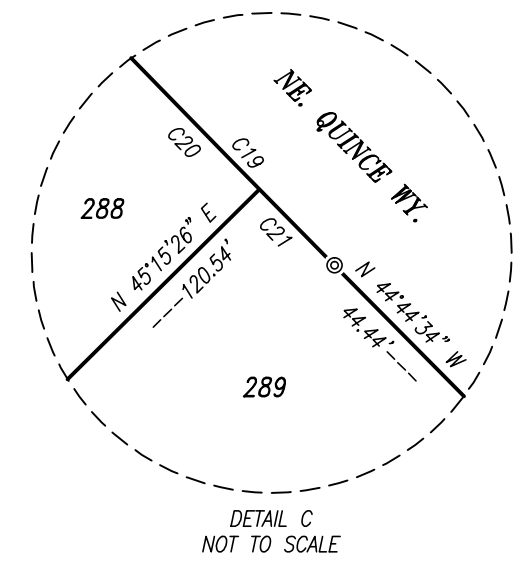
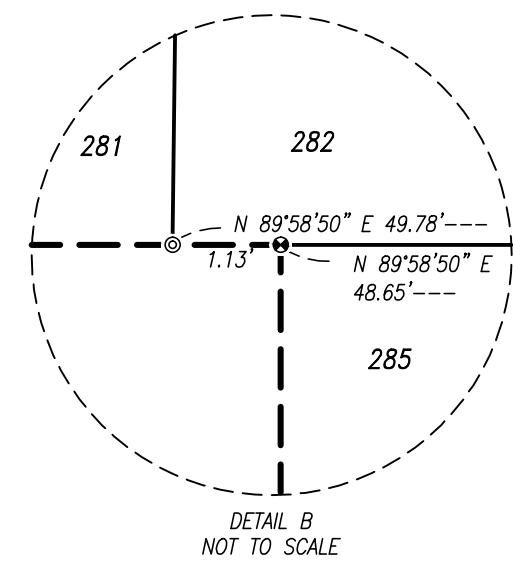
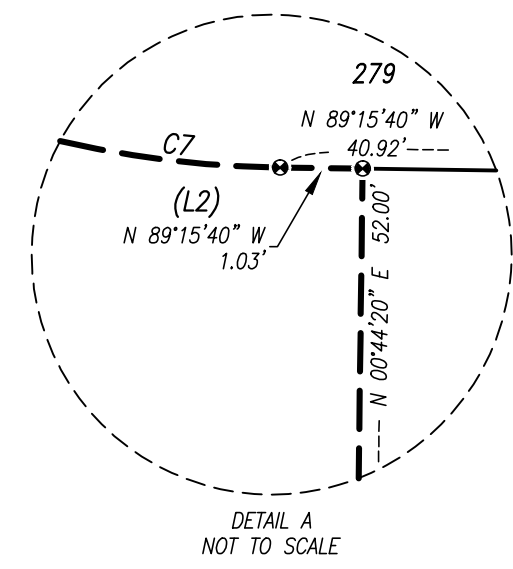
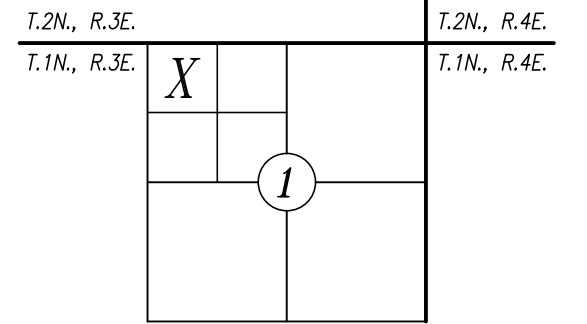
PG. 2 OF 3 JOB# 7436.03.02

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, YANCOUVER, WA 99066
1-360-695-1385
1-509-289-9938

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FILE: J:\DATA\7000\7400\7436\SURVEY\PLATS\7436S.PLAT PH-8-11_PG2-3.DWG

THE HILLS AT ROUND LAKE PHASES 8 & 11

A SUBDIVISION IN THE NW 1/4, OF THE NW 1/4
SEC. 1, T 1 N, R 3 E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#05-16
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OCTOBER 2017

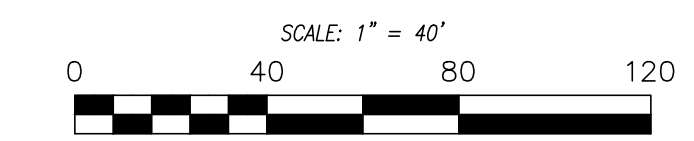


MATCH LINE
SEE PAGE 2 OF 3

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	N 44°44'34" W	6.33	C1	67°15'10"	44.00'	51.65'
L2	N 89°15'40" W	1.03	C2	4°37'06"	624.00'	50.30'
L3	N 89°15'40" W	15.76	C3	98°18'45"	13.00'	22.31'
L4	N 89°15'40" W (R)	12.00	C4	89°01'52"	13.00'	20.20'
L5	N 15°15'30" E (R)	12.00	C5	41°15'35"	624.00'	46.81'
L6	N 89°15'40" W	1.79	C6	90°45'30"	13.00'	20.59'
			C7	89°14'30"	13.00'	20.25'
			C8	90°00'00"	13.00'	20.42'
			C9	90°00'00"	13.00'	20.42'
			C10	97°23'44"	44.00'	74.79'
			C11	30°08'35"	44.00'	23.15'
			C12	30°08'35"	70.00'	36.83'
			C13	30°08'35"	96.00'	50.51'
			C14	89°51'25"	13.00'	20.39'
			C15	90°10'13"	13.00'	20.46'
			C16	5°45'10"	124.00'	6.27'
			C17	77°26'00"	13.00'	17.57'
			C18	77°26'00"	13.00'	17.57'
			C19	8°46'23"	124.00'	18.99'
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- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 281 THROUGH 284, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER'S OF LOTS 280 THROUGH 283 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 280 THROUGH 284 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 269 THROUGH 272 AND TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 269 THROUGH 273 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 269 THROUGH 273 AND TRACT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- LOTS 287 THROUGH 291 SHALL BENEFIT FROM THE PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 237 THROUGH 239 AS SHOWN ON THE PLAN OF THE HILLS AT ROUND LAKE PHASE 9 AS GRANTED TO THE HOMEOWNERS ASSOCIATION. STORM WATER DRAIN SYSTEMS FOR LOTS 287 THROUGH 291 SHALL CONNECT TO THE STORM WATER DRAINAGE IMPROVEMENTS LOCATED WITHIN SAID PHASE 9 PRIVATE STORM WATER EASEMENT.



BASIS OF BEARINGS

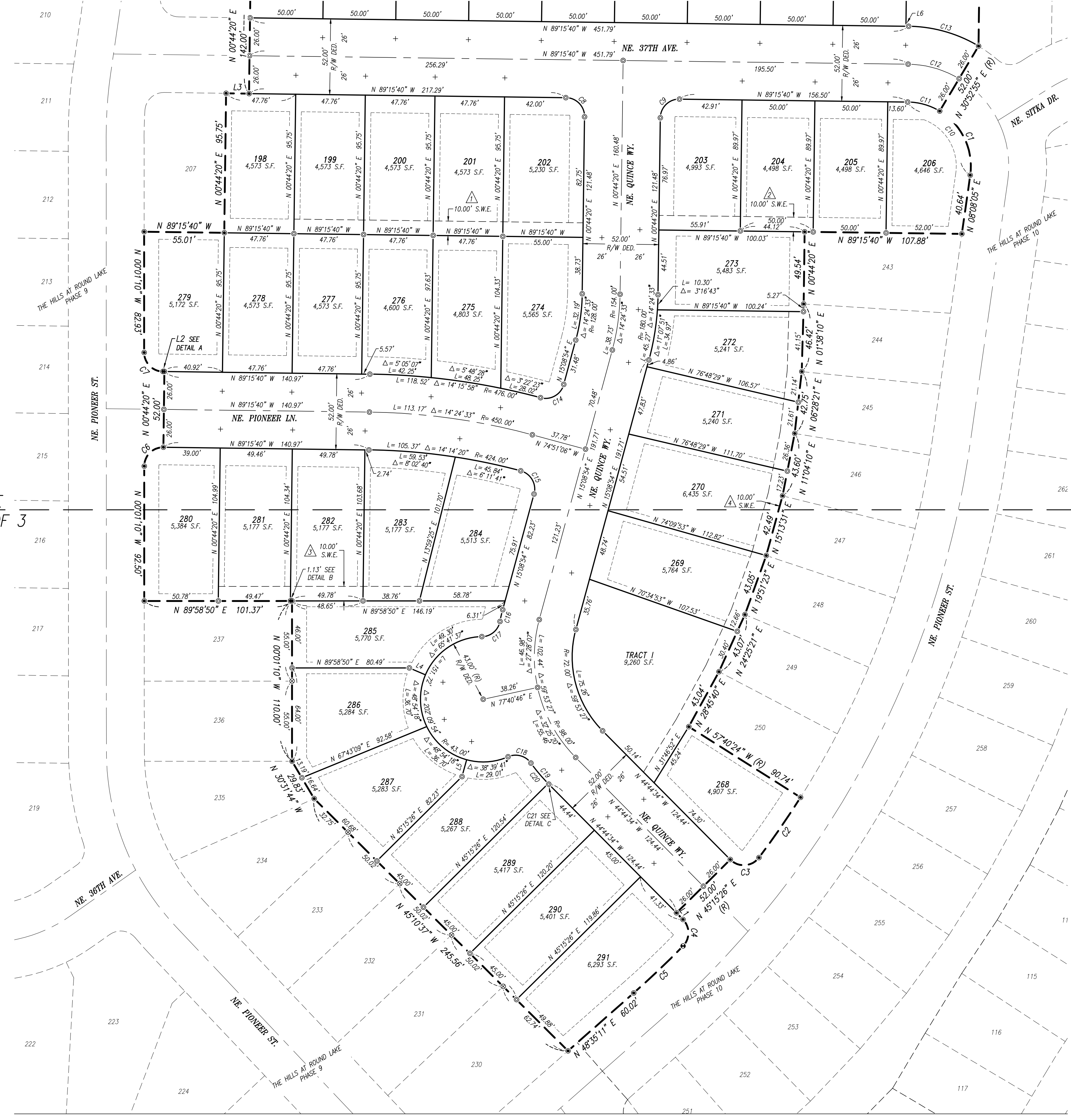
N 89°15'40" W ASSUMED ALONG THE NORTH LINE OF SEC. 1, T. 1 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NW CORNER AND THE NE CORNER THEREOF



PG. 3 OF 3 JOB# 7436.03.02

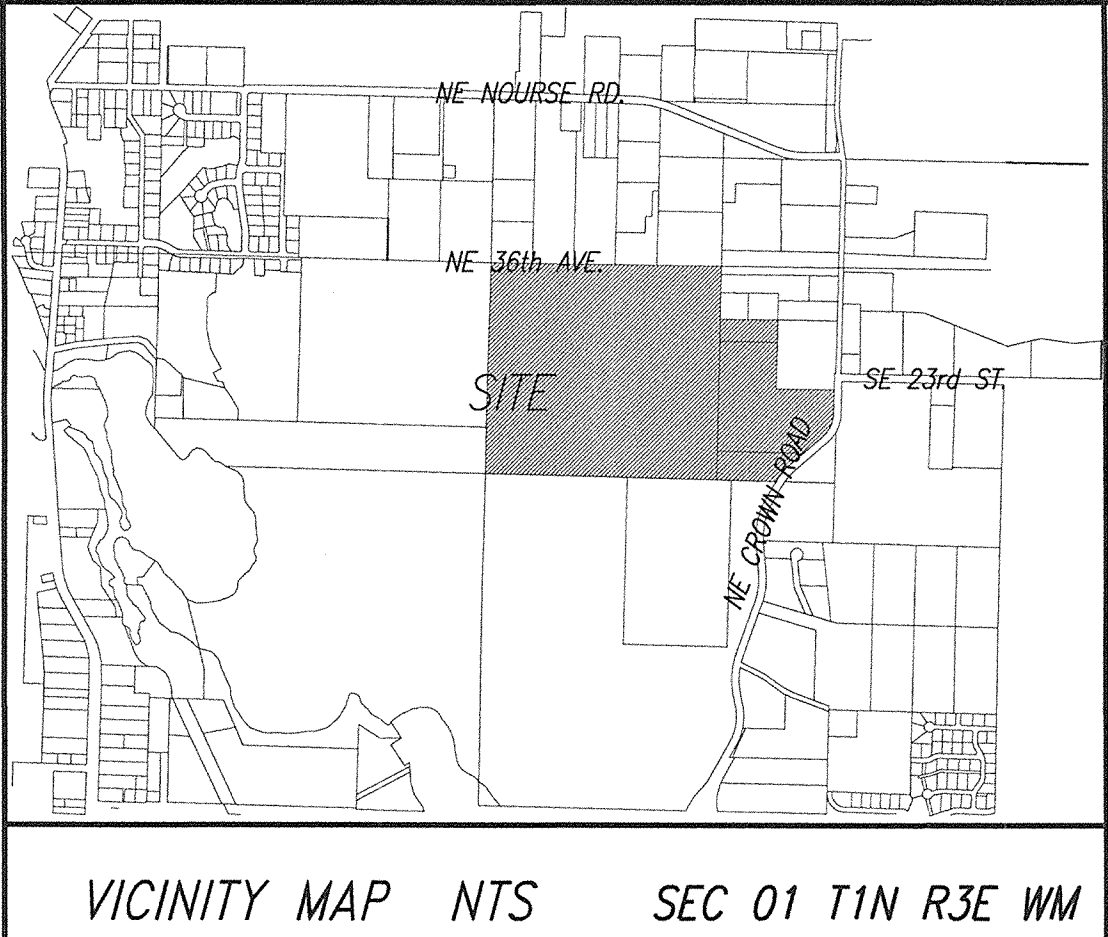
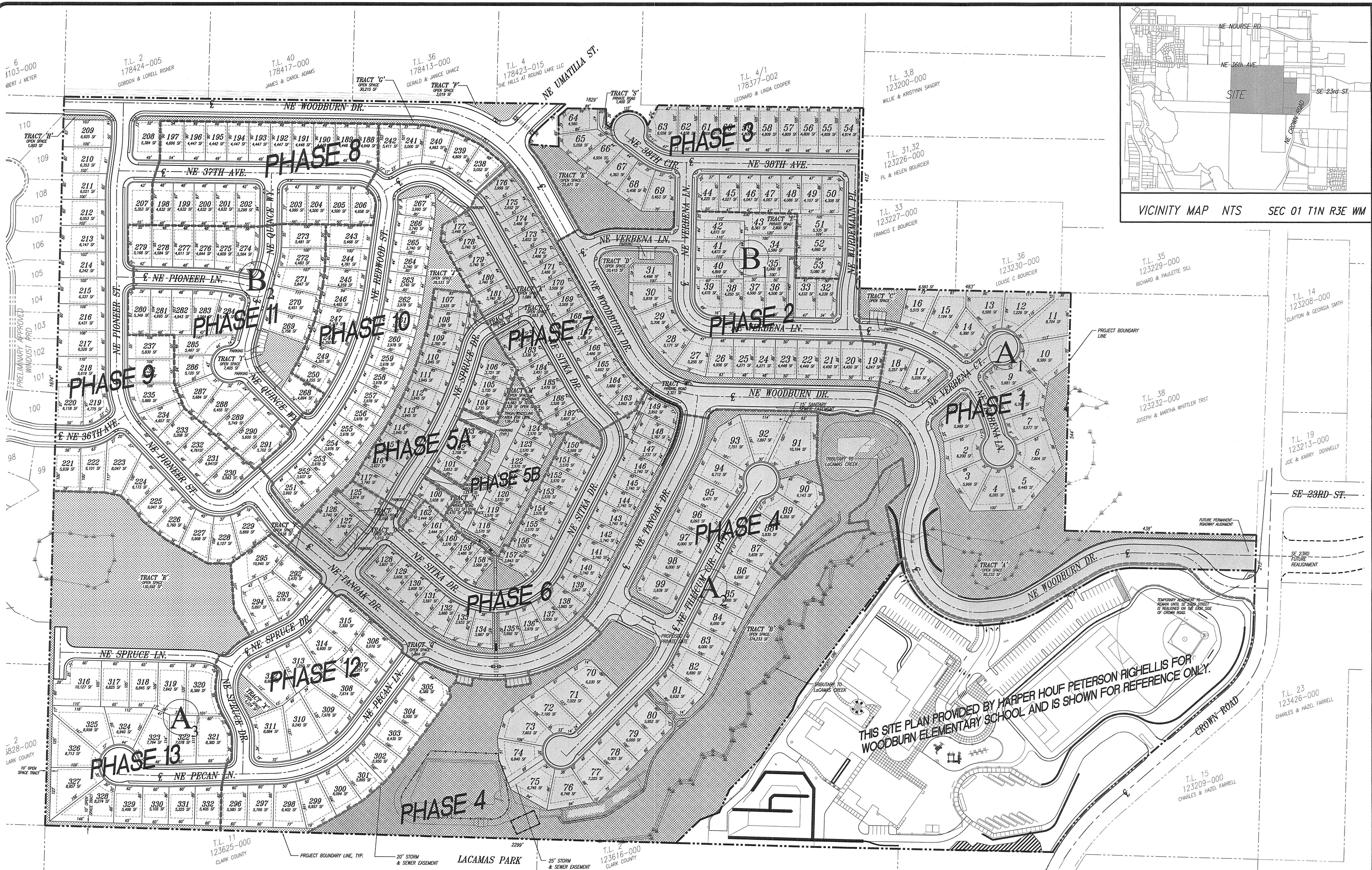
OLSON LAND SURVEYORS
ENGINEERS INC. 222 E. EVERGREEN BLVD., YANCOUVER, WA 98660
1-360-695-1385
1-509-289-8936

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- ### LEGEND
- SET 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
 - + BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" IN CURB ON PROJECTION OF THE LOT LINE 11.50' FROM THE FRONT CORNER UNLESS OTHERWISE NOTED IN THE CURB SCREW TABLE (SEE SHEETS 2 OF 3 AND 3 OF 3) TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT (SYMBOLS SHOWN ARE NOT TO SCALE)
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 - △ SEE EASEMENT PROVISION #
 - (R) RADIAL
 - R/W DED. PUBLIC RIGHT-OF-WAY DEDICATION

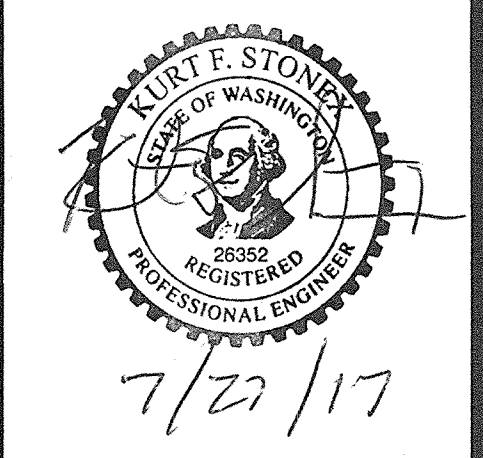
CURB SCREW TABLE		
LOT LINE	BEARING	DISTANCE
268/TRACT 1, 271/272, 284/285		11.90'
274/275		11.70'
285/286, 286/287, 287/288		4.75'



PHASING PLAN FOR:

THE HILLS AT ROUND LAKE P.R.D.

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660



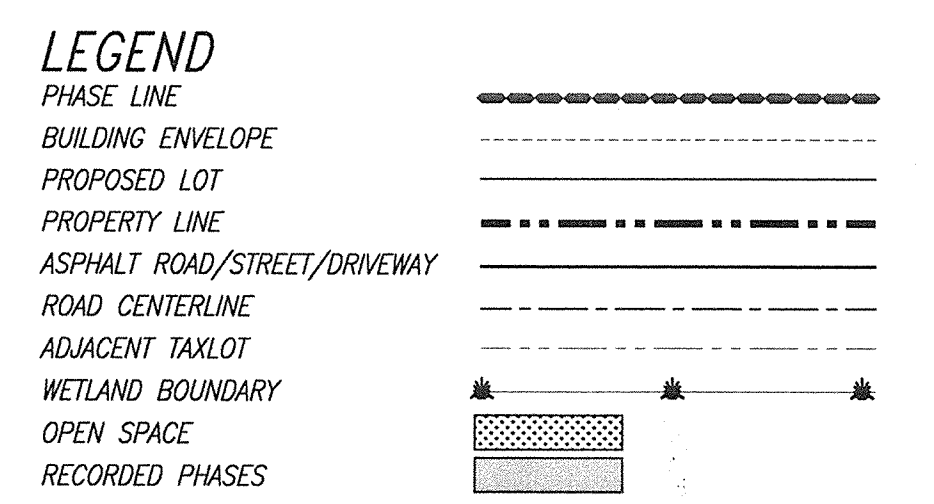
CHANGES / REVISIONS

DESCRIPTION	DATE
REV'S PER CITY OF CAMAS COMMENTS	08/24/10
REV'S PER CITY OF CAMAS COMMENTS	09/22/10
REV'S FOR LOTS/TRACTS IN PHASES 5, 6, 7, REV'S FOR PHASING	02/21/14
REV'S FOR LOT NUMBERS IN PHASES 5, 6, 7; ADD PHASE NUMBERS	03/13/14
REVISE PHASES 8, 9, 10 & 11	02/26/16
ADD PHASE NUMBERS	05/23/16
PHASE 12 & 13 REVISIONS	07/25/17
PHASE 12 & 13 REVISIONS	07/21/17

DESIGNED: WP/OEI
DRAWN: REB/MRO
CHECKED: KFS
DATE: AUGUST 2010
SCALE: H: 1" = 100'
V:
COPYRIGHT 2014, OLSON ENGINEERING, INC.
THE HILLS AT ROUND LAKE
JOB NO. 7436.03.02
SHEET
MP2

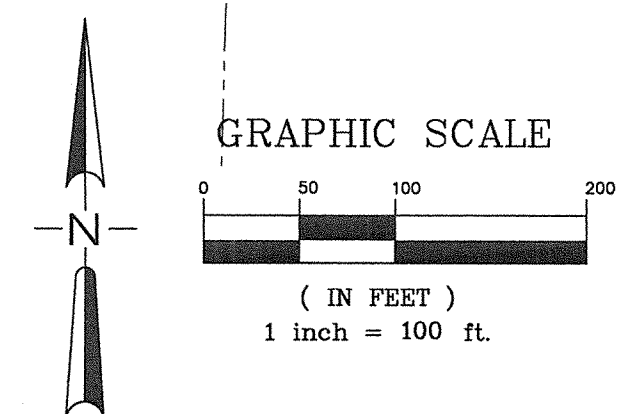
PHASING NOTES

- PHASING SHALL GENERALLY FOLLOW THE PHASING LINES AS INDICATED ON THE PLAN WITH UP TO 14 PHASES. PHASING LINES MAY BE ADJUSTED SLIGHTLY DEPENDING ON MARKET CONDITIONS, CONSTRUCTION RELATED ISSUES, ETC. EVEN THOUGH PHASES ARE LISTED AS PHASES 1 THROUGH 13, PHASING SHALL NOT NECESSARILY FOLLOW ANY PREDETERMINED ORDER. SOME PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY.
- MANY PHASES WILL EITHER REQUIRE FILL MATERIAL OR WILL REQUIRE REMOVAL OF MATERIAL IN ORDER TO ESTABLISH FINAL LOT AND/OR ROAD GRADES. DEPENDING ON THE ORDER OF CONSTRUCTION, THE MATERIAL MAY BE BORROWED FROM OR STOCKPILED IN OTHER PHASES.



APPLICANT/OWNER:
HILLS AT ROUND LAKE, LLC
P.O. BOX 87970
VANCOUVER, WA 98687
PH: (360) 907-5746

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mkeo@olsonengr.com



PENS: /consultant3.ctb
PLOT: j:/data/7000/7400/7430/7436/SCHOOL EXHIBIT/7436.p.master.plan.dwg

Steve Wall

From: Kurt Stonex <kurt@olsonengr.com>
Sent: Wednesday, October 11, 2017 1:41 PM
To: Steve Wall; Curleigh (Jim) Carothers
Subject: SDC credits for T7 water line and Pump station.
Attachments: 8938.e.Exhib.water system-20151113.pdf; T7.costestimate.pdf

Steve/Curleigh,

Ralph would like to get the credits as soon as possible so they can be utilized with the permits that are being issued. Attached is an exhibit we prepared previously for the water line credit and the cost estimate for the line. The exhibit assumed 1548 l.f. of waterline. According to our asbuilts, 1566 l.f. of line was installed. **This equates to a credit amount of \$140,282.** Let me know if you need anything else from us regarding this. I'll send a separate email for the sewer pump station.

Thanks,

Kurt Stonex, PE, PLS

Principal

Olson Engineering, Inc.

222 E. Evergreen Blvd.

Vancouver, WA 98660

360-695-1385 WA

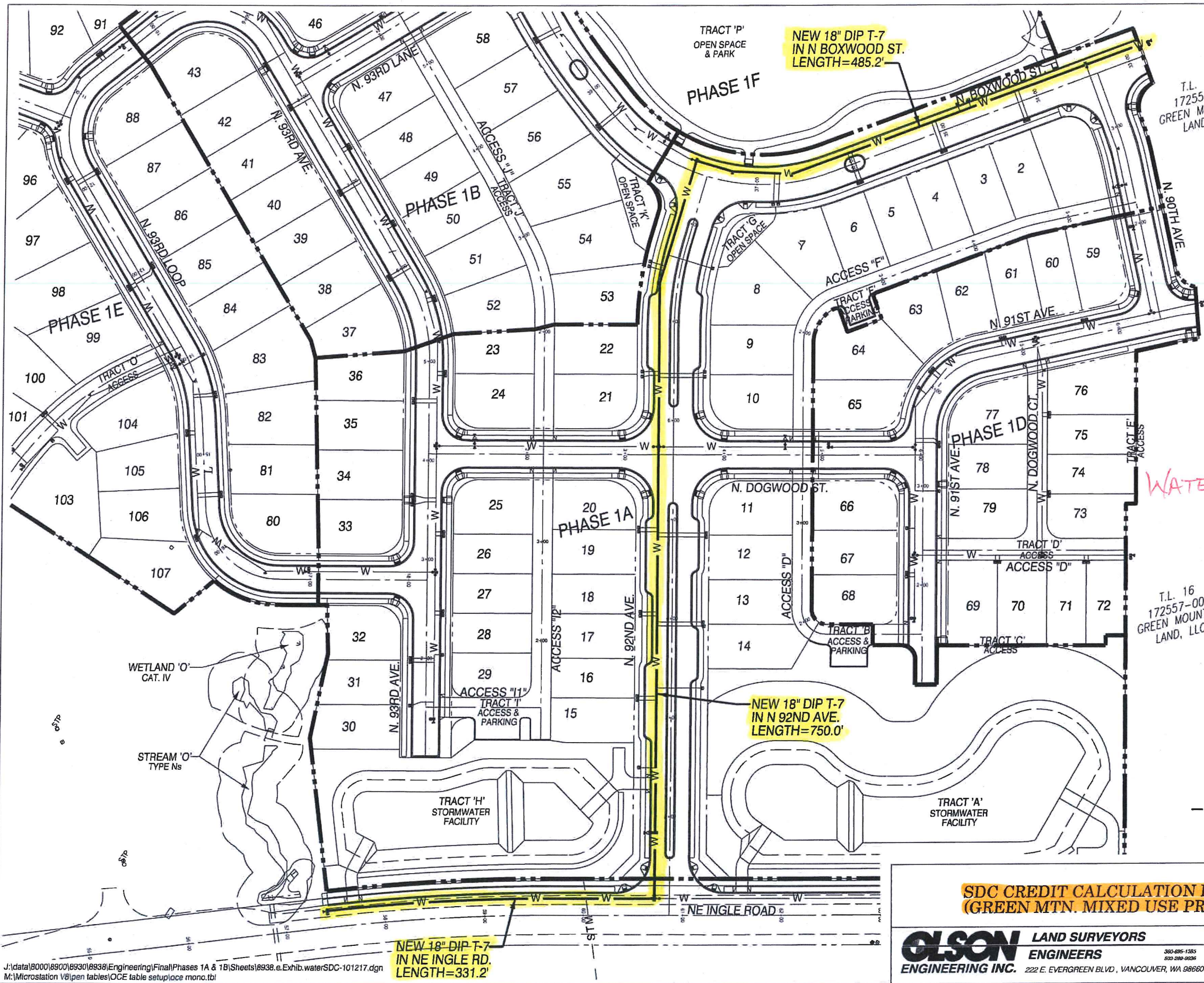
503-289-9936 OR

360-695-8117 FAX

kurt@olsonengr.com

www.olsonengr.com



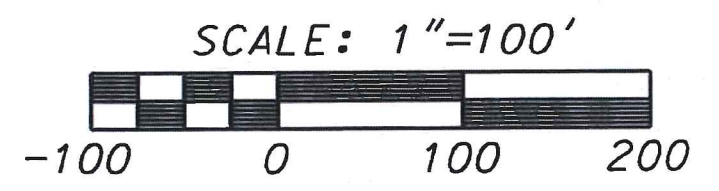


NOTE:
 TOTAL LENGTH OF NEW 18" DIP T-7
 WATER MAIN CONSTRUCTED WITH
 GREEN MTN. PH. 1A,B,D,&E = 1,566.4 LF

WATER SDC CREDIT = \$140,282

SR Wall
 10/19/17

T.L. 16
 172557-000
 GREEN MOUNTAIN
 LAND, LLC



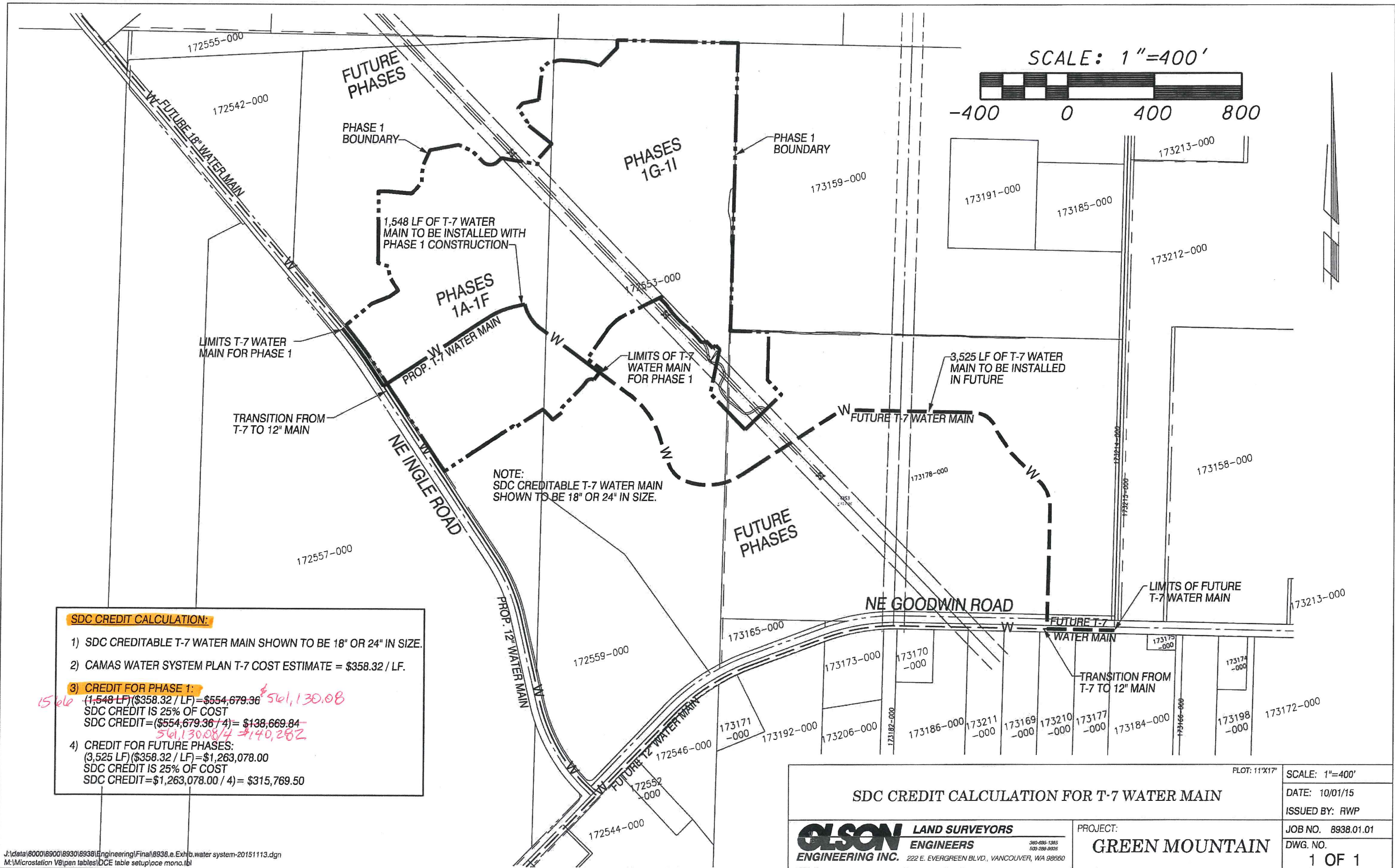
**SDC CREDIT CALCULATION FOR T-7 WATER MAIN
 (GREEN MTN. MIXED USE PRD PHASES 1A,B,D,&E)**

OLSON LAND SURVEYORS
 ENGINEERS
 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
 360-895-1385
 509-289-9236

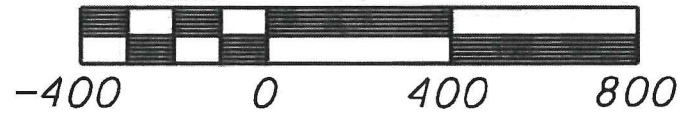
PROJECT:
**GREEN MOUNTAIN
 MIXED USE P.R.D.**

PLOT: 11'X17'
 SCALE: 1"=100'
 DATE: 10/12/17
 ISSUED BY: RWP
 JOB NO. 8938.01.01
 DWG. NO.
1 OF 1

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SCALE: 1"=400'



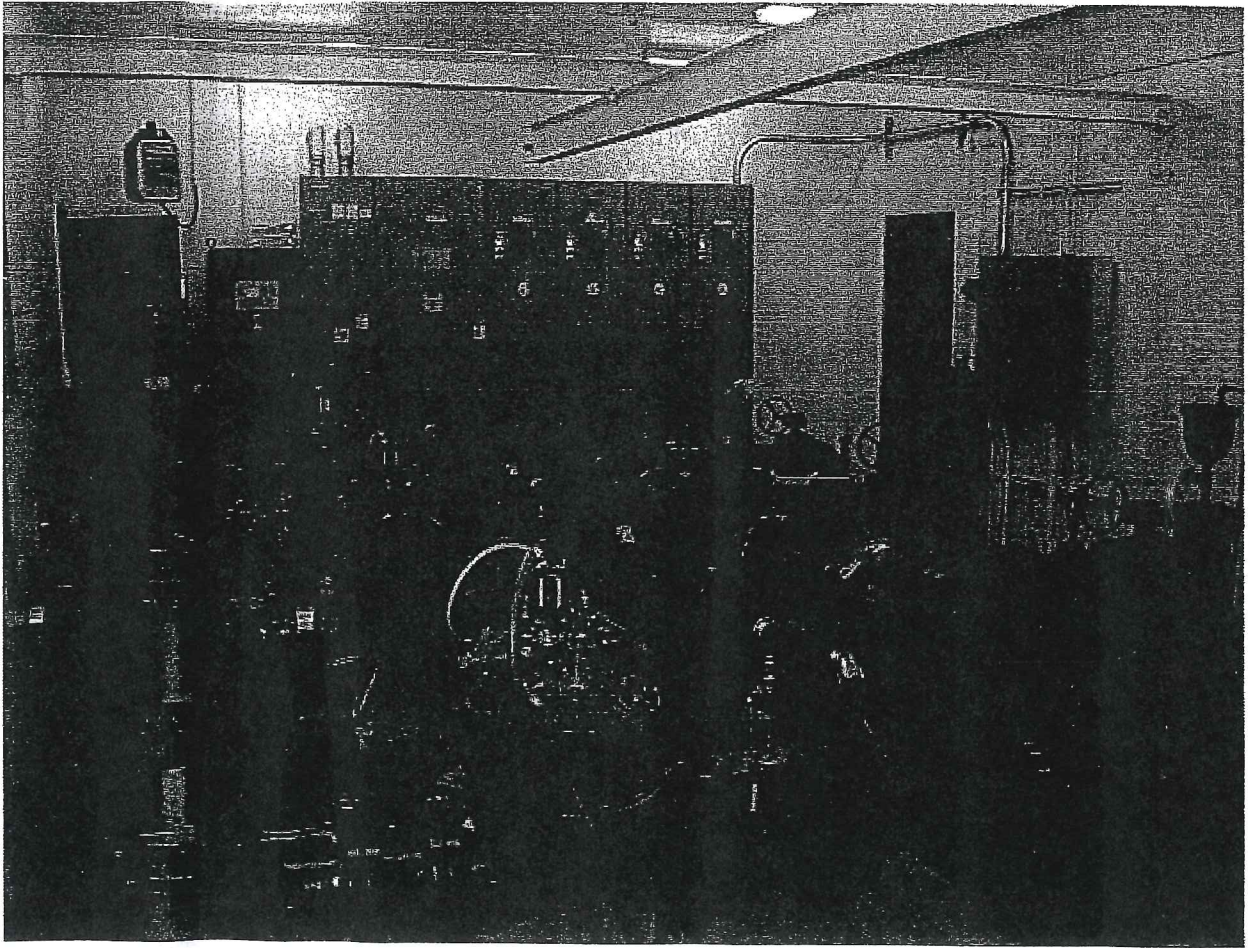
SDC CREDIT CALCULATION:

- SDC CREDITABLE T-7 WATER MAIN SHOWN TO BE 18" OR 24" IN SIZE.
- CAMAS WATER SYSTEM PLAN T-7 COST ESTIMATE = \$358.32 / LF.
- CREDIT FOR PHASE 1:**
 $(1,548 \text{ LF}) (\$358.32 / \text{LF}) = \$554,679.36$
 $\text{SDC CREDIT IS 25\% OF COST}$
 $\text{SDC CREDIT} = (\$554,679.36 / 4) = \$138,669.84$
561,130.08 / 4 = 140,282
- CREDIT FOR FUTURE PHASES:**
 $(3,525 \text{ LF}) (\$358.32 / \text{LF}) = \$1,263,078.00$
 $\text{SDC CREDIT IS 25\% OF COST}$
 $\text{SDC CREDIT} = (\$1,263,078.00 / 4) = \$315,769.50$

SDC CREDIT CALCULATION FOR T-7 WATER MAIN		FL0T: 11'x17'	SCALE: 1"=400'
		DATE: 10/01/15	ISSUED BY: RWP
 OLSON ENGINEERS ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660		PROJECT:	JOB NO. 8938.01.01
		GREEN MOUNTAIN	DWG. NO. 1 OF 1

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**CITY OF CAMAS
WATER AND SEWER
SYSTEM DEVELOPMENT CHARGE
FINAL STAFF REPORT
NOVEMBER 2010**



SCOPE

This final staff report is intended to provide a review of the System Development Charges (SDC) background information, document the final decision, identify specific projects eligible for credit and provide some guidance for administering SDC credits as shown on the spreadsheets in Appendix A.

INTRODUCTION

In 2008 the City of Camas authorized FCS Group to complete a rate study for water, sewer, storm, and sanitation utilities. Included as part of the rate study was an update of the SDC's for water and sewer and establishing a new SDC for the storm utility. Prior to the start of formal SDC discussions the City completed the rates for the utilities. Following is a recap of major milestones on the rate portion of the FCSG contract:

- February 2, 2009 workshop utility rate presentation and discussion
- March 2, 2009 workshop utility rate presentation and discussion
- March 16, 2009 A public hearing on proposed utility rate structure
- March 16, 2009 Approval of Ordinances #2593, 2540, 2541 for the water, sewer and storm utilities adopting new rates for remainder of 2009. Direction by council to provide additional public outreach and consider senior/flow based sewer charge
- September 8, 2009 workshop utility rate presentation and discussion for proposed rate structure 2010-2013
- September 21, 2009 workshop utility rate update and discussion
- October 5, 2009 workshop utility rate update and discussion
- October 19, 2009 workshop utility rate update and discussion
- November 16, 2009 workshop utility rate update and discussion
- December 7, 2009 Public hearing to consider rate changes for water, sewer, storm, sanitation and recycle utilities
- December 21, 2009 adoption by Ordinance #'s 2570-2573 of 4 year rate structure which included a flow based sewer rate

- Publication of the Final Report for Utilities Rate Study January 2010 by FCS Group which defined the methodology used to determine rates and proposed a SDC methodology (Appendix F)

Using the January 2010 Final Report as a starting point staff, and FCSG initiated development of an SDC proposal for Council consideration. Following is a recap of major milestones:

- January 22 and 23 2010 Annual Planning Conference presentation of Section 7 (SDC) of the January 2010 Final Report
- March 1, 2010 workshop presentation and discussion
- March 15, 2010 workshop presentation and discussion
- April 5, 2010 workshop presentation and discussion
- May 3, 2010 workshop presentation and discussion
- June 7, 2010 Public Hearing on adoption of the updated water and sewer facility plans along with CFP list.
- June 21, 2010 workshop presentation and discussion
- June 21, 2010 Council adoption by Resolution of Water and Sewer Facility Plans
- July 7, 2010 workshop update and confirmation of Public Hearing schedule
- July 19, 2010 Public Hearing on Water and Sewer SDC (staff report and presentation in Appendix D)
- July 19, 2010 Ordinance # 2593 and 2594 passed amending SDC charges for the water and sewer utilities

The January 2010 Final Report mentioned above provides the basic financial information and methodology used in determining the SDC's. After the report was completed modifications and changes were made in the project lists to stay consistent with the new facility plans being completed by Gray and Osborne. The Final SDC's adopted by council reflect the methodology in the FCSG final report, policy direction from council and the approved capital facility plans for the water and sewer utilities.

The adopted Ordinance provides for two separate basin rates, NUGA and NON-NUGA. A copy of the map defining the basin areas is in Appendix E.

As a note, after some discussion Council opted to postpone the development of a storm SDC until a master or facility plan is in place to guide the capital outlay. The Storm SDC discussion is anticipated to start in 2011.

PROJECT LISTS

Over the life of this project (2008 to 2010) multiple project lists for workshop and council presentations were compiled for specific presentations. Early in the study window staff and FCSG relied on the then current system facility plans. For the rate study, staff trimmed the capital list through 2013 to the minimum required to maintain the system and provide for committed projects to minimize rate increases and relied on the old facility plans for 2014 and beyond. The development of the SDC's coincided with City updates on the Water System Plan (Gray and Osborne, June 2010), General Sewer/Wastewater Facility Plan (Gray and Osborne, November 2009) and the General Sewer Plan Amendment (Gray and Osborne, April 2010). Due to the timing of developing two separate but interconnected documents, there are slight variations of dates, and minor discrepancies on final costs between the documents due to averaging and rounding. Included in this staff report are two sets of spreadsheets (Appendix A and B) showing the project lists along with copies of the cost estimates from the above mentioned system plans (Appendix C).

The spreadsheets for water and sewer in Appendix A were generated after SDC adoption to help staff identify specific projects from the adopted facility plans and credit amount potential for that project.

The spreadsheets for water and sewer in Appendix B were used in the development of the SDC's and were derived from the approved system plan capital lists. A staff report, also in Appendix B, explains how the projects were allocated and what projects were excluded in the SDC calculation.

In both sets of spreadsheets, a number of projects dating from 2008 to 2010 are identified in the calculation. These projects are added to capture new capital during the study process with the historical portion of the SDC stopping in 2008 at the start of the study.

Appendix A

No.	Title	Year	Project Cost	Part of SDC calculation, credit available	Developer portion - not SDC creditable	Comment
In-City Investigative Activities						
	Basin 10, TV Inspection and Flow Metering	2007	\$15,000			not in SDC calculation
	Purchase flow meters (2)	2007	\$25,000			not in SDC calculation
	TV Inspection and Flow Metering, Basin 3	2008	\$15,000			not in SDC calculation
	Inspect Condition of Force Main from Main Pump Station	2009	\$10,000			not in SDC calculation
In-City STEP Collection System						
	Basin 6, STEP Main Bypass of Main Pump station	2010	\$4,480,000	\$4,480,000		
	Replace 21-inch STEP Main	2030	\$5,000,000			not in SDC calculation
In-City Pump Stations						
	Annual Pump Station Rehabilitation	2008	\$200,000	\$200,000		
	Annual Pump Station Rehabilitation	2009	\$200,000	\$200,000		
	Annual Pump Station Rehabilitation	2010	\$250,000	\$250,000		
	Annual Pump Station Rehabilitation	2011	\$250,000	\$250,000		
	Annual Pump Station Rehabilitation	2012	\$250,000	\$250,000		
	Annual Pump Station Rehabilitation	2013	\$250,000	\$250,000		
	Annual Pump Station Rehabilitation	2014	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2015	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2016	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2017	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2018	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2019	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2020	\$150,000	\$150,000		
In-City Sewer Rehabilitation						
S1-1	Basin 1, Project 1	2007	\$776,194	\$776,194		
S2-2	Basin 2, Project 2	2007	\$378,049	\$378,049		
S3S-6	Basin 3s, Project 6	2008	\$588,071	\$588,071		
S3S-3	Basin 3s, Project 3	2008	\$832,995	\$832,995		
S1-2	Basin 1, Project 2	2009	\$437,285	\$437,285		
S1-3	Basin 1, Project 3	2009	\$466,496	\$466,496		
S1-4	Basin 1, Project 4	2009	\$341,916	\$341,916		
S4-2	Basin 4, Project 2	2010	\$573,604	\$573,604		
S6-1	Basin 6, Project 1	2010	\$645,874	\$645,874		
S1-5	Basin 1, Project 5	2010	\$347,140	\$347,140		
S2-1	Basin 2, Project 1	2011	\$691,171	\$691,171		
S4-3	Basin 4, Project 3	2011	\$450,256	\$450,256		
S4-1	Basin 4, Project 1	2012	\$714,208	\$714,208		
S4-4	Basin 4, Project 4	2012	\$687,001	\$687,001		
S3N-3	Basin 3n, Project 3	2013	\$545,080	\$545,080		
S3N-1	Basin 3n, Project 1	2013	\$886,227	\$886,227		
S3N-2	Basin 3n, Project 2	2014	\$611,636	\$611,636		

S3N-4	Basin 3n, Project 4	2014	\$471,877	\$471,877	\$471,877
S5-2	Basin 5, Project 2	2015	\$708,507	\$708,507	\$708,507
S3N-5	Basin 3n, Project 5	2016	\$813,853	\$813,853	\$813,853
S3S-1	Basin 3s, Project 1	2017	\$473,788	\$473,788	\$473,788
S3S-5	Basin 3s, Project 5	2017	\$340,246	\$340,246	\$340,246
S3S-4	Basin 3s, Project 4	2018	\$827,692	\$827,692	\$827,692
S6-3	Basin 6, Project 3	2018	\$125,601	\$125,601	\$125,601
S3S-2	Basin 3s, Project 2	2019	\$557,395	\$557,395	\$557,395
S6-2	Basin 6, Project 2	2019	\$507,303	\$507,303	\$507,303
S5-1	Basin 5, Project 1	2020	\$442,423	\$442,423	\$442,423
S10-1	Basin 10, Project 1	2020	\$422,392	\$422,392	\$422,392

NUGA Pump Stations

P-1	Basin I Pump Station	TBD	\$511,500	\$1,550,000	\$1,038,500 part of NUGA average for Pump Stations
P-2	Basin II Pump Station	TBD	\$237,600	\$720,000	\$482,400 part of NUGA average for Pump Stations
P-3	Basin III Pump Station	TBD	\$676,500	\$2,050,000	\$1,373,500 part of NUGA average for Pump Stations
P-4	Basin IV Pump Station	TBD	\$495,000	\$1,500,000	\$1,005,000 part of NUGA average for Pump Stations
P-5	Basin V Pump Station	TBD	\$438,900	\$1,330,000	\$891,100 part of NUGA average for Pump Stations
P-6	Basin VI Pump Station	TBD	\$273,900	\$830,000	\$556,100 part of NUGA average for Pump Stations
P-7	Lacamas Creek Pump Station and Force Main	TBD	\$999,900	\$3,030,000	\$2,030,100 part of NUGA average for Pump Stations

NUGA Sewers

D-1	NUGA Basin I	TBD	\$561,330	\$1,701,000	\$1,139,670 Part of NUGA average for main lines
D-2	NUGA Basin II	TBD	\$179,190	\$543,000	\$363,810 Part of NUGA average for main lines
D-3	NUGA Basin III, IV	TBD	\$377,520	\$1,144,000	\$766,480 Part of NUGA average for main lines
D-4	NUGA Basin IV	TBD	\$357,720	\$1,084,000	\$726,280 Part of NUGA average for main lines
D-5	NUGA Basins V, VI	TBD	\$926,970	\$2,809,000	\$1,882,030 Part of NUGA average for main lines
D-6	NUGA Basin VI	TBD	\$20,790	\$63,000	\$42,210 Part of NUGA average for main lines
D-7	NUGA Basins I, II, III	TBD	\$791,340	\$2,398,000	\$1,606,660 Part of NUGA average for main lines
D-8	Crown Road	TBD	\$561,990	\$1,703,000	\$1,141,010 Part of NUGA average for main lines
D-9	Crown Road to Lacamas Creek upslope for S6-1,2,3 for NUGA temp flows	TBD	\$158,400	\$480,000	\$321,600 Part of NUGA average for main lines
			\$165,000	\$500,000	\$335,000 Part of NUGA average for main lines

WWTF Upgrade to Accommodate NUGA

W-1	WWTF Upgrade	TBD	\$12,266,935	\$12,266,935	inbedded in NUGA rate
	WWTP pre engineering	2008	\$2,000,000	\$2,000,000	
	Sewer facility plan	2008	\$100,000	\$100,000	
	WWTP rotary screen replacement	2008	\$150,000	\$150,000	
	NW 38th sewerline	2010	\$750,000	\$750,000	
	NW 38th Pump Station	2010	\$600,000	\$600,000	
	Biosolids land application	2008	\$100,000	\$100,000	
	WWTP Plan update	2013	\$400,000	\$400,000	
	WWTP Plan update	2021	\$400,000	\$400,000	
	WWTP upgrades	2010	\$8,500,000	\$8,500,000	
	WWTP upgrades	2011	\$3,000,000	\$3,000,000	
	WWTP upgrades SRF loan	2012	\$1,777,000	\$1,777,000	
	TOTAL		\$60,371,765	\$60,371,765	\$77,850,215

\$77,850,215

\$17,478,450

City of Camas 2010 WSP 20-year CIP
Projects Listed by Type

No.	Title	Year	Project Cost	Part of SDC calculation, credit available	Developer portion - not SDC creditable	Comment
SR-1	Well 14 Development - Anderson Site	2010	\$ 1,680,000	\$ 1,680,000		
SR-2	Boulder Creek Fish Screen	2010	\$ 35,000	\$ 35,000		
SR-3	Treatment Plant Facility Plan	2012	\$ 60,000	\$ 60,000		
SR-4	Well 17 Feasibility Study - Camas Meadows Site	2015	\$ 50,000	\$ 50,000		
SR-5	Treatment Plant Upgrades	2017	\$ 6,000,000			Part of NUGA mainline average not in SDC calculation
SR-6	Well 17 Development - Camas Meadows Site	2018	\$ 1,600,000	\$ 1,600,000		note: \$1.6 mil used in SDC, 1.65 shown in Water plan
SR-7	Well 15 Development - Parkers Landing Site	2022	\$ 1,600,000	\$ 1,600,000		note: \$1.6 mil used in SDC, 1.65 shown in Water plan
SR-8	NUGA Source Development	2022	\$ 500,000	\$ 500,000		
SR-9	Well 16 Development - Wastewater Treatment Plant Site	2024	\$ 1,600,000	\$ 1,600,000		
SR-10	Well 18 Development - Fire Station Site	2026	\$ 1,000,000	\$ 1,000,000		
SR-11	Steigerwald Source Development	2026	\$ 500,000	\$ 500,000		note: \$1.6 mil used in SDC, 1.65 shown in Water plan
Source and Water Rights Total			\$ 14,625,000			not part of SDC calculation

D-1	Pipeline Replacement	2010	\$ 75,000	\$ 75,000		credit available only on PWD approval
D-2	PRV Adjustments on NW 16th and NW McIntosh	2010	-	-		not part of SDC calculation
D-3	12-inch DI main on NW 38th Avenue	2010	\$ 750,000	\$ 750,000		
D-4	UPH PRV adjustments and looping around NW Astor	2011	\$ 323,000	\$ 323,000		
D-5	Butler Site PRV, 8-inch	2011	\$ 89,000	\$ 89,000		credit available only on PWD approval
D-1	Pipeline Replacement	2011	\$ 75,000	\$ 75,000		credit available only on PWD approval
D-1	Pipeline Replacement	2012	\$ 75,000	\$ 75,000		
D-6	Couch Street Booster Pump Station	2012	\$ 120,000	\$ 120,000		
D-7	UPH looping from NW 16th to NW 12th Avenue	2012	\$ 78,000	\$ 78,000		
D-1	Pipeline Replacement	2013	\$ 75,000	\$ 75,000		
D-1	Pipeline Replacement	2014	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2015	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2016	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2017	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2018	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2019	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2020	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-8	UPH Standpipe outlet piping upgrade, 24-inch	2020	\$ 151,000	\$ 151,000		credit available only on PWD approval
D-1	Pipeline Replacement	2021	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2022	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2023	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2024	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2025	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2026	\$ 150,000	\$ 150,000		credit available only on PWD approval
D-1	Pipeline Replacement	2027	\$ 150,000	\$ 150,000		credit available only on PWD approval

City of Camas 2010 WSP 20-year CIP
Projects Listed by Type

No.	Title	Year	Project Cost	Part of SDC calculation, credit available	Developer portion - not SDC creditable	Comment
D-1	Pipeline Replacement	2028	\$ 150,000			not in SDC calculation
D-1	Pipeline Replacement	2029	\$ 150,000			not in SDC calculation
Distribution System Total						
			\$ 4,211,000			
C-1	Water Conservation Device Distribution Program	2010	\$ 5,000			not in SDC calculation
C-2	Leak Detection Study	2010	\$ 6,000			not in SDC calculation
C-3	Commercial/Industrial Water Audit Program	2010	\$ 25,000			not in SDC calculation
C-2	Leak Detection Study	2011	\$ 6,000			not in SDC calculation
C-3	Commercial/Industrial Water Audit Program	2011	\$ 25,000			not in SDC calculation
C-4	Residential Water Audit Program	2011	\$ 50,000			not in SDC calculation
C-2	Leak Detection Study	2012	\$ 6,000			not in SDC calculation
C-3	Commercial/Industrial Water Audit Program	2012	\$ 25,000			not in SDC calculation
C-4	Residential Water Audit Program	2012	\$ 50,000			not in SDC calculation
C-2	Leak Detection Study	2013	\$ 6,000			not in SDC calculation
C-4	Residential Water Audit Program	2013	\$ 50,000			not in SDC calculation
C-2	Leak Detection Study	2014	\$ 6,000			not in SDC calculation
Conservation Total						
			\$ 260,000			
T-1	Forest Home Booster Station Site Acquisition	2011	\$ 50,000			not in SDC calculation
T-2	Forest Home Booster Station Upgrade	2011	\$ 200,000	\$ 200,000		
T-3	Forest Home Transmission Upgrade	2011	\$ 358,000	\$ 358,000		
T-4	Crown Road 24-inch Transmission Main 1800'	2011	\$ 2,973,000	\$ 1,508,000	\$ 1,465,000	
T-5	Crown Road Booster Station	2011	\$ 713,000	\$ 213,000	\$ 500,000	
T-6	NUGA 544 Zone - 24 inch Transmission Main	2013	\$ 7,041,000	\$ 1,760,250.00	\$ 5,280,750.00	Part of NUGA mainline average
T-7	Transmission from Cemetery Reservoir to 290 Zone	2016	\$ 514,000	\$ 514,000		
T-8	Cemetery Booster Station	2016	\$ 784,250	\$ 784,250		
T-9	Transmission from Cemetery BS to 455 Zone	2016	\$ 1,275,000	\$ 1,275,000		
T-10	Convert 12-inch CI to supply 455 Zone	2016	\$ 50,000	\$ 50,000		
T-11	Lower Prune Hill Booster Station Upgrade	2018	\$ 483,000	\$ 483,000		
T-12	Lacamas Booster Station Upgrade	2020	\$ 177,000	\$ 44,250.00	\$ 132,750.00	not in SDC calculation but creditable on PWD approval
T-13	20-inch Suction Side Transmission to Lacamas Booster Stat	2020	\$ 1,731,000	\$ 432,750.00	\$ 1,298,250.00	not in SDC calculation but creditable on PWD approval
T-14	Replace 14-inch Steel Transmission from Butler Site to 455	2023	\$ 1,563,000	\$ 1,563,000		
T-15	Crown Road Booster Station Upgrade	2024	\$ 80,250	\$ 20,062.50	\$ 60,187.50	Part of NUGA mainline average
T-16	12-inch along Polk Street for Well 16 transmission	2024	\$ 514,000	\$ 128,500.00	\$ 385,500.00	Part of NUGA mainline average
T-17	Jones and Boulder Creek Transmission Improvements	2025	\$ 6,974,000			not in SDC calculation
Transmission and Booster Station Total						
			\$ 25,480,500			
S-1	Lower Prune Hill Reservoir Evaluation	2014	\$ 80,000	\$ 80,000		

SCRIBENERS ERROR - SHOULD BE T-7

SDC CREDIT = $\frac{\$ 1760250}{\$ 7041000} = 25\%$

City of Camas 2010 WSP 20-year CIP
Projects Listed by Type

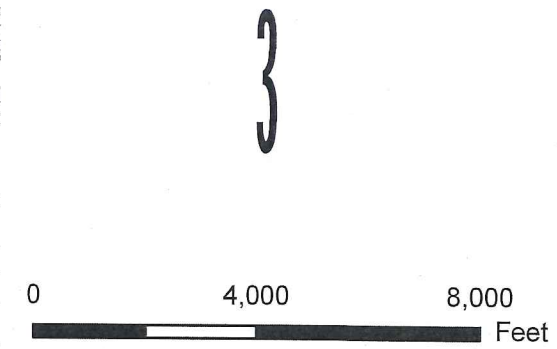
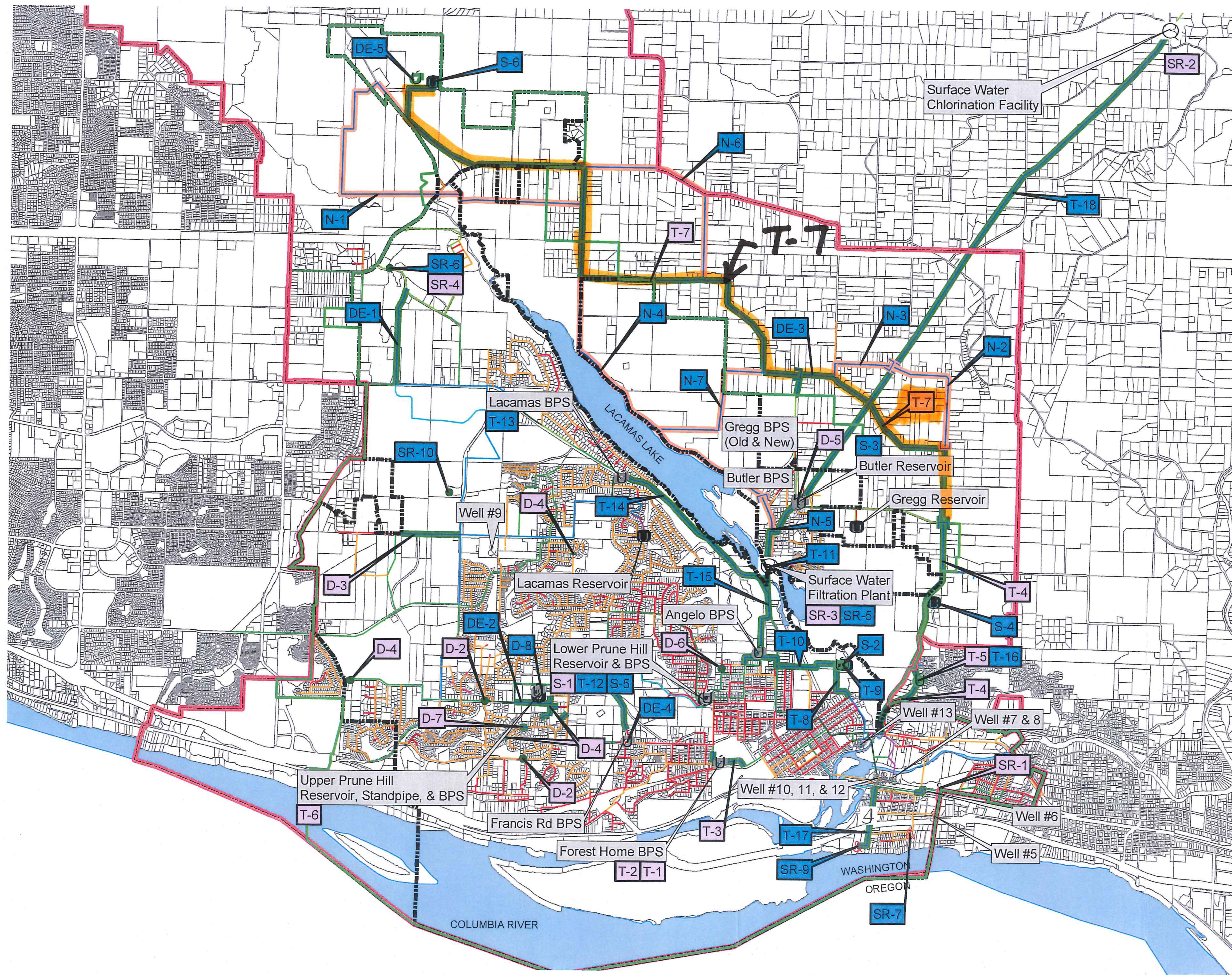
No.	Title	Year	Project Cost	Part of SDC calculation, credit available	Developer portion - not SDC creditable	Comment
S-2	2.0 MG Cemetery Reservoir	2016	\$ 2,188,000	\$ 2,188,000		
S-3	Decommission Butler Reservoir	2016	\$ 40,000	\$ 40,000		
S-4	2.0 MG Gregg Reservoir	2018	\$ 2,188,000	\$ 547,000.00	\$ 1,641,000.00	Part of NUGA mainline average
S-5	Lower Prune Hill Reservoir Replacement	2020	\$ 1,539,000	\$ 1,539,000		
S-6	2.0 MG Green Mountain Reservoir	2024	\$ 1,838,000	\$ 1,838,000		
	Storage Total		\$ 7,873,000			
DE-1	DI main between NW Camas Meadows Drive to SE 1st Street	2016	\$ 985,000			not in SDC calculation
DE-2	UPH looping along NW 16th Avenue	2017	\$ 323,000			not in SDC calculation
DE-3	542 Zone looping	2018	\$ 494,000			not in SDC calculation
DE-4	Decommission 10th Avenue/Francis Street Booster Station	2019	\$ 471,000			not in SDC calculation
DE-5	Upper Green Mountain Booster Station	2024	\$ 419,200			not in SDC calculation
	Developer Total		\$ 2,692,200			
N-1	15,600 LF of 12-inch NUGA Transmission Main	2017	\$ 3,434,000	\$ 858,500.00	\$ 2,575,500.00	Part of NUGA mainline average
N-2	5,300 LF of 12-inch NUGA Transmission Main	2018	\$ 1,294,000	\$ 323,500.00	\$ 970,500.00	Part of NUGA mainline average
N-3	1,900 LF of 12-inch NUGA Transmission Main	2019	\$ 590,000	\$ 147,500.00	\$ 442,500.00	Part of NUGA mainline average
N-4	11,200 LF of 12-inch NUGA Transmission Main	2020	\$ 2,519,000	\$ 629,750.00	\$ 1,889,250.00	Part of NUGA mainline average
N-5	2,600 LF of 12-inch NUGA Transmission Main	2021	\$ 735,000	\$ 183,750.00	\$ 551,250.00	Part of NUGA mainline average
N-6	7,900 LF of 12-inch NUGA Transmission Main	2022	\$ 1,835,000	\$ 458,750.00	\$ 1,376,250.00	Part of NUGA mainline average
N-7	5,700 LF of 12-inch NUGA Transmission Main	2023	\$ 1,379,000	\$ 344,750.00	\$ 1,034,250.00	Part of NUGA mainline average
	NUGA Total		\$ 11,786,000			
	Ostenson canyon line	2008	\$ 800,000	\$ 800,000		
	fire flow sierra	2014	\$ 50,000	\$ 50,000		
	Washougal river crossing	2008	\$ 2,500,000	\$ 2,500,000		
	well #13	2008	\$ 1,200,000	\$ 1,200,000		
	Water plan update	2016	\$ 150,000	\$ 150,000		
	Water plan update	2022	\$ 150,000	\$ 150,000		
	misc water line replacement	2008	\$ 400,000	\$ 400,000		
	misc water line replacement	2009	\$ 75,000	\$ 75,000		
	Pacific Rim waterline intertie	2023	\$ 319,670	\$ 106,667	\$ 213,333	
	Miscellaneous Total		\$ 5,644,670			

City of Camas
Preliminary Project Cost Estimate
Transmission and Booster Station Improvement T-7
NUGA 544 Zone - 24 inch Transmission Main

<u>NO.</u>	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1	Mobilization, Cleanup, and Demobilization	LUMP SUM	\$ 150,000	\$ 150,000
2	24-inch D.I. Water Pipe, Including Fittings	19,650 LF	\$ 110	\$ 2,161,500
3	Locate Existing Utilities	LUMP SUM	\$ 20,000	\$ 20,000
4	Erosion Control	LUMP SUM	\$ 20,000	\$ 20,000
5	Additional Pipe Fittings	13,760 LB	\$ 3.50	\$ 48,160
6	Trench Safety Systems	LUMP SUM	\$ 39,300	\$ 39,300
7	24-inch Butterfly Valves	33 EA	\$ 27,500	\$ 907,500
8	Fire Hydrants	50 EA	\$ 4,000	\$ 200,000
9	Gravel Backfill	16,011 TN	\$ 15	\$ 240,167
10	Foundation Gravel	1,801 TN	\$ 35	\$ 63,044
11	Asphalt Concrete Pavement Repair	1,334 TN	\$ 80	\$ 106,741
12	Crushed Surfacing, Top Course	1,225 TN	\$ 25	\$ 30,621
13	Cold Mix Asphalt	901 TN	\$ 150	\$ 135,094
14	Connections to Existing System	2 EA	\$ 1,500	\$ 3,000
15	Traffic Control	LUMP SUM	\$ 40,000	\$ 40,000
Subtotal.....				\$ 4,165,126
Tax rate (8.2%).....				341,540
Subtotal:.....				\$ 4,506,667
Contingency (25%).....				\$ 1,126,333
Total Estimated Construction Cost:.....				\$ 5,633,000
Engineering and Administrative Costs (25%):.....				\$ 1,408,000
Total Estimated Project Cost:.....				\$ 7,041,000

*COST PER FOOT:
 \$ 7,041,000 / 19,650 =
 \$ 358.32/FT*

2010 WATER SYSTEM PLAN UPDATE - FIGURE 8.1



- LEGEND:**
- City Limits
 - Urban Growth Boundary
 - Water Service Boundary
 - Water Lines**
 - 1
 - 4
 - 6
 - 8
 - 10
 - 12
 - 14
 - 16
 - 18
 - 20
 - 24
 - 36
 - & New Well
 - & Existing Well
 - ⊕ New Pump Station
 - ⊕ Existing Operations Center
 - ⊕ Existing Pump Station
 - ⊕ Existing Reservoir
 - ⊕ Existing Standpipe
 - ⊕ Existing Water Treatment
 - Orange Box NUGA Improvements
 - Green Box Distribution Improvements
 - Pink Box 6-year Improvement Projects
 - Blue Box 20-year Improvement Projects
 - Grey Box Existing Facilities

SOURCE: CITY OF CAMAS

FIGURE 8-1
CAPITAL IMPROVEMENT PROJECTS

CAMAS MUNICIPAL CODE

Chapter 13.52 - WATER SYSTEM

DEVELOPMENT CHARGES

Sections:

13.52.010 - Purpose.

Pursuant to the authority conferred upon cities and towns by RCW 35.92.025, the city council of the city finds that property owners who seek to connect their property to the water works system of the city should be assessed a charge in order that such property shall bear its equitable share of the cost of the water works system. The city council further finds that the charge should be based upon the property owners' anticipated use of the water works system as related to the historical cost of the water works system's capacity available to meet their demands. It is the intent of the city council that the charge imposed by this chapter shall be derived from the historical cost of the system as measured by the undepreciated value of the water works system and plant in service at the time the charge is imposed. The charge imposed by this chapter shall be denominated a "water system development charge" and shall be in addition to any water connection, installation, or permit fees imposed by other ordinances of the city.

(Ord. 1607 § 1, 1986; prior code § 13.18.010)

13.52.020 - Definitions.

Unless otherwise specifically defined, the terms used in this chapter shall have the following meanings:

- A. "Commercial" means that use classification of nonresidential property owners who do not use water in the processing, treatment, or manufacture of products, or as an integral element of the services provided by said customer.
- B. "Engineer" means the engineer of the City of Camas, or his duly authorized deputies or representatives.
- C. "Industrial" means that use classification of nonresidential property owners who do use water in the processing, treatment, or manufacture of products, or as an integral element of their services provided by said property owner.
- D. "Multifamily" means that use classification of residential property owners whose structure contains two or more residential dwelling units.
- E. "NON-NUGA" means the area identified in the adopted 2004 City of Camas Urban Growth Boundary and within the water service area depicted in the most current adopted Clark County Coordinated Water System Plan.
- F. "NUGA" means the North Urban Growth Area defined as all property north of the 2004 adopted Urban Growth Boundary and within the water service area depicted in the most current adopted Clark County Coordinated Water System Plan.
- G. "Single-family" means that use classification of residential property owners whose structure contains one residential dwelling unit.
- H. "Water system" means all facilities for collecting, transporting, pumping, treating and providing water.

(Ord. 2250 § 1, 1999; Ord. 1829 § 1, 1991; prior code § 13.18.020)

(Ord. No. 2594, § I, 7-19-2010)

13.52.030 - Imposition.

- A. Except as provided in Section 13.52.040, there is imposed on property that connects to the water system of the city a water system development charge, which charge shall be assessed in accordance with the rates set forth in Section 13.52.060.
- B. There shall be no water system development charge imposed for the installation of an additional meter installed to an existing residential customer service line which meter is installed for irrigation purposes pursuant to the provisions of Section 13.36.020 of this code.

(Ord. 1984 § 1, 1994; Ord. 1877 § 2, 1992: prior code § 13.18.030)

13.52.040 - Credits.

- (A) Prior Connection: Those properties that have been disconnected from the city water system since January 1, 1972, shall receive a credit for the prior connection. The credit for the prior connection shall be in an amount equal to the water system development charge for the use classification of the prior connection. The water system development charge imposed under this chapter shall be the difference between the amount due under the present use classification less the amount that would have been assessed under the classification for the prior connection, provided however, that the city shall not be required to reimburse the property owner in the event the credit exceeds the water system development charge for the new connection.
- (B) Development Credit:
 - (1) A developer (as defined in CMC 3.88.030) shall be entitled to a credit against the applicable system development charge for the dedication of land or for the design or engineering or construction of an "eligible improvement". For purposes of this section, an eligible improvement shall mean an improvement or real property that is identified in the Water Sewer Capital Facilities Plan as being funded by system development charges, in the amounts identified and/or calculable in the Capital Facilities Plan.
 - (2) Credits earned for one category of system development charge, e.g. water, may not be applied against a different system development charge, e.g. sewer.
 - (3) Approval from the city council shall be required prior to the start of construction or dedication of any eligible improvement. "Approval" in the context of this subsection (3) shall be satisfied if the city requires the construction or dedication of the eligible improvement as a condition of approval for a land use application. If a developer wishes to construct an eligible improvement that is not otherwise a condition to an approved land use application, prior approval must be obtained from the city council.
 - (4) No system development charge credit shall be granted until either the eligible improvements have been designed, engineered, or constructed by the developer, and such work has been accepted by the city; or until the land has been dedicated by the developer and such dedication has been accepted by the city.
 - (5) If system development charges become due and payable prior to the developer

becoming eligible for the issuance of credits as provided in section (4), the developer may apply to the community development director to defer collection of the impact fees until construction or dedication is completed. The community development director may condition deferral upon:

- a) The developer posting a bond or other financial security satisfactory to the city in an amount equal to one hundred twenty-five percent (125%) of the deferred system development charges, which bond or other financial security shall be conditioned upon the developer either paying the deferred system development charges or completing construction or dedication within a specified time,
 - b) The withholding of an occupancy permit, or
 - c) Such other conditions acceptable to the city.
- (6) If the developer is dissatisfied with the decision of the community development director, the developer may seek to have that decision reviewed by the city council.
 - (7) Upon acceptance of the eligible improvement, the developer may submit an application for the system development charge credit to the finance department on a form to be created by the finance department. After submission of the application and verification of entitlement thereto, the finance department shall issue a credit voucher to the developer specifying the amount of the system development charge credit and the type of credit.
 - (8) The credit may, at the option of the developer, be applied all or in part to the system development charges owing for the developer's project.
 - (9) To the extent the credit exceeds the amount of the system development charges owed by the developer, or the developer chooses not to apply the credit to the developer's project, the unused credit may be applied to a different project of the developer or to the project of a different developer.
 - (10) Before the system development charge can be transferred to a different project or a different developer, the holder of the system development charge credit shall file with the finance department an application to transfer the credit on a form to be created by the finance department. The application shall identify the transferee, and the amount of the system development charge credit being transferred. The transfer application shall be accompanied by an administrative fee in an amount as may be set by resolution of the city council.
 - (11) When credits are to be redeemed, the holder of the system development charge credit shall file an application for redemption on a form to be created by the finance department. Redemption shall be permitted only in increments equal to whole system development charge, or when redemption will exhaust the entire system development charge credit. The application for redemption shall be accompanied by an administrative fee in such amount as may be set by resolution of the city council. When system development charge credits are being redeemed, such redemption shall not allow for system development charge credits to be pro-rated among more than one residential lot in amounts that are less than the existing system development charge per lot. For example, where system development charges are five thousand dollars per residential lot and a developer wishes to redeem eleven thousand dollars worth of credits, the developer shall not be allowed to apply one thousand dollars per residential lot over eleven lots. The developer may apply five thousand dollars to two residential lots and the remaining one thousand dollars to one residential lot.
 - (12) The finance department shall be responsible for maintaining appropriate records

documenting the issuance, transfer, and redemption of system development charge credits.

(Prior code § 13.18.040)

(Ord. No. 2616, § I, 4-4-2011)



Staff Report

Final Plat for Estates at the Archery (also known as Parklands PRD)

File No. FP17-04

(Related Files: SUB15-03)

TO: Mayor Higgins
City Council

FROM: Robert Maul, Planning Manager

LOCATION: The site is located approximately 2/10ths of a mile east of the Camas Meadows Golf Course Clubhouse and northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end. SE and SW ¼ of Section 28, Township 2 North, Range 3 East of the Willamette Meridian. Clark County Parcel ID 175948-000 & 986031-650 and adjacent right of way.

OWNER: ARCHERY HOLDINGS LLC
1903 SE 12TH AVE
CAMAS WA, 98607

APPLICABLE LAW: The application was submitted November 15, 2016, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION

Lots: 42 residential lots.

Total Area: 36.43 acres

The original development application for a Mixed Use Planned Development was approved on July 13th, 2016. The 36+ acre site included the development of 42-single family residential lots as well as five parcels for commercial development along Camas Meadows Drive. The site development also carries a Development Agreement that was recorded on March 28th, 2016. The entire site is well underway in construction and the applicant has already completed site plan approval for the first commercial building pad. Included with this final plat application is a security bond in an amount acceptable to Engineering staff and has been accepted.

Final Plat Criteria for Approval (CMC 17.21.060-C)

1. That the proposed final plat bears the required certificates and statements of approval; **Complies**
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate; **Complies**
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the

proposed final plat an improvement bond or other security in conformance with CMC 17.21.040; **Bonding Complies**

4. That the plat is certified as accurate by the land surveyor responsible for the plat; **Complies**
5. That the plat is in substantial conformance with the approved preliminary plat; and **Complies**
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval. **Complies**

Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

Recommendation

Staff recommends that Council approve the final plats for Estates at the Archery.

ESTATES AT THE ARCHERY

PRELIMINARY APPROVED AS
 "PARKLANDS AT CAMAS MEADOWS"
 A SUBDIVISION IN A PORTION OF
 THE NW 1/4 OF THE SE 1/4 AND THE
 NW 1/4 AND THE NE 1/4 OF THE SW 1/4
 OF SECTION 28,
 T. 2 N., R. 3 E., W.M.
 CITY OF CAMAS, CLARK COUNTY, WA
 SHEET 1 OF 6

CITY OF CAMAS MAYOR:

APPROVED: _____ DATE _____
 CITY OF CAMAS MAYOR

CITY OF CAMAS FINANCE DIRECTOR:

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

ATTESTED BY: _____ DATE _____
 CITY OF CAMAS FINANCE DIRECTOR

CITY OF CAMAS COMMUNITY DEVELOPMENT:

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

CITY OF CAMAS ENGINEER:

- A) ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;
- B) ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;
- C) ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED: _____ DATE _____
 CITY OF CAMAS ENGINEER

FIRE CHIEF:

APPROVED: _____ DATE _____
 FIRE CHIEF, OR DESIGNEE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "ESTATES AT THE ARCHERY".
 PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY AUDITOR:

FILED FOR RECORD THIS _____ DAY OF _____, 2017
 IN BOOK _____ OF PLATS, AT PAGE _____
 AT THE REQUEST OF ESTATES AT PARKLANDS, LLC & ARCHERY HOLDINGS, LLC
 AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Daniel A. Renton 10/31/17
 DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR DATE
 PLS NO. 37535

RESIDENTIAL PLAT NOTES (LOTS 1-42):

- A HOMEOWNER'S ASSOCIATION (H.O.A.) IS REQUIRED FOR THE PARKLANDS DEVELOPMENT. COPIES OF THE CC&R'S ARE ON FILE WITH THE CITY OF CAMAS.
- ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE STEP SYSTEMS FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF SAID INDIVIDUAL LOT OWNERS.
- A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE STEP SEWER SYSTEM.
- SEE TABLE 1 ON SHEET 6 OF THIS PLAT FOR THE DIMENSIONAL STANDARDS FOR THE LOTS IN THIS DEVELOPMENT PER THE ADOPTED DEVELOPER'S AGREEMENT.
- NO FURTHER SHORT PLATING OR SUBDIVIDING OF THE LOTS CONTAINED WITHIN THIS SUBDIVISION WILL BE PERMITTED.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING UNIT WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE OR AS OTHERWISE PROVIDED BY THE CITY.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED.
- PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT. SPECIFIED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE REPLACED WITHIN SIX MONTHS BY THE HOMEOWNER.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL RESIDENCES.
- ILLEGALLY PARKED VEHICLES MAY BE SUBJECT TO TOWING OR OTHER PRIVATE PARKING ENFORCEMENT MEASURES IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE H.O.A. DOCUMENTS AND C.C.&R'S.
- SHOULD ARCHAEOLOGICAL MATERIALS (E.G. CONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTH, ETC.) BE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3534), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360-397-8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY, AND AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC 25-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THIS REQUIREMENT COULD CONSTITUTE A CLASS C FELONY.

BUSINESS PARK PLAT NOTES (LOTS 43-47):

- A HOMEOWNER'S ASSOCIATION (H.O.A.) IS REQUIRED FOR THE BUSINESS PARK DEVELOPMENT. COPIES OF THE CC&R'S ARE ON FILE WITH THE CITY OF CAMAS.
- A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE STEP SEWER SYSTEM.
- SEE TABLE 1 ON SHEET 6 OF THIS PLAT FOR THE DIMENSIONAL STANDARDS FOR THE LOTS IN THIS DEVELOPMENT PER THE ADOPTED DEVELOPER'S AGREEMENT.
- NO FURTHER SHORT PLATING OR SUBDIVIDING OF THE LOTS CONTAINED WITHIN THIS SUBDIVISION WILL BE PERMITTED.
- THE LOTS IN THIS DEVELOPMENT ARE SUBJECT TO TRAFFIC IMPACT FEES AND FIRE IMPACT FEES. EACH NEW UNIT WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE OR AS OTHERWISE APPROVED BY THE CITY.
- SHOULD ARCHAEOLOGICAL MATERIALS (E.G. CONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTH, ETC.) BE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3534), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360-397-8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY, AND AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC 25-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THIS REQUIREMENT COULD CONSTITUTE A CLASS C FELONY.

TRACT & EASEMENT NOTES:

- TRACTS "A" & "B" ARE WETLAND TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE WETLAND TRACTS SHALL REMAIN IN THEIR NATURAL STATE UNLESS OTHERWISE APPROVED BY THE CITY OF CAMAS.
- RIGHT OF ENTRY SHALL BE GRANTED FOR PUBLIC ACCESS TO THE TRAIL SYSTEM ACROSS TRACTS "A", "B", "E", "F" AND "G".
- MAINTENANCE OF THE TRAIL SYSTEM LOCATED IN TRACTS "A" & "B" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- TRACTS "C" & "D" ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- TRACTS "E", "F", "G" AND "H" (NW PITTOCK PLACE, NW MCMASTER DRIVE, AND NW LONGBOW LANE) ARE PRIVATE ROADS AND UTILITY TRACTS, GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THIS PLAT AND WILL BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE STORMWATER SYSTEM IN ITS ENTIRETY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. RIGHT OF ENTRY SHALL BE GRANTED TO THE CITY OF CAMAS FOR INSPECTIONS.
- PERMANENT AND CONTINUOUS FENCING SHALL BE INSTALLED ALONG THE OUTER EDGE OF THE WETLAND BUFFER OF TRACTS "A" AND "B" ABUTTING ALL LOTS AND TRACTS.
- PERMANENT SIGNAGE SHALL BE INSTALLED ALONG THE OUTER EDGE OF THE WETLAND BUFFERS THAT READ, "WETLAND AREA - LEAVE IN ITS NATURAL STATE. IT IS ILLEGAL TO CUT, PRUNE, OR MOW IN THE AREA. CALL THE CITY OF CAMAS FOR INFORMATION".
- A PUBLIC INGRESS AND EGRESS EASEMENT IS GRANTED OVER TRACTS "E" AND "F".

PUBLIC UTILITY & SIDEWALK EASEMENT:

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR ROAD EASEMENTS, AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROADS AND/OR EASEMENT FOR THE PURPOSE OF INSTALLING, REPAIRING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTAGES.

- ### LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
 - ⊙ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535", SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535" SET AS A WITNESS CORNER AT THE EXTENSION OF LOT LINE IN THE CURB
 - INDICATES CALCULATED POSITION NOTHING SET

- ### SURVEY REFERENCES:
- SURVEY BOOK 49, PAGE 186
 - SURVEY BOOK 51, PAGE 161
 - SURVEY BOOK 49, PAGE 167
 - "LACAMAS SHORES - PHASE 6C" SUBDIVISION BOOK J, PAGE 531
 - "LACAMAS SHORES - PHASE 6D" SUBDIVISION BOOK J, PAGE 559
 - "LACAMAS ESTATES" SUBDIVISION BOOK 311, PAGE 414
 - "LARKSPUR ESTATES PH. 1" SUBDIVISION BOOK 311, PAGE 358
 - "LARKSPUR ESTATES PH. 2" SUBDIVISION BOOK 311, PAGE 401
 - SURVEY BOOK 53, PAGE 111
 - SURVEY BOOK 54, PAGE 024

DEED REFERENCE (T.L. 68):

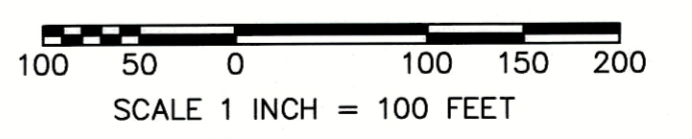
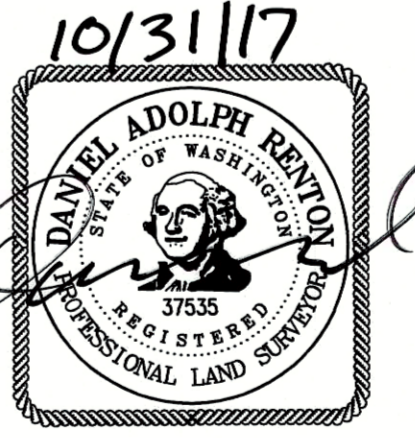
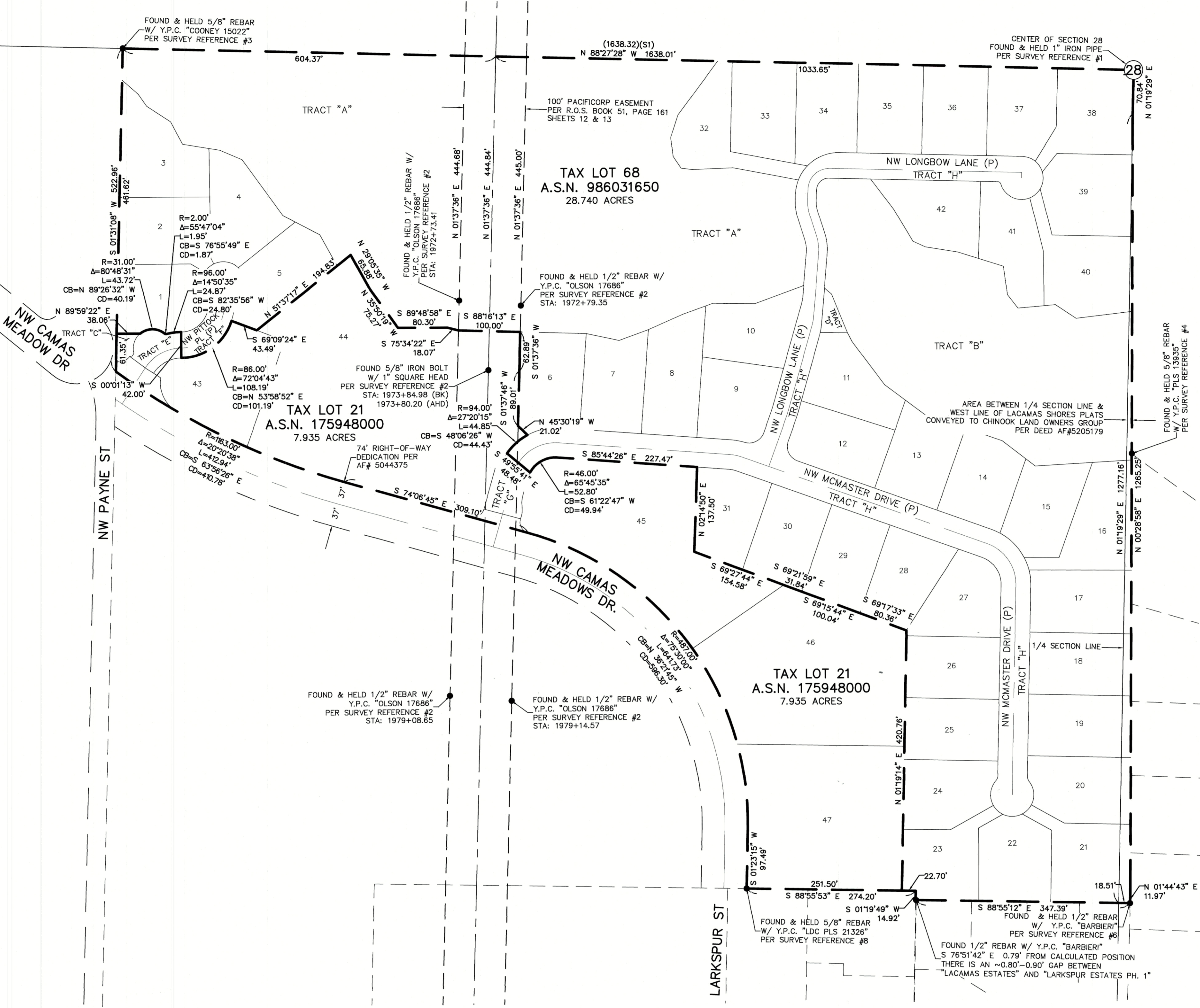
GRANTOR: CHINOOK LANDOWNERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
 GRANTEE: ESTATES AT PARKLANDS LLC
 AFN: 5408391
 DATE: MAY 31, 2017

DEED REFERENCE (T.L. 21):

GRANTOR: CHINOOK LANDOWNERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
 GRANTEE: ARCHERY HOLDINGS LLC
 AFN: 5408393
 DATE: MAY 31, 2017

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

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN JUNE OF 2015.



BASIS OF BEARINGS: NAD83(2011) EPOCH: 2010.0000, WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, U.S. SURVEY FEET

	MINISTER-GLAESER SURVEYING INC.		JOB NO. 15-185
	2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313		DATE: 10-31-17
	DRAWN BY: CSA		CALC BY: DLS
	CHECKED BY: DAR		FILE: 15185.DWG
	DATE: 10/31/17		

ESTATES AT THE ARCHERY

PRELIMINARY APPROVED AS
 "PARKLANDS AT CAMAS MEADOWS"
 A SUBDIVISION IN A PORTION OF
 THE NW 1/4 OF THE SE 1/4 AND THE
 NW 1/4 AND THE NE 1/4 OF THE SW 1/4
 OF SECTION 28,
 T. 2 N., R. 3 E., W.M.
 CITY OF CAMAS, CLARK COUNTY, WA
 SHEET 2 OF 6

SURVEY REFERENCES:

- 1) SURVEY BOOK 49, PAGE 186
- 2) SURVEY BOOK 51, PAGE 161
- 3) SURVEY BOOK 49, PAGE 167
- 4) "LACAMAS SHORES - PHASE 6C" SUBDIVISION BOOK J, PAGE 531
- 5) "LACAMAS SHORES - PHASE 6D" SUBDIVISION BOOK J, PAGE 559
- 6) "LACAMAS ESTATES" SUBDIVISION BOOK 311, PAGE 414
- 7) "LARKSPUR ESTATES PH. 1" SUBDIVISION BOOK 311, PAGE 358
- 8) "LARKSPUR ESTATES PH. 2" SUBDIVISION BOOK 311, PAGE 401
- 9) SURVEY BOOK 53, PAGE 111
- 10) SURVEY BOOK 54, PAGE 024

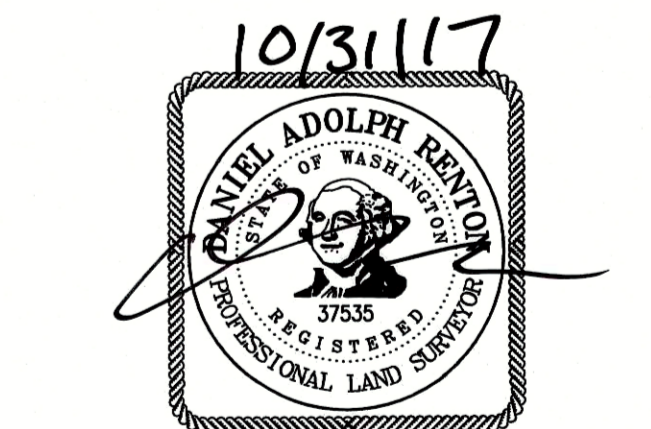
DEED REFERENCE:

GRANTOR: CHINOOK LANDOWNERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
 GRANTEE: ESTATES AT PARKLANDS LLC
 APN: 5408391
 DATE: MAY 31, 2017

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535" SET AS A WITNESS CORNER AT THE EXTENSION OF LOT LINE IN THE CURB
- INDICATES CALCULATED POSITION NOTHING SET

BASIS OF BEARINGS: NAD83(2011)(EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, U.S. SURVEY FEET



SCALE 1 INCH = 40 FEET

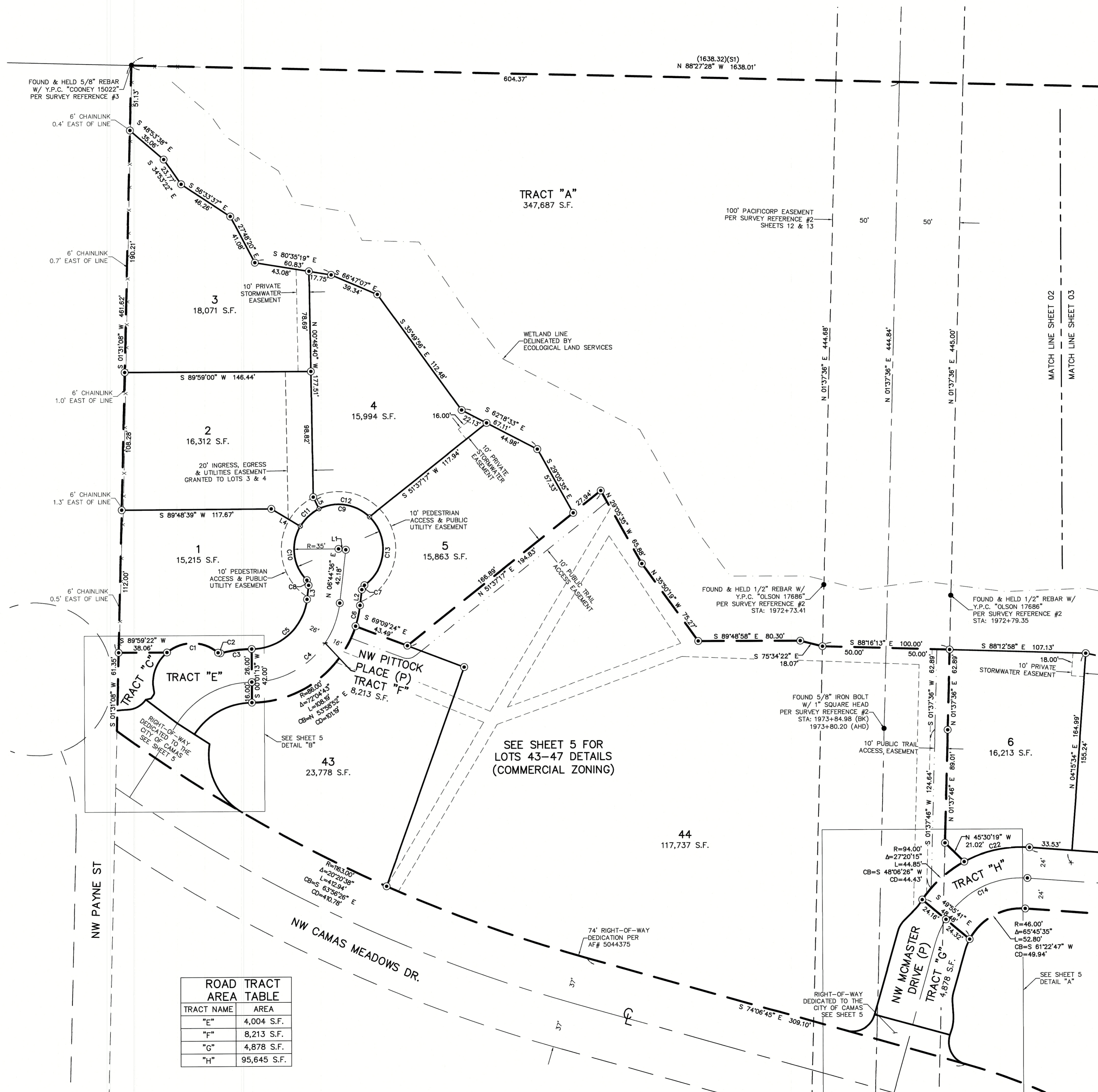
MINISTER-GLAESER SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 694-3313

JOB NO. 15-185
 DATE: 10-31-17
 CALC BY: DLS
 DRAWN BY: CSA
 CHECKED BY: DAR
 FILE: 15185.DWG

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	31.00'	80°48'31"	43.72'	N 89°26'32" W	40.19'
C2	2.00'	55°47'04"	1.95'	S 76°55'49" E	1.87'
C3	96.00'	14°50'35"	24.87'	S 82°35'56" W	24.80'
C4	70.00'	83°16'37"	101.74'	N 48°22'55" E	93.02'
C5	44.00'	83°16'37"	63.95'	N 48°22'55" E	58.47'
C6	86.00'	11°11'55"	16.81'	N 12°20'33" E	16.78'
C7	5.00'	47°58'14"	4.19'	S 30°43'43" W	4.07'
C8	5.00'	50°54'50"	4.44'	N 18°42'49" W	4.30'
C9	35.00'	278°53'04"	170.36'	N 84°43'42" W	45.52'
C10	35.00'	75°06'12"	45.88'	S 06°37'08" E	42.66'
C11	35.00'	331°2'11"	20.28'	S 47°32'04" W	20.00'
C12	35.00'	70°05'45"	42.82'	N 80°48'58" W	40.20'
C13	35.00'	100°28'55"	61.38'	N 04°28'22" E	53.81'
C14	70.00'	61°45'45"	75.46'	S 63°22'42" W	71.86'
C15	70.00'	15°29'29"	18.93'	N 77°59'42" W	18.87'
C16	70.00'	71°33'54"	87.43'	N 34°28'00" W	81.86'
C17	100.00'	3°49'07"	6.66'	N 17°50'29" E	6.66'
C18	70.00'	11°06'06"	13.56'	N 10°22'52" E	13.54'
C19	70.00'	22°35'32"	27.60'	N 06°27'57" W	27.42'
C20	70.00'	20°06'55"	24.58'	S 07°42'16" E	24.45'
C21	35.00'	89°09'49"	54.47'	S 46°56'06" W	49.13'
C22	94.00'	32°29'00"	53.29'	S 78°01'03" W	52.58'
C23	46.00'	15°29'29"	12.44'	N 77°59'42" W	12.40'
C24	94.00'	13°34'37"	22.27'	N 78°57'07" W	22.22'
C25	25.00'	88°05'09"	38.43'	N 63°47'37" E	34.76'
C26	25.00'	90°00'00"	39.27'	S 25°14'57" E	35.36'
C27	46.00'	71°33'54"	57.46'	N 34°28'00" W	53.79'
C28	94.00'	71°33'56"	117.41'	N 34°28'00" W	109.93'
C29	94.00'	8°34'43"	14.07'	N 65°57'36" W	14.06'
C30	94.00'	34°32'25"	56.67'	N 44°24'02" W	55.81'
C31	94.00'	13°05'07"	21.47'	N 20°35'16" W	21.42'
C32	94.00'	15°21'40"	25.20'	N 06°21'52" W	25.13'
C33	10.00'	40°49'14"	7.12'	S 19°05'40" E	6.97'
C34	10.00'	41°01'53"	7.16'	N 21°49'53" E	7.01'
C35	35.00'	261°51'07"	159.96'	S 88°34'44" E	52.89'
C36	35.00'	67°38'20"	41.32'	N 05°41'07" W	38.96'
C37	35.00'	34°38'19"	21.16'	N 45°27'13" E	20.84'
C38	35.00'	53°04'46"	32.42'	N 89°18'46" E	31.28'
C39	35.00'	34°52'34"	21.30'	S 46°42'35" E	20.98'
C40	35.00'	71°37'08"	43.75'	S 06°32'16" W	40.96'
C41	74.00'	3°49'07"	4.93'	N 17°50'29" E	4.93'
C42	116.00'	3°49'07"	7.73'	N 17°50'29" E	7.73'
C43	70.00'	11°06'06"	13.56'	N 10°22'52" E	13.54'
C44	85.00'	11°06'06"	16.47'	N 10°22'52" E	16.44'
C45	50.00'	22°35'32"	19.72'	N 06°27'57" W	19.59'
C46	84.00'	22°35'32"	33.12'	N 06°27'57" W	32.91'
C47	90.00'	20°06'55"	31.60'	S 07°42'16" E	31.43'
C48	56.00'	20°06'55"	19.66'	S 07°42'16" E	19.56'
C49	70.00'	89°09'49"	108.93'	S 46°56'06" W	98.27'
C50	20.00'	89°09'49"	31.12'	S 46°56'06" W	28.08'
C51	70.00'	19°22'58"	23.68'	S 12°02'41" W	23.57'
C52	70.00'	22°12'38"	27.14'	S 32°50'28" W	26.97'
C53	70.00'	47°34'13"	58.12'	S 67°43'54" W	56.46'
C54	5.00'	72°32'33"	6.33'	N 52°12'44" W	5.92'
C55	35.00'	252°32'33"	154.27'	N 37°47'16" E	56.44'
C56	35.00'	96°03'16"	58.68'	S 63°58'05" E	52.04'
C57	35.00'	37°14'17"	22.75'	N 49°23'08" E	22.35'
C58	35.00'	46°31'43"	28.42'	N 07°30'08" E	27.65'
C59	35.00'	34°56'47"	21.35'	N 33°14'07" W	21.02'
C60	35.00'	37°46'30"	23.08'	N 69°35'45" W	22.66'
C61	85.00'	1°57'15"	2.90'	N 14°57'18" E	2.90'
C62	85.00'	9°08'51"	13.57'	N 09°24'15" E	13.56'

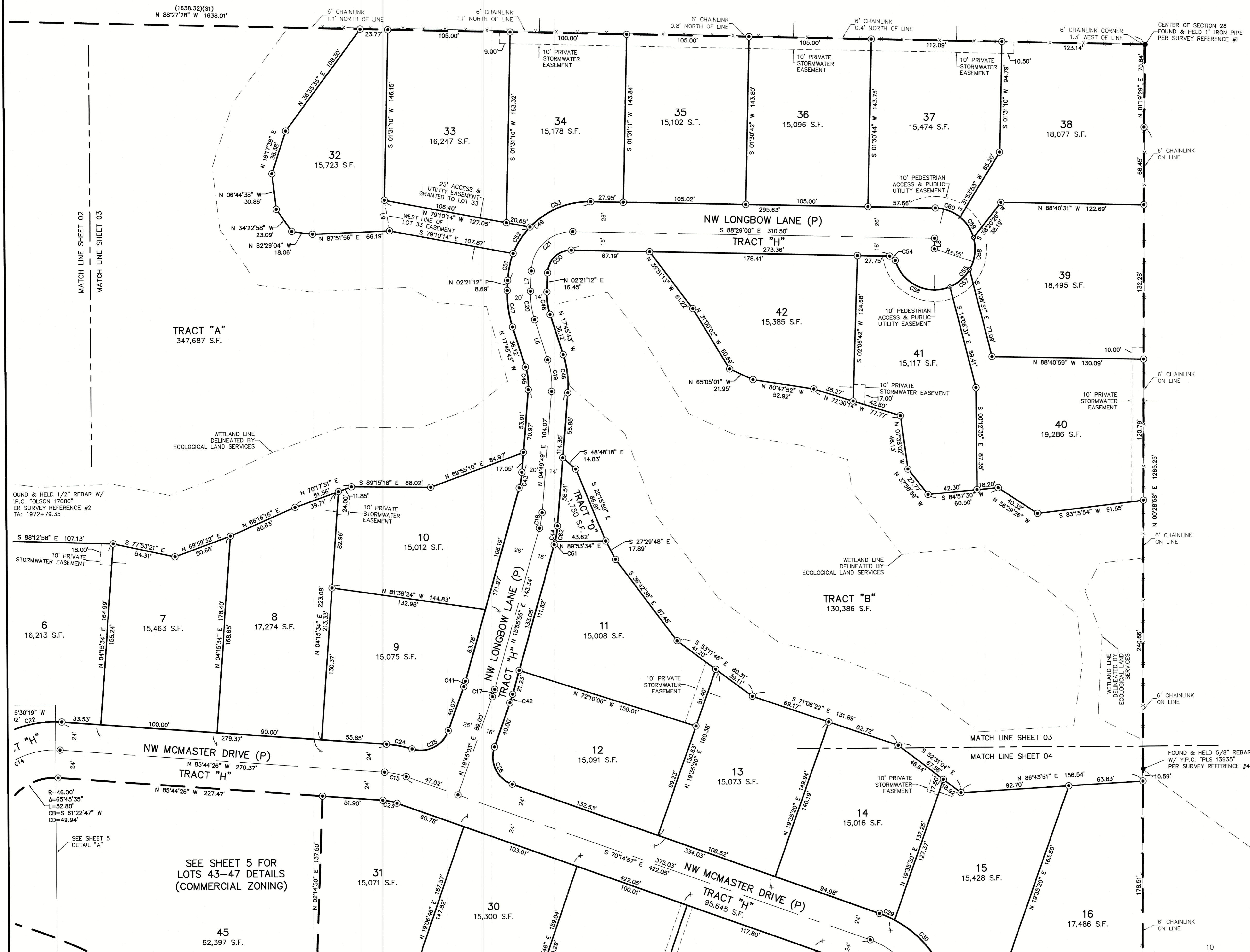
LINE	BEARING	DISTANCE
L1	S 83°15'24" E	5.78'
L2	N 06°44'36" E	12.46'
L3	S 06°44'36" W	11.13'
L4	N 59°04'02" W	26.51'
L5	S 25°51'51" E	10.23'
L6	N 17°45'43" W	36.12'
L7	N 02°21'12" E	17.47'
L8	S 01°31'00" W	9.00'

TRACT NAME	AREA
"E"	4,004 S.F.
"F"	8,213 S.F.
"G"	4,878 S.F.
"H"	95,645 S.F.



ESTATES AT THE ARCHERY

PRELIMINARY APPROVED AS
 "PARKLANDS AT CAMAS MEADOWS"
 A SUBDIVISION IN A PORTION OF
 THE NW 1/4 OF THE SE 1/4 AND THE
 NW 1/4 AND THE NE 1/4 OF THE SW 1/4
 OF SECTION 28,
 T. 2 N., R. 3 E., W.M.
 CITY OF CAMAS, CLARK COUNTY, WA
 SHEET 3 OF 6



SURVEY REFERENCES:

- 1) SURVEY BOOK 49, PAGE 186
- 2) SURVEY BOOK 51, PAGE 161
- 3) SURVEY BOOK 49, PAGE 167
- 4) "LACAMAS SHORES - PHASE 6C" SUBDIVISION BOOK J, PAGE 531
- 5) "LACAMAS SHORES - PHASE 6D" SUBDIVISION BOOK J, PAGE 559
- 6) "LACAMAS ESTATES" SUBDIVISION BOOK 311, PAGE 414
- 7) "LARKSPUR ESTATES PH. 1" SUBDIVISION BOOK 311, PAGE 358
- 8) "LARKSPUR ESTATES PH. 2" SUBDIVISION BOOK 311, PAGE 401
- 9) SURVEY BOOK 53, PAGE 111
- 10) SURVEY BOOK 54, PAGE 024

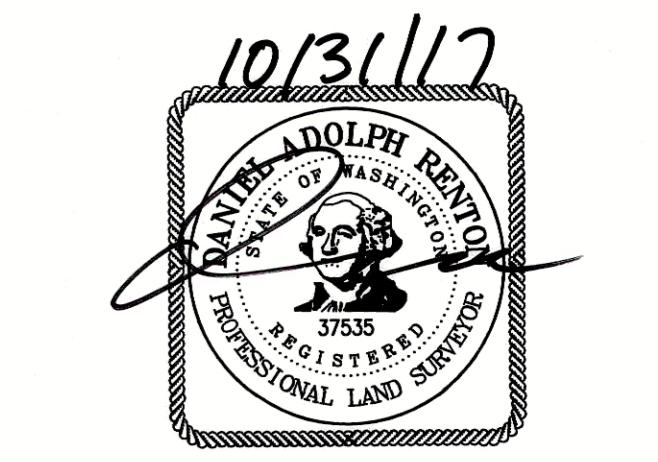
DEED REFERENCE:

GRANTOR: CHINOOK LANDOWNERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
 GRANTEE: ESTATES AT PARKLANDS LLC
 AFN: 5408391
 DATE: MAY 31, 2017

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535" SET AS A WITNESS CORNER AT THE EXTENSION OF LOT LINE IN THE CURB
- INDICATES CALCULATED POSITION NOTHING SET

BASIS OF BEARINGS: NAD83(2011) (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, U.S. SURVEY FEET

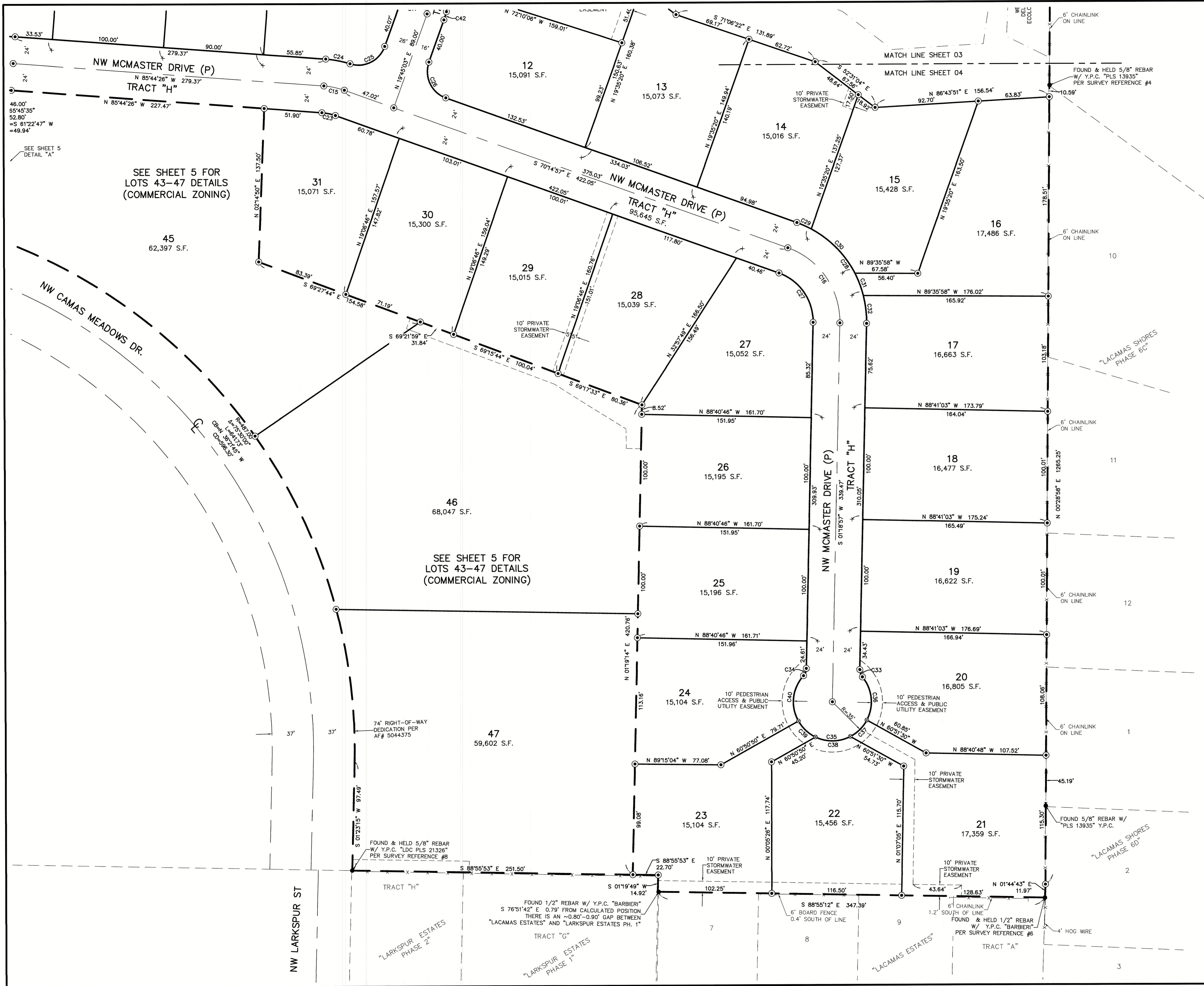


SCALE 1 INCH = 40 FEET

	MINISTER-GLAESER SURVEYING INC.		JOB NO. 15-185
	2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313		DATE: 10-31-17
	DRAWN BY: CSA		CALC BY: DLS
	CHECKED BY: DAR		FILE: 15185.DWG
	SEE SHEET 5 FOR LOTS 43-47 DETAILS (COMMERCIAL ZONING)		

ESTATES AT THE ARCHERY

PRELIMINARY APPROVED AS
 "PARKLANDS AT CAMAS MEADOWS"
 A SUBDIVISION IN A PORTION OF
 THE NW 1/4 OF THE SE 1/4 AND THE
 NW 1/4 AND THE NE 1/4 OF THE SW 1/4
 OF SECTION 28,
 T. 2 N., R. 3 E., W.M.
 CITY OF CAMAS, CLARK COUNTY, WA
 SHEET 4 OF 6



- SURVEY REFERENCES:**
- 1) SURVEY BOOK 49, PAGE 186
 - 2) SURVEY BOOK 51, PAGE 161
 - 3) SURVEY BOOK 49, PAGE 167
 - 4) "LACAMAS SHORES - PHASE 6C" SUBDIVISION BOOK J, PAGE 531
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DEED REFERENCE:

GRANTOR: CHINOOK LANDOWNERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
 GRANTEE: ESTATES AT PARKLANDS LLC
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 DATE: MAY 31, 2017

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 - ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535", SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535" SET AS A WITNESS CORNER AT THE EXTENSION OF LOT LINE IN THE CURB
 - INDICATES CALCULATED POSITION NOTHING SET

BASIS OF BEARINGS: NAD83(2011)(EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, U.S. SURVEY FEET

10/31/17

SCALE 1 INCH = 40 FEET

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

JOB NO. 15-185
 DATE: 10-31-17
 CALC BY: DLS
 DRAWN BY: CSA
 CHECKED BY: DAR
 FILE: 15185.DWG

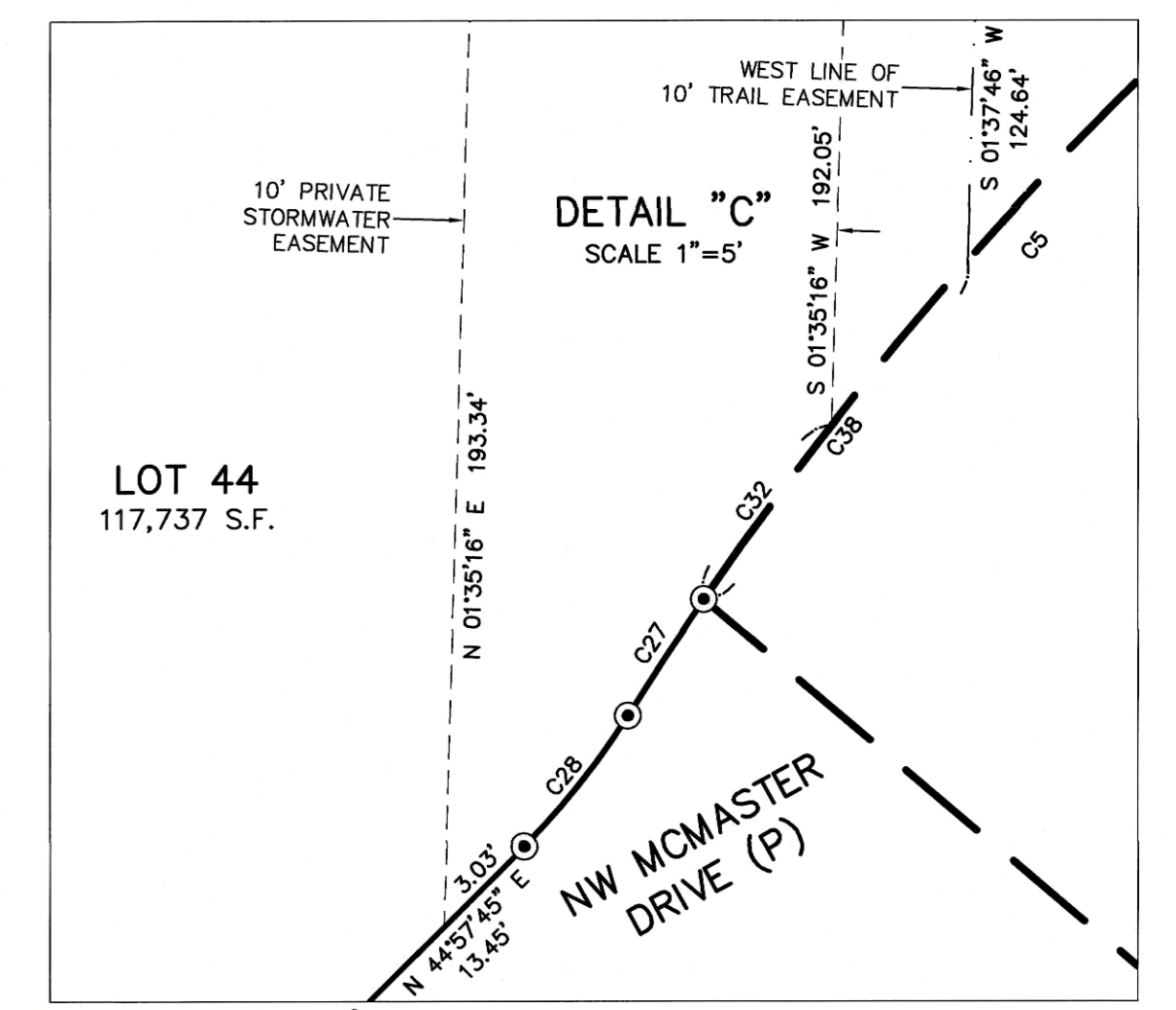
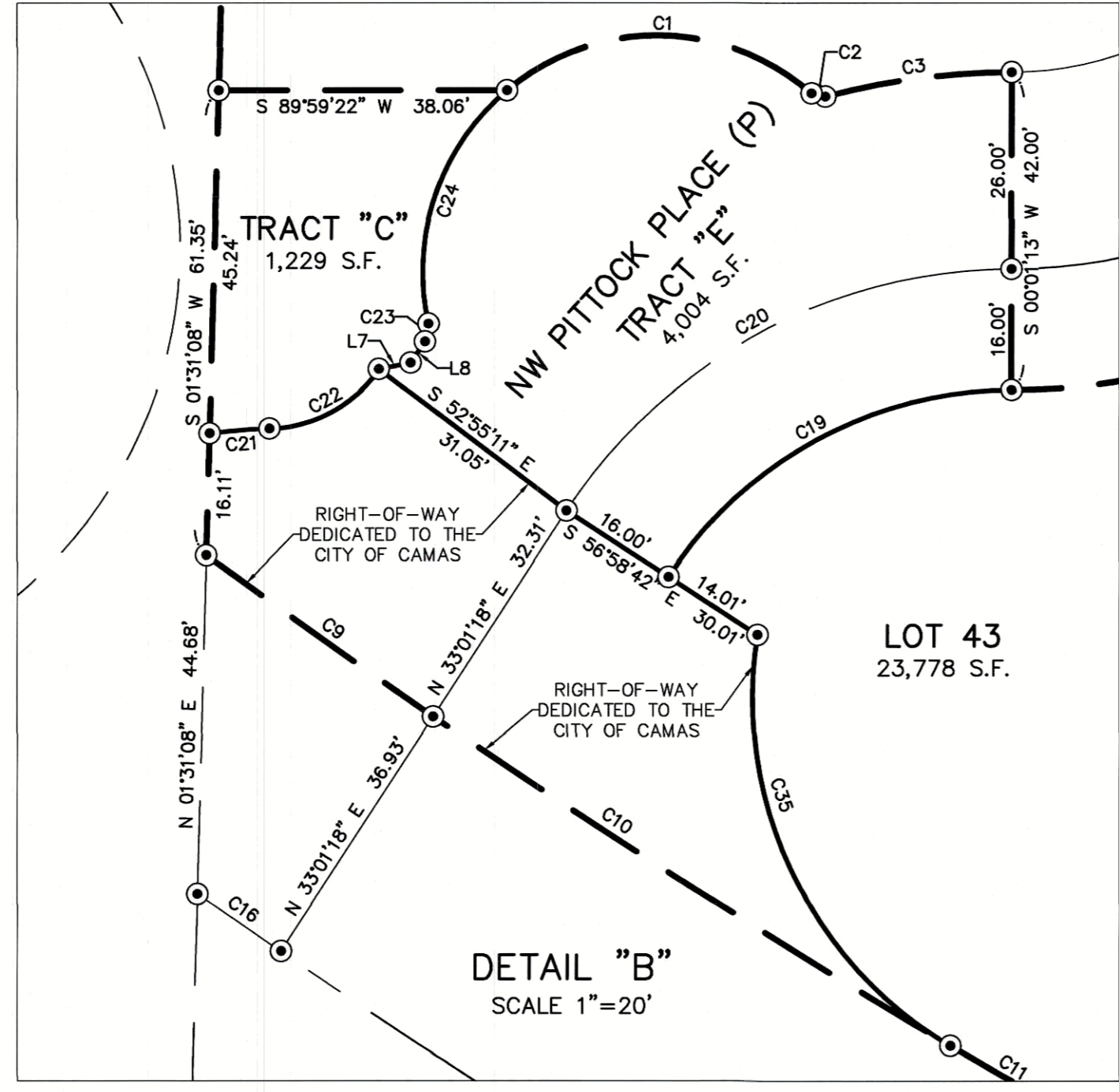
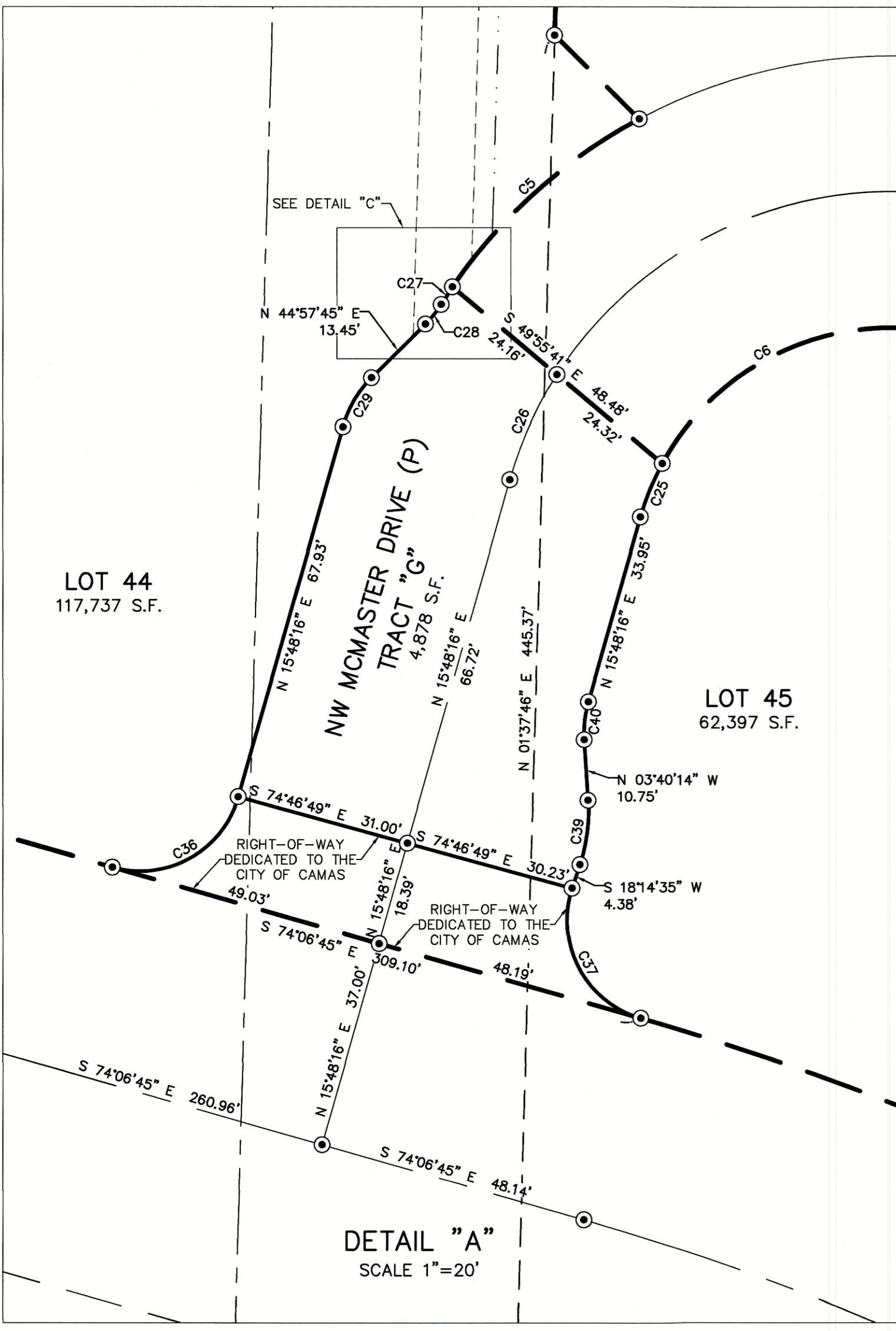
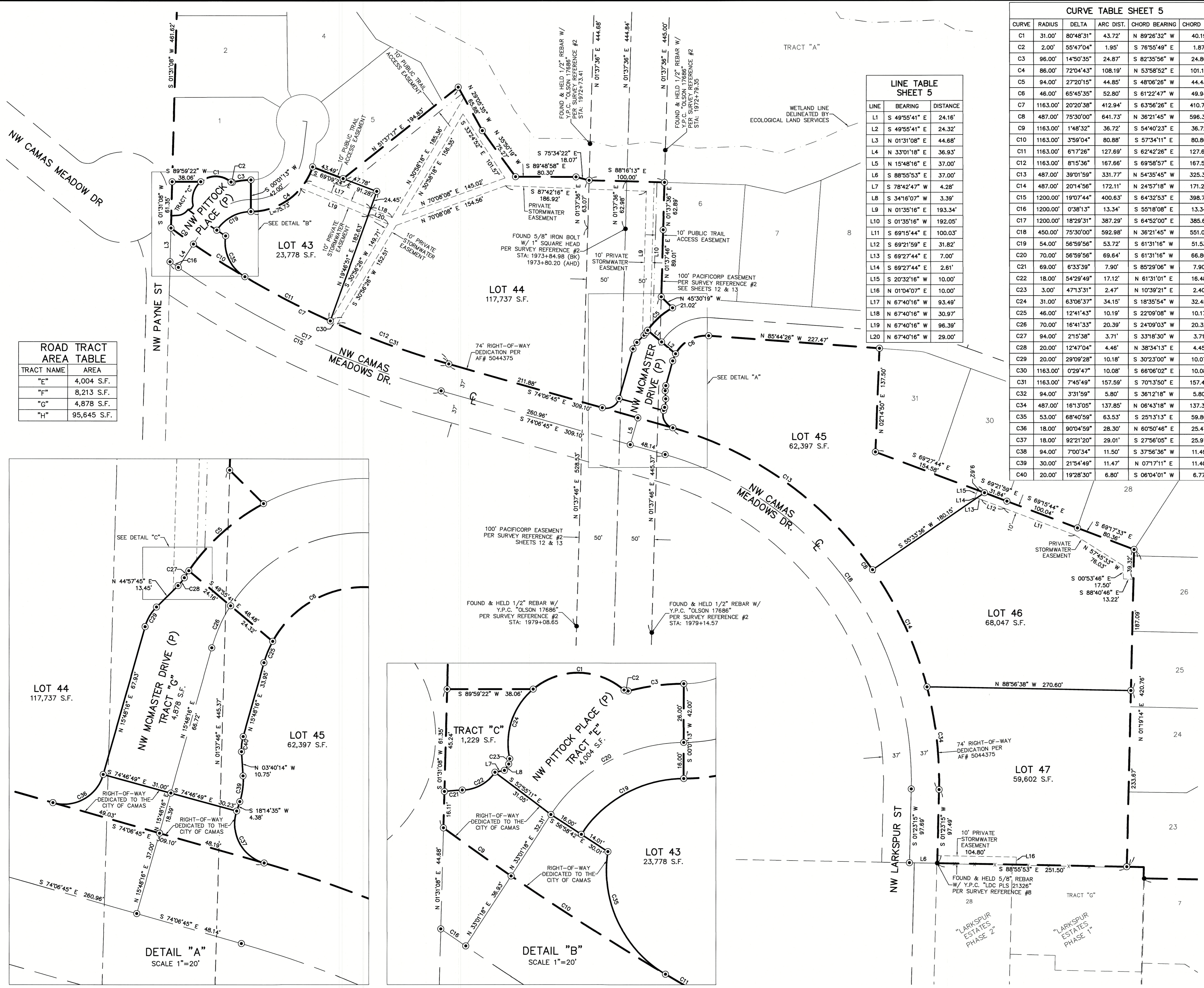
ESTATES AT THE ARCHERY

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 A SUBDIVISION IN A PORTION OF
 THE NW 1/4 OF THE SE 1/4 AND THE
 NW 1/4 AND THE NE 1/4 OF THE SW 1/4
 OF SECTION 28,
 T. 2 N., R. 3 E., W.M.
 CITY OF CAMAS, CLARK COUNTY, WA
 SHEET 5 OF 6

CURVE TABLE SHEET 5					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	31.00'	80°48'31"	43.72'	N 89°26'32" W	40.19'
C2	2.00'	55°47'04"	1.95'	S 76°55'49" E	1.87'
C3	96.00'	14°50'35"	24.87'	S 82°35'56" W	24.80'
C4	86.00'	72°04'43"	108.19'	N 53°58'52" E	101.19'
C5	94.00'	27°20'15"	44.85'	S 48°06'26" W	44.43'
C6	46.00'	65°45'35"	52.80'	S 61°22'47" W	49.94'
C7	1163.00'	2°02'38"	412.94'	S 63°56'26" E	410.78'
C8	487.00'	75°30'00"	641.73'	N 36°21'45" W	596.30'
C9	1163.00'	1°48'32"	36.72'	S 54°40'23" E	36.72'
C10	1163.00'	3°59'04"	80.88'	S 57°34'11" E	80.86'
C11	1163.00'	6°17'26"	127.69'	S 62°42'26" E	127.62'
C12	1163.00'	8°15'36"	167.66'	S 69°58'57" E	167.52'
C13	487.00'	39°01'59"	331.77'	N 54°35'45" W	325.39'
C14	487.00'	20°14'56"	172.11'	N 24°57'18" W	171.22'
C15	1200.00'	19°07'44"	400.63'	S 64°32'53" E	398.77'
C16	1200.00'	2°03'13"	13.34'	S 55°18'08" E	13.34'
C17	1200.00'	18°29'31"	387.29'	S 64°52'00" E	385.61'
C18	450.00'	75°30'00"	592.98'	N 36°21'45" W	551.00'
C19	54.00'	56°59'56"	53.72'	S 61°31'16" W	51.53'
C20	70.00'	56°59'56"	69.64'	S 61°31'16" W	66.80'
C21	69.00'	6°33'39"	7.90'	S 85°29'06" W	7.90'
C22	18.00'	54°29'49"	17.12'	N 61°31'01" E	16.48'
C23	3.00'	47°13'31"	2.47'	N 10°39'21" E	2.40'
C24	31.00'	63°06'37"	34.15'	S 18°35'54" W	32.45'
C25	46.00'	12°41'43"	10.19'	S 22°09'08" W	10.17'
C26	70.00'	16°41'33"	20.39'	S 24°09'03" W	20.32'
C27	94.00'	21°53'38"	3.71'	S 33°18'30" W	3.71'
C28	20.00'	12°47'04"	4.46'	N 38°34'13" E	4.45'
C29	20.00'	29°09'28"	10.18'	S 30°23'00" W	10.07'
C30	1163.00'	0°29'47"	10.08'	S 66°06'02" E	10.08'
C31	1163.00'	7°45'49"	157.59'	S 70°13'50" E	157.47'
C32	94.00'	3°31'59"	5.80'	S 36°12'18" W	5.80'
C33	487.00'	16°13'05"	137.85'	N 06°43'18" W	137.39'
C34	53.00'	68°40'59"	63.53'	S 25°13'13" E	59.80'
C35	18.00'	90°04'59"	28.30'	N 60°50'46" E	25.47'
C36	18.00'	92°21'20"	29.01'	S 27°56'05" E	25.97'
C37	94.00'	7°00'34"	11.50'	S 37°56'36" W	11.49'
C38	30.00'	21°54'49"	11.47'	N 07°17'11" E	11.40'
C39	20.00'	19°28'30"	6.80'	S 06°04'01" W	6.77'

LINE TABLE SHEET 5		
LINE	BEARING	DISTANCE
L1	S 49°55'41" E	24.16'
L2	S 49°55'41" E	24.32'
L3	N 01°31'08" E	44.68'
L4	N 33°01'18" E	36.93'
L5	N 15°48'16" E	37.00'
L6	S 88°55'53" E	37.00'
L7	S 78°42'47" W	4.28'
L8	S 34°16'07" W	3.39'
L9	N 01°35'16" E	193.34'
L10	S 01°35'16" W	192.05'
L11	S 69°15'44" E	100.03'
L12	S 69°21'59" E	31.82'
L13	S 69°27'44" E	7.00'
L14	S 69°27'44" E	2.61'
L15	S 20°32'16" W	10.00'
L16	N 01°04'07" E	10.00'
L17	N 67°40'16" W	93.49'
L18	N 67°40'16" W	30.97'
L19	N 67°40'16" W	96.39'
L20	N 67°40'16" W	28.00'

ROAD TRACT AREA TABLE	
TRACT NAME	AREA
"E"	4,004 S.F.
"F"	8,213 S.F.
"G"	4,878 S.F.
"H"	95,645 S.F.



10/31/17

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

SCALE 1 INCH = 60 FEET

JOB NO. 15-185
 DATE: 10-31-17
 CALC BY: DLS
 DRAWN BY: CSA
 CHECKED BY: DAR
 FILE: 15185.DWG

ESTATES AT THE ARCHERY

PRELIMINARY APPROVED AS
 "PARKLANDS AT CAMAS MEADOWS"
 A SUBDIVISION IN A PORTION OF
 THE NW 1/4 OF THE SE 1/4 AND THE
 NW 1/4 AND THE NE 1/4 OF THE SW 1/4
 OF SECTION 28,
 T. 2 N., R. 3 E., W.M.
 CITY OF CAMAS, CLARK COUNTY, WA
 SHEET 6 OF 6

BUILDING SETBACKS DIAGRAM

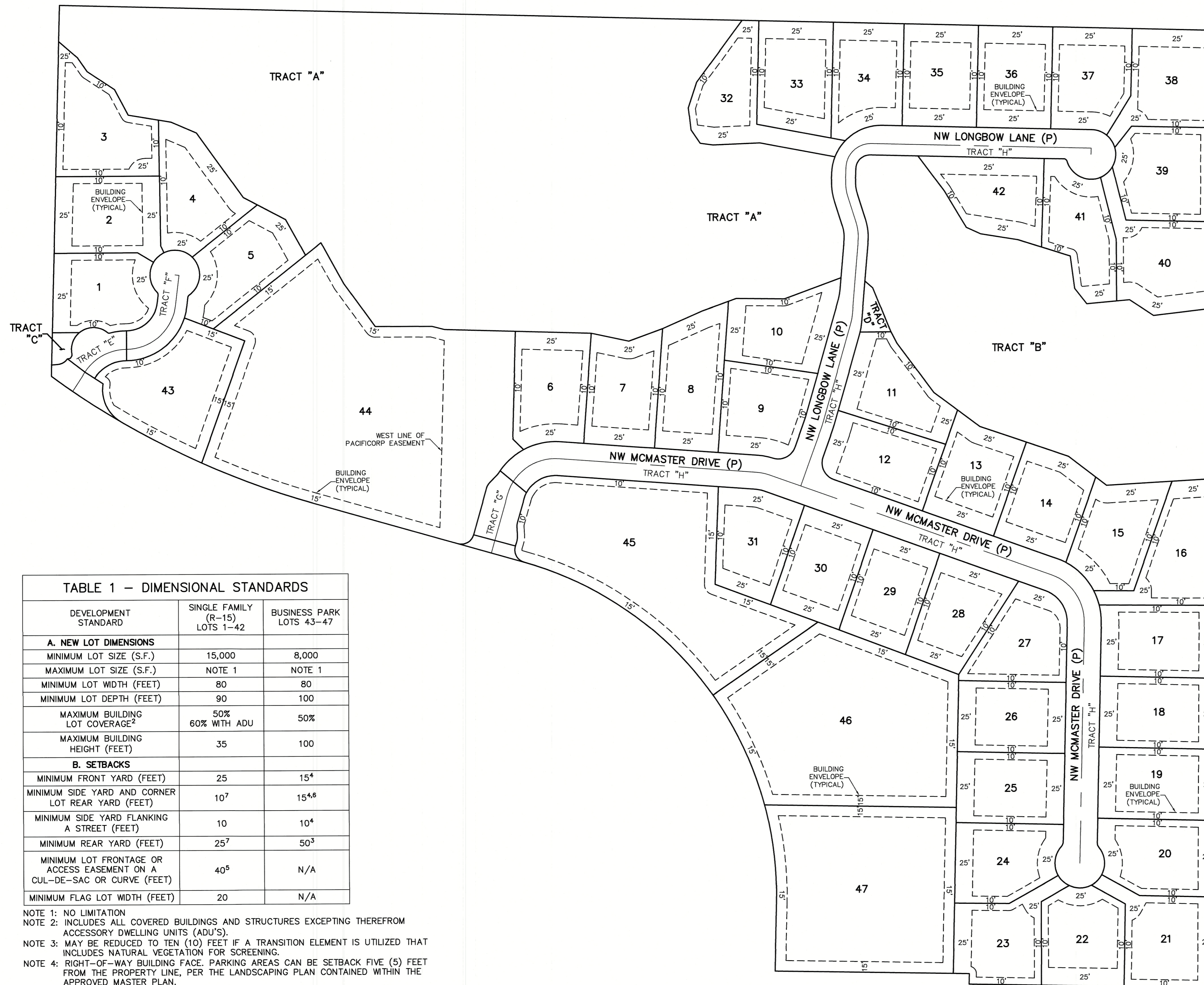


TABLE 1 – DIMENSIONAL STANDARDS

DEVELOPMENT STANDARD	SINGLE FAMILY (R-15) LOTS 1-42	BUSINESS PARK LOTS 43-47
A. NEW LOT DIMENSIONS		
MINIMUM LOT SIZE (S.F.)	15,000	8,000
MAXIMUM LOT SIZE (S.F.)	NOTE 1	NOTE 1
MINIMUM LOT WIDTH (FEET)	80	80
MINIMUM LOT DEPTH (FEET)	90	100
MAXIMUM BUILDING LOT COVERAGE ²	50% 60% WITH ADU	50%
MAXIMUM BUILDING HEIGHT (FEET)	35	100
B. SETBACKS		
MINIMUM FRONT YARD (FEET)	25	15 ⁴
MINIMUM SIDE YARD AND CORNER LOT REAR YARD (FEET)	10 ⁷	15 ^{4,6}
MINIMUM SIDE YARD FLANKING A STREET (FEET)	10	10 ⁴
MINIMUM REAR YARD (FEET)	25 ⁷	50 ³
MINIMUM LOT FRONTAGE OR ACCESS EASEMENT ON A CUL-DE-SAC OR CURVE (FEET)	40 ⁵	N/A
MINIMUM FLAG LOT WIDTH (FEET)	20	N/A

NOTE 1: NO LIMITATION
 NOTE 2: INCLUDES ALL COVERED BUILDINGS AND STRUCTURES EXCEPTING THEREFROM ACCESSORY DWELLING UNITS (ADU'S).
 NOTE 3: MAY BE REDUCED TO TEN (10) FEET IF A TRANSITION ELEMENT IS UTILIZED THAT INCLUDES NATURAL VEGETATION FOR SCREENING.
 NOTE 4: RIGHT-OF-WAY BUILDING FACE. PARKING AREAS CAN BE SETBACK FIVE (5) FEET FROM THE PROPERTY LINE, PER THE LANDSCAPING PLAN CONTAINED WITHIN THE APPROVED MASTER PLAN.
 NOTE 5: ACCESS TO TWO (2) LOTS OR LESS MAY BE DESIGNED AND ESTABLISHED AS AN EASEMENT RATHER THAN A TRACT.
 NOTE 6: NO COMMERCIAL BUILDING MAY BE LOCATED CLOSER THAN 75 FEET TO A RESIDENTIAL LOT EXISTING ON THE EFFECTIVE DATE OF THIS AGREEMENT.
 NOTE 7: FIVE (5) FEET FOR A.D.U. OR ACCESSORY BUILDINGS.

BASE OF BEARINGS: NAD83(2011)(EPOCH: 2010.0000),
 WASHINGTON STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE, U.S. SURVEY FEET

10/31/17

SCALE 1 INCH = 80 FEET

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

JOB NO. 15-185
 DATE: 10-31-17
 CALC BY: DLS
 DRAWN BY: CSA
 CHECKED BY: DAR
 FILE: 15185.DWG

DEDICATION

Order No.: 01209-40174

DESCRIPTION
See Attached Exhibit "A"

Estates At the Archery

We, the undersigned do hereby lay out and Plat the above described property into streets and lots, as shown on the Plat Map filed concurrently herewith, and we hereby dedicate the streets as shown on said Plat map as dedicated to the City of Camas and the public forever.

However, the ownership, use and enjoyment of the Lots therein are subject to Easements, conditions and restrictions, which shall run with the Land and be for the mutual benefit and protection of all Lots within said Plat and which by reference, is made a part

Dated this 31 day of October, 2017



ESTATES AT PARKLANDS LLC, a
Washington limited liability company



ARCHERY HOLDINGS LLC.

Dated this 31 day of October, 2017

NSD3

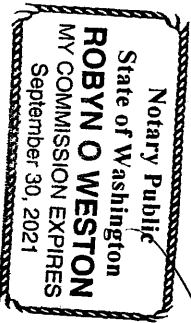
Estates at Parklands LLC

STATE OF ~~OR~~ Washington)

COUNTY OF : CLANK)

) ss.
)

The foregoing instrument was acknowledged before me this 31 day of OCT, 2017 by DARON BARR as the Member of Estates at Parklands LLC, a Washington limited liability company at their free and voluntary act for the uses and purposes therein.



Robyn O. Weston

Notary Public in and for the County of CLANK
State of ~~OR~~ Washington)
My appointment expires: 9-30-2021

Dated this 31 day of OCT, 2017

NSD3

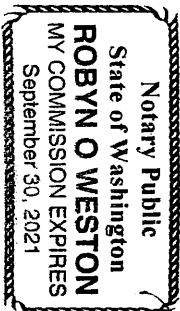
Archerly Holdings LLC

STATE OF : ~~OR~~ Washington)

COUNTY OF : CLANK)

) ss.
)

The foregoing instrument was acknowledged before me this 31 day of October, 2017 by DARON BARR as the Member of Archerly Holdings LLC, at their free and voluntary act for the uses and purposes therein.



Robyn O. Weston

Notary Public in and for the County of CLANK
State of ~~OR~~ Washington)
My appointment expires: 9-30-2021

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land located in a portion of the Southwest quarter and the Southeast quarter of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows;

BEGINNING at the Northeast corner of the Southwest quarter of said Section 28;

Thence North $88^{\circ}27'28''$ West, along the North line of said Southwest quarter, for a distance of 1638.01 feet, to the Northwest corner of the East half of the East half of the West half of said Southwest quarter;

Thence along the West line thereof, South $01^{\circ}31'08''$ West for a distance of 461.62 feet;

Thence leaving said West line North $89^{\circ}59'22''$ East for a distance of 38.06 feet;

Thence along the arc of a non-tangent 31.00 foot radius curve turning to the right, for an arc distance of 43.72 feet, through a central angle of $80^{\circ}48'31''$, the long chord of which bears South $89^{\circ}26'32''$ East, for a chord distance of 40.19 feet;

Thence along a reverse 2.00 foot radius curve turning to the left, for an arc distance of 1.95 feet, through a central angle of $55^{\circ}47'04''$, the long chord of which bears South $76^{\circ}55'49''$ East, for a chord distance of 1.87 feet;

Thence along a reverse 96.00 foot radius curve turning to the right, for an arc distance of 24.87 feet, through a central angle of $14^{\circ}50'35''$, the long chord of which bears North $82^{\circ}35'56''$ East, for a chord distance of 24.80 feet;

Thence South $00^{\circ}01'13''$ West for a distance of 42.00 feet;

Thence along the arc of a non-tangent 86.00 foot radius curve turning to the left, for an arc distance of 108.19 feet, through a central angle of $72^{\circ}04'43''$, the long chord of which bears North $53^{\circ}58'52''$ East, for a chord distance of 101.19 feet;

Thence South $69^{\circ}09'24''$ East for a distance of 43.49 feet;

Thence North $51^{\circ}37'17''$ East for a distance of 194.83 feet;

Thence South $29^{\circ}05'35''$ East for a distance of 65.88 feet;

Thence South $35^{\circ}50'19''$ East for a distance of 75.27 feet;

Thence South $89^{\circ}48'58''$ East for a distance of 80.30 feet;

Thence South 75°34'22" East for a distance of 18.07 feet;

Thence South 88°16'13" East for a distance of 100.00 feet;

Thence South 01°37'42" West for a distance of 151.91 feet;

Thence South 45°30'19" East for a distance of 21.02 feet;

Thence along the arc of a non-tangent 94.00 foot radius curve turning to the left, for an arc distance of 44.85 feet, through a central angle of 27°20'15" , the long chord of which bears South 48°06'26" West, for a chord distance of 44.43 feet;

Thence South 49°55'41" East for a distance of 48.48 feet;

Thence along the arc of a non-tangent 46.00 foot radius curve turning to the right, for an arc distance of 52.80 feet, through a central angle of 65°45'35" , the long chord of which bears North 61°22'47" East, for a chord distance of 49.94 feet;

Thence South 85°44'26" East for a distance of 227.47 feet;

Thence South 02°14'50" West for a distance of 137.50 feet;

Thence South 69°27'44" East for a distance of 154.58 feet;

Thence South 69°21'59" East for a distance of 31.84 feet;

Thence South 69°15'44" East for a distance of 100.04 feet;

Thence South 69°17'33" East for a distance of 80.36 feet;

Thence South 01°19'14" West for a distance of 420.76 feet, to the North line of "LaCammas Estates" Subdivision as recorded in Book 311 of Plats at Page 414 records of Clark County Auditor;

Thence the following courses and distances along the North line of said "LaCammas Estates"

Thence South 88°55'53" East for a distance of 22.70 feet;

Thence South 01°19'49" West for a distance of 14.92 feet;

Thence South 88°55'12" East for a distance of 347.39 feet to the East line of the that Tract of Land conveyed to Chinook Land Owners Group by Deed as described under Clark County Auditor's file Number 5205179 recorded August 19, 2015;

Thence the following courses and distances along said East line;

Thence North 01°44'43" East for a distance of 11.97 feet;

Thence North 00°28'58" East for a distance of 1265.25 feet;

Thence North $01^{\circ}19'29''$ East for a distance of 70.84 feet to the **POINT OF BEGINNING**.

PARCEL II:

A parcel of land located in a portion of the Southwest quarter of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows;

COMMENCING at the Northeast corner of the Southwest quarter of said Section 28;

Thence North $88^{\circ}27'28''$ West, along the North line of said Southwest quarter, for a distance of 1638.01 feet, to the Northwest corner of the East half of the East half of the West half of said Southwest quarter;

Thence along the West line thereof, South $01^{\circ}31'08''$ West for a distance of 461.62 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said West line North $89^{\circ}59'22''$ East for a distance of 38.06 feet;

Thence along the arc of a non-tangent 31.00 foot radius curve turning to the right, for an arc distance of 43.72 feet, through a central angle of $80^{\circ}48'31''$, the long chord of which bears South $89^{\circ}26'32''$ East, for a chord distance of 40.19 feet;

Thence along a reverse 2.00 foot radius curve turning to the left, for an arc distance of 1.95 feet, through a central angle of $55^{\circ}47'04''$, the long chord of which bears South $76^{\circ}55'49''$ East, for a chord distance of 1.87 feet;

Thence along a reverse 96.00 foot radius curve turning to the right, for an arc distance of 24.87 feet, through a central angle of $14^{\circ}50'35''$, the long chord of which bears North $82^{\circ}35'56''$ East, for a chord distance of 24.80 feet;

Thence South $00^{\circ}01'13''$ West for a distance of 42.00 feet;

Thence along the arc of a non-tangent 86.00 foot radius curve turning to the left, for an arc distance of 108.19 feet, through a central angle of $72^{\circ}04'43''$, the long chord of which bears North $53^{\circ}58'52''$ East, for a chord distance of 101.19 feet;

Thence South $69^{\circ}09'24''$ East for a distance of 43.49 feet;

Thence North $51^{\circ}37'17''$ East for a distance of 194.83 feet;

Thence South $29^{\circ}05'35''$ East for a distance of 65.88 feet;

Thence South $35^{\circ}50'19''$ East for a distance of 75.27 feet;

Thence South $89^{\circ}48'58''$ East for a distance of 80.30 feet;

Thence South 75°34'22" East for a distance of 18.07 feet;

Thence South 88°16'13" East for a distance of 100.00 feet;

Thence South 01°37'42" West for a distance of 151.91 feet;

Thence South 45°30'19" East for a distance of 21.02 feet;

Thence along the arc of a non-tangent 94.00 foot radius curve turning to the left, for an arc distance of 44.85 feet, through a central angle of 27°20'15", the long chord of which bears South 48°06'26" West, for a chord distance of 44.43 feet;

Thence South 49°55'41" East for a distance of 48.48 feet;

Thence along the arc of a non-tangent 46.00 foot radius curve turning to the right, for an arc distance of 52.80 feet, through a central angle of 65°45'35", the long chord of which bears North 61°22'47" East, for a chord distance of 49.94 feet;

Thence South 85°44'26" East for a distance of 227.47 feet;

Thence South 02°14'50" West for a distance of 137.50 feet;

Thence South 69°27'44" East for a distance of 154.58 feet;

Thence South 69°21'59" East for a distance of 31.84 feet;

Thence South 69°15'44" East for a distance of 100.04 feet;

Thence South 69°17'33" East for a distance of 80.36 feet;

Thence South 01°19'14" West for a distance of 420.76 feet, to the North line of "LaCamas Estates" Subdivision as recorded in Book 311 of Plats at Page 414 records of Clark County Auditor;

Thence along the North line of said "LaCamas Estates", North 88°55'53" West for a distance of 251.50 feet to the Northeast right-of-way line of NW Camas Meadow Drive as dedicated to the City of Camas by Deed 5044375, records of Clark County Auditor;

Thence the following courses and distances along said Northeast right-of-way;

Thence North 01°23'15" East for a distance of 97.49 feet;

Thence along the arc of a tangent 487.00 foot radius curve turning to the left, for an arc distance of 641.73 feet, through a central angle of 75°30'00", the long chord of which bears North 36°21'45" West, for a chord distance of 596.30 feet;

Thence North 74°06'45" West for a distance of 309.10 feet;

Thence along the arc of a tangent 1163.00 foot radius curve turning to the right, for an arc distance of 412.94 feet, through a central angle of 20°20'38", the long chord of which bears

North 63°56'26" West, for a chord distance of 410.78 feet to the West line of the East half of the East half of the West half of said Southwest quarter;

Thence along said West line, North 01°31'08" East for a distance of 61.35 feet to the **TRUE POINT OF BEGINNING.**

CERTIFICATE FOR PLATTING

Order No.: 01209-40174

ESTATES AT THE ARCHERY

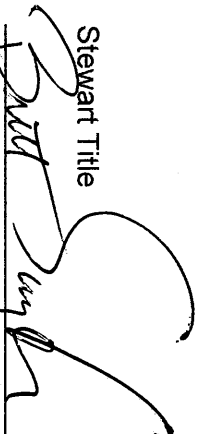
This is to certify that in connection with the recordation of the Survey Map and Declaration of the property described in Exhibit "A", the following list comprises all necessary parties signatory thereto:

ESTATES AT PARKLANDS LLC, a Washington limited liability company
ARCHERY HOLDINGS LLC, a Washington limited liability company
BLAKEMORE HOLDINGS, INC

This certificate does not purport to reflect a full report on conditions of title, nor nature and extent of interest vested in each of the parties enumerated above, and shall have no force and effect, except in fulfilling the purposes for which it was requested.

Dated this 26th day of October, 2017

Stewart Title



Brett Snyder, Title Officer

Archery at Camas Meadows / BP / CMD Engineer & Construction Estimate as of 10-10-2017

Description	Bid Amount	% Completed	Balance
BP			
Mobilization	\$ 24,178.00	90.00%	\$ 2,417.80
Demo Clearing	\$ 32,206.00	100.00%	\$ -
Erosion Control	\$ 20,841.00	75.00%	\$ 5,210.25
Earthwork	\$ 379,378.00	85.00%	\$ 56,906.70
Import Structural	\$ 153,000.00	95.00%	\$ 7,650.00
Storm Connection Stubs / Completed w/ R-15			
CMD Retaining Wall / Ordered	\$ 125,319.00	35.00%	\$ 81,457.35
Water Stub / Completed w/ CMD			
Rock N/A / Hydro seeded / Jute blankets			
Concrete N/A			
Asphalt N/A			
Signage Striping N/A			
Utilities Stub Completed w/ CMD			
Landscaping N/A			
Retaining Wall Pad 3	\$ 85,000.00	0.00%	\$ 85,000.00
Total			\$ 238,642.10
Tax	8.40%		\$ 20,045.94
Grand Total			\$ 258,688.04

CMD BP Portion

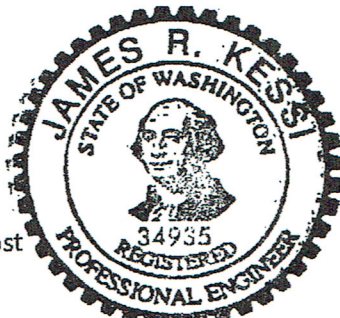
Mobilization	\$ 9,325.00	85.00%	\$ 1,398.75
Demo Clearing	\$ 7,255.00	100.00%	\$ -
Erosion Control	\$ 5,495.00	80.00%	\$ 1,099.00
Earthwork	\$ 27,094.00	85.00%	\$ 4,064.10
Sanitary Sewer	\$ 22,037.00	25.00%	\$ 16,527.75
Storm	\$ 59,940.00	90.00%	\$ 5,994.00
Storm Private	\$ 9,221.00	80.00%	\$ 1,844.20
Water	\$ 30,156.00	0.00%	\$ 30,156.00
Rock	\$ 61,376.00	50.00%	\$ 30,688.00
Concrete	\$ 53,782.00	0.00%	\$ 53,782.00
Asphalt	\$ 39,909.00	0.00%	\$ 39,909.00
Sign & Striping	\$ 9,898.00	0.00%	\$ 9,898.00
Total			\$ 195,360.80

BP Summary

BP		\$ 258,688.04
CMD BP Portion		\$ 195,360.80
Total Cost to Complete BP		\$ 454,048.84

Bond amount 125% of Total Combined Cost

125.00% \$ 567,561.05



10/24/17

Developer / Aaron Barr

Engineer / James Kessi

Total cost to complete as of 10/10/2017

Parklands at Camas Meadows / R-15 / CMD Engineer & Construction Estimate as of 10-10-2017

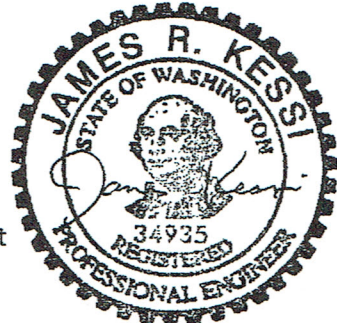
Description	Bid Amount	% Completed	Balance
R-15			
Mobilization	\$ 55,180.00	90.00%	\$ 5,518.00
Demo Clearing	\$ 77,550.00	100.00%	\$ -
Erosion Control	\$ 59,931.00	85.00%	\$ 8,989.65
Earthwork	\$ 734,218.00	88.00%	\$ 88,106.16
Sanitary Sewer	\$ 109,610.00	96.00%	\$ 4,384.40
Storm	\$ 605,269.00	90.00%	\$ 60,526.90
Water	\$ 172,134.00	95.00%	\$ 8,606.70
Rock	\$ 140,261.00	80.00%	\$ 28,052.20
Concrete	\$ 85,810.00	10.00%	\$ 77,229.00
Asphalt	\$ 110,887.00	0.00%	\$ 110,887.00
Signage Striping	\$ 7,712.00	0.00%	\$ 7,712.00
Retaining Wall	\$ 9,899.00	50.00%	\$ 4,949.50
Import Structural	\$ 222,328.00	100.00%	\$ -
Utilities	\$ 91,155.00	0.00%	\$ 91,155.00
Fencing	\$ 85,000.00	0.00%	\$ 85,000.00
Landscaping	\$ 44,213.00	0.00%	\$ 44,213.00
Misc.	\$ 50,000.00	0.00%	\$ 50,000.00
Total			\$ 675,329.51
Tax	8.40%		\$ 56,727.68
Grand Total			\$ 732,057.19
Misc.			
Mobilization	\$ 14,828.00	90.00%	\$ 1,482.80
Path	\$ 32,642.00	90.00%	\$ 3,264.20
Entry Monuments / Gates	\$ 85,000.00	20.00%	\$ 68,000.00
Total			\$ 72,747.00
Tax	8.40%		\$ 6,110.75
Grand Total			\$ 78,857.75
CMD R-15 Portion			
Mobilization	\$ 9,325.00	85.00%	\$ 1,398.75
Demo Clearing	\$ 7,255.00	100.00%	\$ -
Erosion Control	\$ 5,495.00	85.00%	\$ 824.25
Earthwork	\$ 27,094.00	85.00%	\$ 4,064.10
Sanitary Sewer	\$ 22,037.00	25.00%	\$ 16,527.75
Storm	\$ 59,940.00	90.00%	\$ 5,994.00
Storm Private	\$ 9,221.00	80.00%	\$ 1,844.20
Water	\$ 30,156.00	0.00%	\$ 30,156.00
Rock	\$ 61,376.00	50.00%	\$ 30,688.00
Concrete	\$ 53,782.00	0.00%	\$ 53,782.00
Asphalt	\$ 39,909.00	0.00%	\$ 39,909.00
Sign & Striping	\$ 9,898.00	0.00%	\$ 9,898.00
Utilities	\$ 45,775.00	0.00%	\$ 45,775.00
Landscaping	\$ 25,076.00	0.00%	\$ 25,076.00
Total			\$ 265,937.05
R-15 Summary			
R-15			\$ 732,057.19
Misc.			\$ 78,857.75
CMD R-15 Portion			\$ 265,937.05
Total Cost to Complete R-15			\$ 1,076,851.99

Bond amount 125% of Total Combined Cost

125.00% \$ 1,346,064.98

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Developer / Aaron Barr



10/24/17

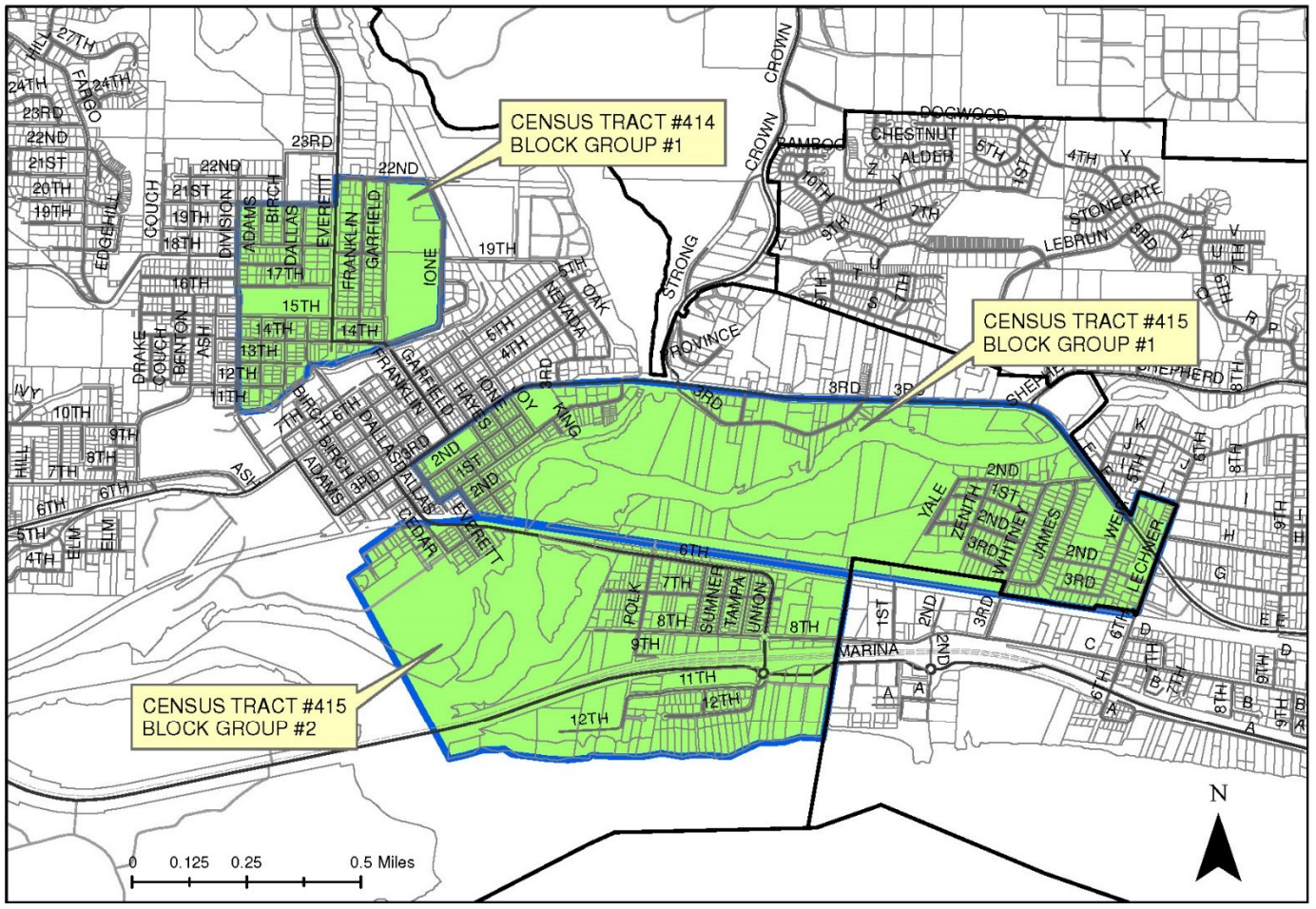
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Engineer / James Kessi

Total cost to complete as of 10/10/2017

2018 CDBG GRANT APPLICATION
STAFF RECOMMENDATION
NE ADAMS STREET
BETWEEN NE 19TH AVE AND NE 21ST AVE



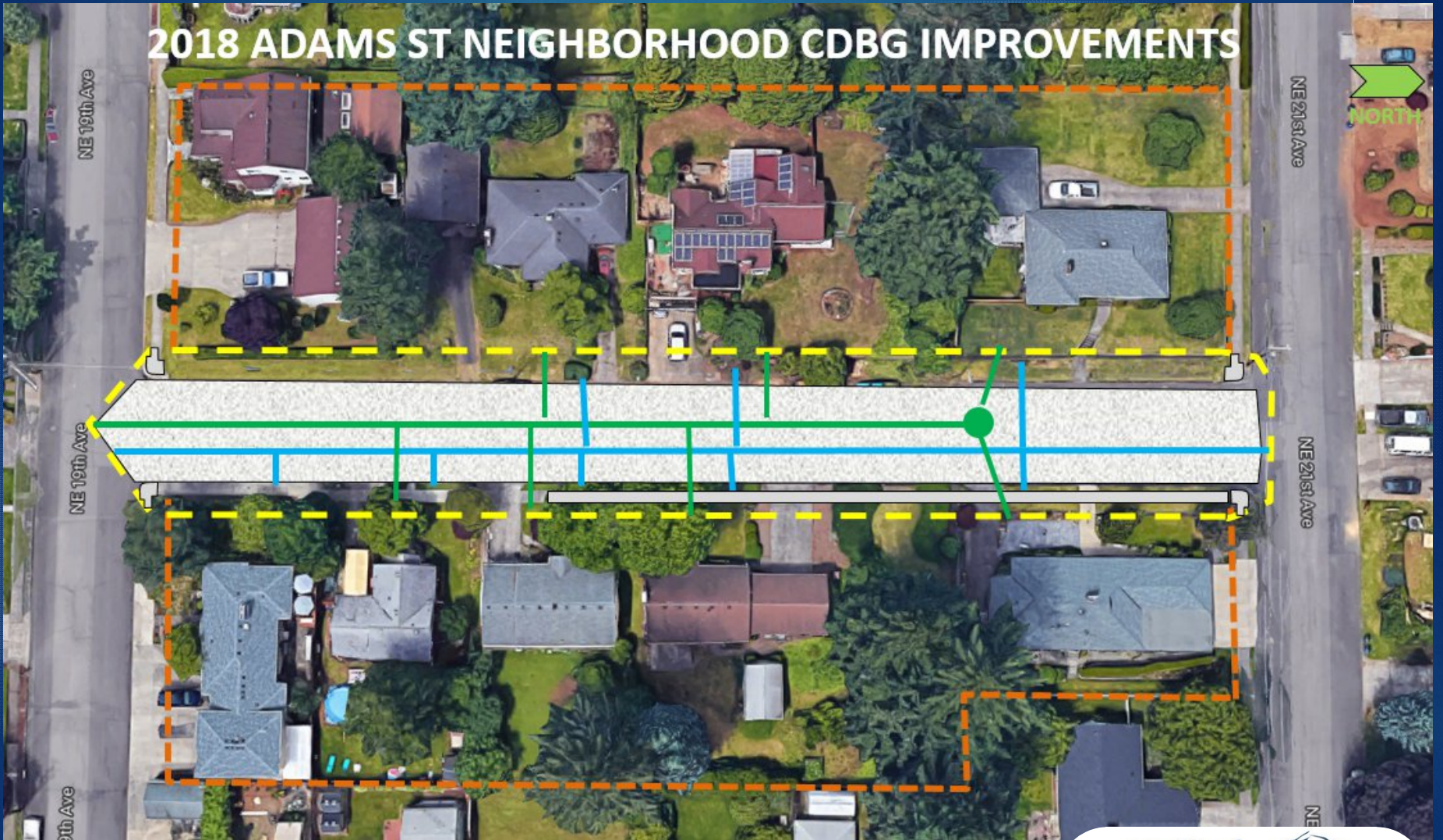


ELIGIBLE CDBG NEIGHBORHOODS IN CAMAS

2014 DATA



2018 ADAMS ST NEIGHBORHOOD CDBG IMPROVEMENTS











AGREEMENT

BY AND BETWEEN

CITY OF CAMAS - CAMAS PUBLIC LIBRARY

AND THE

**OFFICE & PROFESSIONAL EMPLOYEES INTERNATIONAL UNION, LOCAL 11
AFL-CIO**

JANUARY 1, 2017 – DECEMBER 31, 2020

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THIS AGREEMENT is made and entered into this 1st day of January, 2017, by and between the City of Camas, Camas, Washington, hereinafter referred to as the "Employer," and the Office and Professional Employees International Union, Local 11, AFL-CIO, chartered by the Office and Professional Employees International Union, AFL-CIO, hereinafter referred to as the "Union."

PREAMBLE

WHEREAS, it is the purpose of this Agreement to achieve and maintain a high level of performance in the operation of the Camas Public Library together with promoting efficiency, productive initiative and harmonious relations between the Employer and the Union, and to provide for the rights, well-being, and security of the parties involved, and

WHEREAS, the parties have agreed to certain terms and conditions of wages, hours, and conditions of employment for employees of the Employer as listed herein and wish to reduce the Agreement to writing.

NOW, THEREFORE, BE IT MUTUALLY AGREED TO AS FOLLOWS:

ARTICLE 1 – RECOGNITION

The Employer agrees to recognize the Union as the sole collective bargaining agent for the full-time and part-time employees of the Camas Public Library in the following classifications:

- Administrative Support Assistant
- Library Associate
- Library Assistant
- Youth Services Librarian
- Library Page
- Circulation Services Specialist
- Programming and Outreach Coordinator

All supervisory and confidential employees including the Assistant Library Director are excluded.

New position classifications will be discussed at the Joint Labor/Management Committee (JLMC) for clarification on their bargaining unit status.

ARTICLE 2 – UNION SECURITY

- 2.1 The Employer agrees that all employees covered under this agreement who have been in the employment of the Employer for thirty (30) days or more, shall become and remain members of the Union in good standing.
- 2.2 The Employer further agrees that all new employees hired subsequent to the date of signing of this Agreement shall, as a condition of employment, after thirty (30) days of

employment, become and remain members of the Union in good standing. This includes all full-time, part-time, and provisional part-time employees in the classifications listed in Article 1 to this Agreement.

- 2.3 In the event an employee member of the Union as defined in Article 1 to this Agreement who joins the Union fails to maintain his/her membership in the Union in good standing, therein by the payment of initiation fees and by regular payment of dues, the Union will notify the Employer, in writing, of such employee's delinquency. The Employer agrees to advise the employee that his/her employment status with the Employer is in jeopardy and that failure to meet his/her membership obligation will normally result in termination of employment within five (5) days.
- 2.4 The Employer will furnish the Union on a current basis notice of all full-time and part-time employees as defined in Article 1 to this Agreement who have been hired, rehired, transferred, laid off or terminated; upon request of the Union. The Employer will provide written notification to the Union office and designated Union Stewards in a timely manner of all newly hired, rehired, transferred, laid off or terminated employees as defined in Article 1 to this Agreement.
- 2.5 Nothing in the above sections will interfere with the employee's rights under RCW 41.56.122 of the Public Employee's Collective Bargaining Act.
- 2.6 The Union agrees to defend, indemnify, save and hold the City of Camas harmless from, for and against any and all claims arising from the application of this Article.

ARTICLE 3 – CHECK-OFF OF DUES

- 3.1 The Employer agrees to deduct Union dues from the wages of each employee as qualified in Section 3.2 below. The Employer agrees to forward such dues to the office of the Union monthly.
- 3.2 The employee shall have the freedom of option to have their dues deducted, or not to have them deducted, by signing an authorization card to that effect, copies of which shall be mailed to the Employer and the Union for certification purposes.
- 3.3 The Employer agrees to collect a Union assessed work permit fee from all temporary employees working in a position as defined in Article 1 to this Agreement. Such fee will be forwarded to the office of the Union monthly.

ARTICLE 4 – WORK SCHEDULE

- 4.1 Eight (8) consecutive hours, excluding the lunch period, shall constitute a day's work. The normal lunch period shall be one (1) hour. The normal work week will consist of up to forty (40) hours of work in a seven (7) day work period. For library employees, the normal work week may include non-consecutive work days, Monday through Saturday. The Employer can schedule employees to work non-consecutive work days (Examples of the scheduling are inclusive of working Monday through Thursday, Friday off, and

working Saturday). Employees may work on Sundays provided that there is prior approval from the Library Director. Changes to work schedules shall be in accordance with Section 4.4 to this Article.

- 4.2 Each employee shall receive a maximum of two (2) fifteen (15) minute relief periods including transit time in each day's work schedule except in cases of emergency. The first relief period will normally occur prior to lunch, and the second relief will occur after lunch during the employees' work shift .
- 4.3 An employee attending an approved training or department meeting in or out of the City will be considered to have worked a normal workday. Other arrangements for off duty training may be made by mutual consent of the Library Director or his/her designee and employee.
- 4.4 The Employer will normally provide two (2) weeks' notice of a schedule change except in cases of emergency in which case no notice is required. Schedules may change within the two (2) week window with the consent of the impacted employee(s).
- 4.5 Each member of the bargaining unit may be allowed to exchange shifts with other members when the change is not detrimental to the best interests of the Employer as determined by and subject to the approval of the Library Director or his/her designee.
- 4.6 In accordance with the provisions of Article 31.2 the work week for classifications in the bargaining unit may be adjusted to four (4) consecutive ten (10) hour days, exclusive of the meal period. Under this work schedule, overtime shall be paid for work in excess of a ten (10) hour work day or forty (40) hours in a work week. Additionally, employees or the Library may propose alternative work schedules within the limits of a maximum forty (40) hour per week schedule and such schedules may be established by mutual agreement of the Union and the Library. No alternative schedule is permitted which would result in the payment of overtime for hours worked during the regular shift, to accommodate this flex-time provision.

ARTICLE 5 – OVERTIME

- 5.1 All work performed in excess of eight (8) hours per day (except as noted in 4.6) and/or forty (40) hours per week shall be paid for at the rate of one and one-half (1.5) times the regular rate of pay.
- 5.2 Call-backs shall be compensated at a minimum of two (2) hours at the overtime rate of pay. A call back is defined as having returned to your worksite outside of the employees regular work shift.

5.2.1 Emergent and Unavoidable Callback – Split Shift. This Section is intended to address intermittent schedule changes due to emergent and unavoidable circumstances. Emergent circumstances are unforeseeable situations that include unpredictable or

unavoidable occurrences at unscheduled intervals with regard to those employees scheduled to work an evening shift who call in unable to report to work due to illness, weather related incidents or other unforeseen incidents.

- (a) An employee who is asked by the Library Director or his/her designee to cover an emergent or unavoidable circumstance callback shift shall work a six (6) hour shift from 9:00 a.m. – 12:00 p.m. and return to complete their shift for 6:00 p.m. – 9:00 p.m.. The employee shall receive two (2) additional hours of compensation at their regular rate of pay for a total of eight (8) hour shift. The specific hours (9:00 a.m. – 12:00 p.m., etc.) used in this Section are examples only. Any shift could be split to ensure coverage.
- (b) Assignments for emergent or unavoidable circumstances callback duty shall be made from a list of employees on a seniority base rotation.
- (c) The City shall prohibit taking any adverse action against an employee for his or her refusal to work an emergent or unavoidable circumstance callback.

5.3 Any employee may elect to accrue compensating time off at the rate of time and one-half (1.5) in lieu of overtime payments up to a maximum accumulation of three (3) work weeks. The use of said compensatory time off is subject to the prior approval of the Library Director or his/her designee.

ARTICLE 6 – HOLIDAYS

6.1 The following days shall be paid holidays at the straight time rate for employees covered by this Agreement:

New Year's Day
Presidents Day
Martin Luther King Day
Memorial Day
Independence Day
Labor Day
Veteran's Day
Thanksgiving Day
Day After Thanksgiving*
Christmas Day
Three (3) Floating Holidays (To be used prior to December 31st of the current year)

*Or another day in lieu thereof may be taken by mutual agreement between the Employer and the employee.

6.2 The date of observance of the holidays shall be the date on which the City of Camas, by law, observes those holidays, provided that whenever one of the above holidays falls on a Sunday, the following Monday shall be observed as the holiday.

- 6.3 Holidays paid for but not worked shall be recognized as a shift worked for the purpose of determining weekly overtime.
- 6.4 Any employee who has worked his/her shift or who is on authorized sick leave the day prior to, or immediately after, a holiday will receive their normal rate of pay.
- 6.5 Any employee who is on medically authorized sick leave when a holiday occurs will receive their normal rate of pay for that holiday and will not have their sick leave accrual charged.
- 6.6 Any employee who is on scheduled and approved vacation when a holiday occurs will receive their normal rate of pay for that holiday and will not have their vacation accrual charged for the holiday.
- 6.7 Any employee who covers a full-time shift on Christmas Eve day will be allowed to leave two (2) hours prior to the end of their regular quitting time, with pay, unless in the opinion of the Employer, the employees services are needed and required in the interests of the public health, safety or general welfare or for reasons of emergency in which case the employee shall not be entitled the time off. If an employee is required to work they will be allowed to take two (2) hours off at another mutually agreeable time.
- 6.8 Any employee who is required to work on any of the holidays listed in Section 6.1 shall be compensated at the rate of one and one-half (1.5) times their regular rate of pay in addition to their holiday pay. By mutual agreement an employee may choose to take another day off in lieu of holiday pay.
- 6.9 Newly hired employees shall be entitled to a pro-rata share of the three "floater" holidays, based on the part of the year that the employee is employed.

ARTICLE 7 – VACATIONS

- 7.1 Paid annual vacation accrual shall begin at the date of hire. Vacation accrual may be taken as earned according to the following schedule:

<u>Length Of Service</u>	<u>Hours Per Year</u>	<u>Hours Per Month</u>
0 – 1 year	96	8
2 – 4 years	108	9
5 – 9 years	120	10
10 – 14 years	156	13
15 – 19 years	180	15
20 and more years	216	18

Maximum vacation days to carry over: All bargaining unit employees shall be entitled to accumulate and carry over into the following year a maximum of four hundred (400) hours. Any accumulated vacation time in excess of the four hundred (400) hours on January 1st shall be forfeited.

- 7.2 All part-time employees shall accrue vacation at the same rate as full-time employees but in proportion to the number of hours worked.
- 7.3 Employees shall choose vacation by seniority and may schedule their vacation any time upon approval of their Library Director or his/her designee.
- 7.4 An employee not taking their vacation shall not be entitled to extra compensation for having worked during the period for which they were entitled to vacation unless required by a Library Director or his/her designee and approved by the Employer to do so.
- 7.5 Employees shall receive all accrued vacation at the time of termination including which was earned during the year of termination.
- 7.6 Holidays occurring during an employee's vacation shall not be charged against earned and accrued vacation.

ARTICLE 8 – SICK LEAVE

- 8.1 Employees shall accrue sick leave at the rate of eight (8) hours per month with a maximum accrual of one thousand forty (1040) hours. Part-time employees working ten (10) or more hours per week shall accrue sick leave at the same rate but in proportion to the number of hours worked.
- 8.2 Employees noted in Section 8.1 above are entitled to use sick leave for only a bona fide illness or injury; quarantine due to exposure to contagious diseases; any physical treatment or examination including medical, dental or ocular. Employees may also use sick leave for illness or injury to the employee's spouse or minor child, legal domestic partner, or any person living in the immediate household requiring the employee's attendance and/or care. Sick leave may also be used for parents, including "step", under circumstances as defined by the Shared Leave Policy Section 1C.
- 8.3 Employees entitled to sick leave who have exhausted their sick leave accrual may use accrued vacation.
- 8.4 Time off for medical purposes shall be charged against sick leave for actual time used only.
- 8.5 The City agrees to adhere to any provisions covered under the Family Medical Leave Act (FMLA), the Washington Family Leave Act (WFLA), the Family Care Act and the American's with Disabilities Act (ADA).
 - (a) Maternity leave shall be granted for disabilities caused by pregnancy, miscarriage, abortion or childbirth.

(b) Employees on maternity leave may use their accrued sick leave or vacation, or leave without pay not to exceed three (3) months which may be extended three (3) additional months by the Employer upon validation of need by a doctor's medical verification.

8.6 Sickness or disability shall be reported to the Library Director or his/her designee prior to time for commencement of the employee's work day, or as soon thereafter as practicable. Any employee who utilizes more than three (3) separate one-day annual sick leave periods on a work day either immediately prior to or immediately following their normal weekend (weekly days off) or holiday, may be required to provide a doctor's certificate for every subsequent sick day taken during the remainder of that year.

8.6.1 **Medical Verification.** The City may require a physician's certification of the nature and duration of an employee's ability to return to work, and/or of an employee's ability to continue the full performance of his or her duties.

8.7 Any employee who has reached their maximum accrual of one thousand forty (1040) sick leave hours and has used less than one (1) day of sick leave during the previous twelve (12) consecutive calendar months, shall be eligible to cash out at straight time, thirty-three percent (33%) of all hours that would have been accrued over the maximum allowed. For purposes of this incentive, one (1) day shall be defined as the number of work hours in an employee's average work day.

Any employee who has reached their maximum accrual of one thousand forty (1040) sick leave hours and has used more than one (1) but less than three (3) days of sick leave during the previous twelve (12) consecutive calendar months may opt to receive two (2) days' pay in January and have two (2) days of sick leave accruals deducted from their earned sick leave. For purposes of this incentive, one (1) day shall be defined as the number of work hours in an employee's average work day. This benefit may be utilized once every twelve (12) months.

8.8 Any employee who has accrued less than one thousand forty (1040) sick leave hours and has used more than one (1) but less than three (3) days of sick leave during the previous twelve (12) consecutive calendar months, may opt to receive two (2) days' pay in January and have two (2) days of sick leave accruals deducted from their earned sick leave. For purposes of this incentive, one (1) day shall be defined as the number of work hours in an employee's average work day. This benefit may be utilized once every twelve (12) months.

8.9 If an employee retires under DRS requirements from the City or in the event of death of current employee, that employee or his/her beneficiary is eligible to cash out twenty-five (25%) of their sick leave balance at their current straight time rate.

8.10 The City of Camas shall administer state and federal laws related to family leave in accordance with those laws and consistent with City personnel policies.

Family Leave - Employees who work for the City at least twelve (12) months and have worked one thousand two hundred fifty (1250) hours over the previous twelve (12) months are eligible

for up to twelve (12) weeks total of paid or unpaid leave per twelve (12) months period for birth, adoption, foster care of a child or a serious health condition of the employee or immediate family member requiring inpatient care or continuing treatment by a health care provider. The twelve (12) weeks allowed by State Law (RCW 49.78) is in addition to leave provided for pregnancy or childbirth. Employees may use sick leave for illness or injury to the employees spouse or minor child requiring the employee's attendance and/or care under the provisions of RCW 49.78.

An "immediate family member" is an employee's son, daughter, spouse, legal domestic partner, or parent. A son or daughter is a minor child either under the age of eighteen (18) or eighteen (18) years of age or older but incapable of self-care because of a mental or physical disability. A "serious health condition" is an injury, illness, impairment, physical or mental condition that involves inpatient care or continuing treatment by a health care provider. The City may require certification from a health care provider for leave based on a serious health condition. The disability portion of pregnancy leave is considered a serious health condition for purposes of the Family and Medical Leave Act. The leave would normally end six (6) weeks after a normal birth or eight (8) weeks after a cesarean section.

Employees must provide the City with at least thirty (30) days' notice, if possible before taking such leave or notify the City as soon as practicable. Before going on unpaid leave status for the birth, adoption or foster care of a child an employee is required to use all accrued unused compensatory or floating holidays and all accrued unused vacation leave.

Before going on unpaid leave status for the serious health condition of the employee, spouse, parents or the employee's minor child requiring inpatient or continuing treatment an employee is required to use all accrued unused sick leave, floating holidays, compensatory time and vacation leave.

As required by law, the City shall maintain the employee's health benefits during the FMLA leave to a maximum of twelve (12) weeks. In the event an employee does not return to City employment after taking leave under this section, the City may recover the cost of any health insurance premiums paid by the City during the unpaid portion of the leave. Upon return from such leave, the employee will be reinstated to the employee's former or equivalent position.

ARTICLE 9 – BEREAVEMENT LEAVE

- 9.1 A maximum of three (3) paid working days (consecutive or nonconsecutive) bereavement leave shall be allowed when there is a death in the employee's immediate family or any other member of the immediate household. An additional two (2) days shall be allowed as needed and will be charged to sick leave, vacation leave, comp time, floating holiday or leave without pay at the discretion of the employee.
- 9.2 Recognizing the need for family support, a maximum of two (2) days bereavement leave shall be allowed to attend the funeral or memorial service of aunts, uncles, nieces or nephews of the first generation.

- 9.3 Employees may be excused by the Employer to attend the funeral of deceased fellow employees as leave with pay.
- 9.4 Administrative Services Department will administer bereavement leave for consistency in unique circumstances as they arise.

IMMEDIATE FAMILY –Bereavement leave may be used for qualifying family members in the case of imminent death and for the purposes of this Section eligible family members are:

- a. the spouse, children, parents, brother, sister (or the step, domestic partner and in-law equivalents);
- b. the employee’s grandparents, grandchildren, aunts and uncles;
- c. the employee’s domestic partner and children, parents, brother, sister (or the step and in-law equivalents) of the domestic partner (an Affidavit of Domestic Partnership must be on file in the HR-Benefits Department);
- d. other relatives living in the employee’s household.

ARTICLE 10 – JURY DUTY

An employee shall be granted leave with full pay for any regularly scheduled straight-time hours of work missed because he/she was required to be on jury duty. An employee shall endorse any jury fee (excluding mileage and meal allowances) to the City. An employee shall notify the Employer promptly upon receiving notice to report for jury duty. When an employee is excused or dismissed from jury duty, he/she shall promptly report to work.

ARTICLE 11 – OTHER LEAVES

- 11.1 **Military Leave.** In the event of a military leave the Employer abides by the provisions of the State of Washington RCW 38.40.060 which stipulates that employees who are members of the National Guard or Federal Reserve military units are entitled to be absent from their duties up to twenty-one (21) calendar days with pay during each calendar year while engaged in the performance of ordered military duty and while going to or from such duty.

During a period of military conflict declared by the President or Congress, an employee who is the spouse or registered domestic partner of a member of the Armed Forces, National Guard or Reserves is entitled to up to fifteen (15) days of unpaid leave while his/her spouse or domestic partner is on leave from deployment, or before and up to deployment. (Spousal military leave may also be covered under FMLA leave for a qualifying exigency, although an employee need not meet the more stringent FMLA eligibility requirements in order to take this spousal military leave). The purpose of this leave is to support the families of military personnel serving in military conflicts by permitting them to spend time together before a family member is deployed or while the

family member is on leave from a deployment. An employee must work an average of twenty (20) hours per week to be eligible for this family military leave. Employees are eligible for this leave per deployment.

An employee who seeks to take family military leave must provide the City with notice of his/her intent to take leave within five (5) business days of receiving official notice that the employee's spouse will be on leave or of an impending call to active duty. The employee may substitute any available accrued leave for any part of this family military leave.

- 11.2 **Unpaid Leave/Leave of Absence.** The Employer may grant an employee a leave of absence without pay for a period not to exceed ninety (90) days. No leave of absence without pay shall be granted except upon written request of the employee. Whenever granted, the leave shall be in writing and signed by the Employer and a copy filed with the Library Director. Upon expiration of a regularly approved leave without pay, the employee shall be reinstated in the position held at the time leave was granted without loss of seniority status, excepting that the time on leave will be deducted from the employee's total service to determine seniority. Failure on the part of the employee on leave without pay to report promptly at the expiration of the leave shall constitute cause for forfeiture of right to reinstatement. The Employer may, in exceptional circumstances, extend leave beyond ninety (90) days.
- 11.3 **Union Business Leave.** Upon written request from the Union, a Union Representative or Steward may be granted time off without pay or any cost to the Employer to conduct bona fide business of the Union. Stewards and Members of the JLMC shall have a reasonable amount of time during their shifts to conduct Camas Public Library Union affairs after first notifying their Supervisor.
- 11.4 **Domestic Violence/Sexual Assault:** The Employer will grant leave in accordance with the City's Domestic Violence/Sexual Assault policy.
- 11.5 **Worker's Compensation:** Worker's Compensation provides partial wage replacement for injured employees.

For the initial ninety (90) calendar days while off duty on a work related injury/illness, the City will keep the employee on salary and the employee shall turn over to the City any time loss checks received for that period.

After ninety (90) days the employee would be required to use their accrued sick or vacation leave. If an employee elects to use accrued leave while receiving Worker's Compensation benefits the City will pay the employee his/her regular wages using accrued sick or vacation leave. If an employee elects this option, when the employee receives time loss payments from the Department of Labor & Industries, the employee must turn such payments over to the Finance Department. The Finance Department will use the worker's compensation payment to replenish the employee's sick leave or vacation leave balance that

was drawn down at the employee's current hourly wage rate. Comp time is not eligible for buyback and may not be used following a work related injury or illness while an employee is receiving Worker's Compensation pay.

If an employee chooses not to use sick or vacation leave as a supplement, any time loss payments received by the employee from the Department of Labor & Industries may be kept and their time in the payroll system will be documented as leave without pay.

LIGHT DUTY – The City will assign light duty to the employee anywhere in the City, if available and based on doctor approved activities at the time it is approved by the doctor (preferably within the employees own department). Administrative Services would be the point person and would review the doctor's note and restrictions, work with the department and make a formal offer of light duty work to the employee. If the employee turns down the light duty, no time loss checks will be issued by L& I (as is their policy). The employee would need to use leave for their time off until they were released to full duty or if they accepted the light duty assignment at a later date.

ARTICLE 12 – SENIORITY

- 12.1 In the City of Camas – Camas Public Library seniority for reasons other than layoff or cutbacks shall be calculated as the length of continuous employment of an employee within the bargaining unit. Seniority shall be observed where abilities are substantially equal with respect to promotions, transfers and layoff.
- 12.2 Seniority shall be broken only by resignation, discharge, retirement, layoff of more than twelve (12) months or failure to return in accordance with the terms of a leave of absence or when recalled from layoff.
- 12.3 Part-time employees will receive seniority on a seniority pro-rata basis equal to the calculation utilized by the Washington State Department of Retirement Systems.
- 12.4 Seniority for layoff or cutbacks shall be calculated by the total length of service within the bargaining unit and in accordance with Article 14.3(a) to this Agreement.
- 12.5 Department seniority is defined as the length of employment with the City in one (1) department and seniority used in the selection of vacation and assignments of overtime. Seniority for work schedules shall be in accordance with Article 31 to this Agreement.

ARTICLE 13 – EVALUATIONS, PROMOTIONS, DEMOTIONS AND TRANSFERS

- 13.1 The Library shall implement a semi-annual or annual performance evaluation of each employee. The importance of this process, and the need for its careful consideration in execution, is emphasized. The purpose of the performance review is to maintain a mutual understanding of the Employee and Employer's role in providing quality and service to the Library; and is a basis for promotions, goal setting, pay step progression (ref. 24.3)

and other personnel related action. These evaluations and performance review procedures shall be carried out, and submitted each year, for ultimate review by the City Administrator.

- 13.2 Promotion is hereby defined as a move from a lower position to a higher position and in accordance with Article 24.6 within this Agreement.
- 13.3 Notice of vacant positions may be posted on a simultaneous or internal/external basis and based upon the following guidelines:
- a. All external applications will be collected directly by the Human Resources Department.
 - b. The City shall first review and consider internal applications when reviewing the applicant pool.

Employees may apply for open recruitments and will receive consideration if they meet all required qualifications.

Internal notices shall be posted on all Union bulletin boards with copies to the Union office and Stewards.

- 13.4 An employee may apply for and receive a transfer to a position of another classification with the same position, range, and step. Such transfer may be made upon request of the employee at the discretion of the Employer. Any employee so transferred shall receive the same salary as in his/her former position; however, all requests must be in writing and agreed to by the Employer.
- 13.5 **Demotion:** Demotion may be used by the Employer if the Employer determines the employee is not performing all the job requirements properly or completely. The Employer will not use demotion in disciplinary actions.
- 13.6 **Lateral Transfers:** This is defined as an employee who voluntarily takes another position of the same pay range. In the event that the employee does not successfully pass the probationary period, such employee shall be reinstated without any loss of seniority or pay, provided the pay rate shall not exceed the normal rate of the subject employee for the position being reinstated into.
- 13.7 **Career Development:** The Employer and the Union agree to address career developments during JLMC meetings and work towards building a career development process for employees to advance in positions at the Camas Library for the term of this Agreement.

ARTICLE 14 – LAYOFFS AND RECALL

- 14.1 The City may layoff an employee based on the elimination of the employee's position due to lack of work, lack of funds, reorganization, elimination of services/functions or

other similar reasons. Additionally, employees may be laid off through displacement by an employee through the bumping procedure outlined in this Agreement. Employees who bump downward or accept vacant positions in a lower class shall be considered laid off from their former classification for the purpose of recall rights under this Article. Forced reduction of hours shall also be considered a layoff.

14.2 Two (2) weeks' notice of such layoffs shall be given as soon as possible before the scheduled layoff.

14.2.1 Termination of non-critical employees and consultants within the Camas Public Library.

14.2.2 Temporary reduced work hours programs including reduced work weeks and furloughs/ shutdowns.

14.2.3 Attrition-based programs such as early retirements and voluntary layoffs.

14.2.4 Reduction of paid leave balances or accrual rates.

14.3 Application of the principle of seniority shall apply in the case of layoff and reinstatement provided that the remaining employees shall have the skill and ability to do the work as determined in a fair and equitable manner.

(a) In layoff, the last employee employed shall be the first laid off provided the senior employee is capable of performing the work with skill and ability as determined by the Library Director.

(b) The last employee laid off shall be given the first opportunity to be reinstated provided however, that such employee has the qualifications and abilities for the position for which he/she is to be reinstated. Any notice of re-employment to an employee who has been laid off shall be made by phone or certified mail. The employee shall keep the Employer advised of his/her current address. Failure of such employee to report for reinstatement shall result in loss of seniority.

14.4 **Selection and Notice.** Employees who will be separated from City service shall be provided a minimum of two (2) weeks' notice of such layoffs shall be given as soon as possible before the scheduled layoff or pay in lieu of notice. The Union shall be notified concurrent with notice to employees.

14.4.1 A minimum of ten (10) working days' notice shall be provided to employees who are reassigned to lower classifications. One (1) week minimum notice is required for employees who are reassigned laterally as a result of layoff. No pay in lieu of notice is authorized but reassignments and demotions shall be delayed until the required notice period has been met. The City may use contingent layoff notices to employees whose positions are not being eliminated, but who it determines are subject to being bumped by more senior employees.

14.5 **Recall.** Any employee laid off shall be placed on the recall list; in order of seniority for the classification from which they were laid off; for a period of twelve (12) months.

14.5.1 **Recall Procedure.** Notice of recall shall be sent to the employee by certified mail at the last address reflected in the employee's official personnel file and the employee must respond within fifteen (15) calendar days of the date of the notice. The City may send out multiple recall notices and recall the most senior employee who responds within the allotted time period. An employee shall be allowed to waive one offer but shall otherwise be removed from the recall list for a classification based upon rejection or failure to respond. The employee shall be responsible for notifying the Administrative Services Department of any change in address or telephone number.

14.5.2 **Rights Upon Recall.** Employees who are recalled shall be reinstated with all rights formerly attained including accrued sick leave based upon the following:

- Employees recalled within six (6) months from layoff shall have fifty percent (50%) of accrued sick leave which shall be reinstated.
- Employees recalled with ten (10) years of service or more shall have one hundred percent (100%) of accrued sick leave reinstated.

The seniority date shall be adjusted to reflect the time on layoff but the employee shall otherwise retain all service credit held at the time of layoff. Employees recalled to their former classification shall be appointed to the step and range formerly held and credit toward the next salary anniversary date shall be continued, not including the time on layoff.

14.5.3 Laid-off employees will be offered employment in any available vacancy in a classification for which they have recall rights provided they are fully qualified for the position. In the event there are multiple employees eligible for recall within a classification and multiple positions available, Administrative Services shall coordinate a placement process whereby eligible employees are placed in the most suitable positions based on interest, qualifications and department's needs, provided however that this procedure may not be used to recall a more junior employee in place of a more senior one. The intent of this language is to facilitate voluntary placements within the list of available vacancies and employees who are being recalled. As an alternative to recall available positions may be filled by promotion, transfer or demotion of current employees with mutual agreement of the department, Administrative Services and the applicable Union.

14.5.4 Laid-off employees are eligible for consideration for other positions in the City through the competitive recruitment and selection procedures and shall be allowed to compete as internal candidates for the duration of their recall rights period. Laid-off employees are responsible for making themselves aware of available positions other than those for which they are entitled to recall consideration.

14.6 **Seniority for Layoff.** Seniority for selection of employees for layoff and bumping/reassignment shall be in accordance with Article 12 to this Agreement. The following additional considerations shall apply as warranted:

In the event of a tie in bargaining unit seniority, seniority shall be prioritized as follows:

1) Classification Seniority 2) City Service Date Seniority.

14.7 **Reassignment and Bumping.**

14.7.1 Employees facing layoff shall be offered reassignment in the order below. No step may be utilized unless there are no available positions in the preceding steps except that the steps may be rearranged as necessary to provide a minimum pay reduction. In all cases the employee must be qualified to perform the duties of the position following a reasonable period of orientation and training. In the event there is more than one qualified candidate for a position, such position shall be offered on the basis of seniority. In bumping situation, the employee may bump only into the position occupied by the least senior employee, not any less senior employee. The order of consideration shall be:

- a. Vacant positions in the classification from which the employee is being laid off.
- b. Vacant positions in former classifications in the bargaining unit.
- c. Bumping across department lines is not permitted.
- d. Bumping the least senior employee and able to perform the duties in this lower classification.

ARTICLE 15 – HEALTH & WELFARE - DENTAL - VISION - PRESCRIPTION DRUG PENSION - LIFE INSURANCE

15.1 The Employer shall offer at least two (2) medical insurance plans for employees and their dependents which include domestic partner.

15.1.1 Employees may opt out of medical coverage per the City of Camas Dual Insurance Incentive Program policy and in accordance to IRC (Internal Revenue Code) Section 125.

15.2 The Employer shall provide post-retirement medical insurance from retirement to age sixty-five (65) for the employee only, provided the employee has been employed by the city for a total of ten (10) years and is retiring from the City under the provision of the applicable PERS retirement plan. Coverage for a spouse may be purchased by the employee in accordance with the requirements of the applicable plan. Employees hired after January 1, 1998 as described above shall not be eligible for employer paid post-retirement medical insurance but may participate for themselves and spouse at their own expense for the employee and spouse, consistent with plan requirements.

15.3 The Employer shall provide a term life insurance policy for all employees working twenty (20) hours a week or more. The amount of the policy shall be equal to the nearest thousand dollars of the employee's normal yearly salary exclusive of overtime but not to exceed a maximum of Fifty Thousand Dollars (\$50,000.00).

15.4 Health Insurance: **Kaiser HMO and AWC Regence Health First 250 Plan:**

The Employer will pay medical coverage premiums for employees and dependents. Premium contributions are as follows:

All City of Camas – Camas Public Library employees shall pay fifteen dollars (\$15.00) towards their health care premium paid for by the City of Camas through pre-tax payroll deduction of the total premium cost.

Dependent(s) coverage shall be paid at ninety percent (90%) by the City of Camas and ten percent (10%) shall be paid by the employee through pre-tax payroll deduction of the total premium cost.

The monthly premiums for the plans are as follows:

Regence Health First 250 \$250.00 Deductible	2017 Premiums	Kaiser Permanente \$250.00 Deductible w/a 10% Co-Insurance	2017 Premiums
Employee (EE) only	\$671.05	Employee (EE) only	\$704.54
EE plus Spouse	\$1347.73	EE plus Spouse	\$1390.37
EE plus 1-Dependent	\$1004.40	EE plus 1-Dependent	\$1015.46
EE plus 2 or more Dependents	\$1279.99	EE plus 2 or more Dependents	\$1291.47
EE; Spouse and one Dependent	\$1681.08	EE; Spouse and one Dependent	\$1701.79
EE; Spouse and 2+ Dependents	\$1956.67	EE; Spouse and 2+ Dependents	\$1977.79

15.5 For the term of this Agreement, the Employer agrees to pay only the premiums for dental (Delta Dental; Delta Dental Plan F; Willamette Dental fifteen dollar [\$15.00] co-pay and Kaiser Dental five dollars [\$5.00] office co-pay), vision and life insurance plans offered by the Employer. The Employer will continue prescription drug coverage through the medical plan, consistent with the provisions of the medical plan.

15.6 In the event insurance companies, brokers and/or administrators of the existing health and welfare plans notify the Employer of changes in benefits structure, the Employer will notify the Union and employees of such changes and these changes will pass through to the membership without negotiations. In the event of a change in the continued availability of such plan and/or any premium cost share increases to the membership, the parties will negotiate these changes and thereafter the Employer will determine whether or not to make changes to the health and welfare plans inclusive of benefit levels and premium levels. In the event the plans employees are covered under become excessive in premium amount; as defined under State or Federal law; the Union and the Employer agree to meet, negotiate and make decisions about plan design in order to try to avoid any cost associated with the Affordable Care Act (ACA) tax or surcharge.

- 15.7 The Union and/or the employee will indemnify and hold the Employer harmless from any and all claims or disputes between an insurance carrier and employees relating to medical claims and/or coverage's.
- 15.8 Any and all disputes or disagreements and/or claims involving coverage of employees between the insurance company and the employee are not grievable under this contract.
- 15.9 The Employer shall make pension contributions required by statute to the Department of Retirement System (DRS).
- 15.10 Employees and their immediate families (spouse and dependent children) shall be issued pool passes for the municipal swimming pool.

ARTICLE 16 – JOINT LABOR/MANAGEMENT COMMITTEE

The Employer and the Union agree to maintain a Joint Labor/Management Committee (JLMC).

JLMC MISSION STATEMENT

The Joint Labor/Management Committee (JLMC) is recognized as a Union/Management partnership. The common mission is to commit to a relationship that promotes a participative and cooperative endeavor between OPEIU Local 11 and the City of Camas-Camas Public Library.

The JLMC acknowledges that both the Union members and the City management team bring value, talent and resources necessary to provide excellent public service to the citizens of the City of Camas.

Through a forum of open communication and cooperation, this mission will result in sustaining and enhancing a quality work environment meeting the future challenges of service to the community.

The JLMC will consist of two (2) members each from labor and management and will be scheduled to meet monthly or as needed. The responsibility of the JLMC will be to address problems, issues or concerns of the bargaining unit or management using the interest-based problem solving process to arrive at consensus agreement.

ARTICLE 17 – DISCIPLINARY PROCEDURES

- 17.1 The Employer may discipline an employee for just cause.
- 17.2 Disciplinary action or measures shall include only the following:
- (a) Verbal reprimand ;
 - (b) Written reprimand;
 - (c) Suspension without pay;
 - (d) Discharge.

- 17.3 The parties agree that progressive and escalating levels of discipline are preferable to allow an employee proper notice of misconduct and the opportunity to improve performance. The level or degree of discipline imposed shall be appropriately based on an employee's prior record of service, length of service, severity of offenses and prior record of discipline.
- 17.4 When the Employer determines the circumstances are such that retention of the employee will likely result in the disruption of Employer services, damage to or loss of Employer property or be injurious to the employee, fellow employees or the services provided by the Employer, the Employer may immediately suspend with or without pay, depending on the circumstances. In such cases the facts supporting the circumstances will be made available to the employee by the Employer not later than three (3) working days after the action became effective.
- 17.5 The provisions of this article shall not apply to newly hired employees serving a six (6) month or longer probationary period subject to the following provisions. The Employer may extend a probationary employee's probationary period for up to an additional three (3) months. Any extensions beyond the three (3) month period will be subject to mutual agreement with the Union. In any event, the probationary period shall not exceed twelve (12) months. Probationary employees shall work subject to the provisions of this agreement but shall be only on a trial basis during which period they may be discharged without cause and without any recourse.
- 17.6 The employee and the employee's Union representative with the employee's authorization shall have the right to inspect the full contents of his/her personnel file. No written reprimand may be placed in the personnel file without the employee having been first notified of said written reprimand and given a copy, with a copy to the Union. An employee who disagrees with the validity of any written reprimand added to the file shall have the opportunity to challenge said written reprimand under the issue resolution procedure herein. The employee shall be required to sign the written reprimand or other disciplinary action acknowledging that they have read the contents of the document.
- 17.7 The written reprimands will be removed from an employee's personnel file after one hundred eighty (180) days from the date said action was finalized provided that no further written reprimands have been issued within the one hundred eighty (180) day time period. If another written reprimand has been issued within this time period then both written reprimands shall remain in the personnel file for an additional one hundred eighty (180) days from the date of the latest written reprimand. In any event, the one hundred eighty (180) days may be extended to three hundred sixty (360) days depending on the seriousness of the circumstances. If another written reprimand has been issued within the three hundred sixty (360) days time period then both written reprimands shall remain in the personnel file for an additional three hundred sixty (360) days from the date of the last written reprimand.

- 17.8 In the event an employee may be subject to disciplinary action up to and including discharge, the Employer will notify the employee of the facts supporting such action and provide the employee with an opportunity to confer with his/her representative prior to the disciplinary action being finalized. The employee will be provided an opportunity to respond to the facts before the disciplinary action is finalized. If the employee requests the presence of his/her Union representative they shall be allowed to attend the disciplinary meeting provided scheduling of the meeting is not unreasonably delayed.
- 17.9 It is the Employer's sole determination as to whether or not an employee suspended without pay may be allowed to forfeit accrued vacation or compensatory time in lieu of the suspension of pay.

ARTICLE 18 – GRIEVANCE PROCEDURE

18.1 Grievance Procedure

The objective of this process is to promote open and continuous communication regarding concerns in the workplace and recommendations for improving the quality of work life. This process is established on the premise of trust and mutual respect and is to be used for determining “what’s right” NOT “who’s right”.

The parties agree that every effort should be made to resolve grievances informally with the first level Supervisor or others, as appropriate, and to settle grievances at the lowest possible level. The grievant and/or the Union and the appropriate Employer representative shall meet, if necessary, to attempt to resolve the grievance at any Step.

To facilitate this process, the levels below should be followed in sequence unless inappropriate for the circumstances. Some issues may necessitate meeting more than once at any particular level or obtaining information from additional sources. Each level will be addressed in an expedient manner.

18.2 Filing and Processing Requirements

A grievance may be brought under this procedure by one (1) or more aggrieved employees, or by the Union as a class grievance (hereafter described as “the grievant”). No grievance shall be processed beyond informal process without Union concurrence and representation.

A written grievance shall be signed and dated and indicate the Step at which it is being filed and responses shall address at a minimum, the following points:

- a. The nature of the grievance/response and the facts upon which it is based;
- b. A statement of the specific provision(s) of the Agreement that is (are) the basis of the grievance/response;

- c. The manner in which the provisions have been violated, misapplied or misinterpreted (or in which the provisions supports the response);
- d. The date or dates on which the alleged violation, misinterpretation or misapplication occurred;
- e. The specific remedy sought or offered.

18.3 Timelines

Timelines under this Article (contract violation, receipt of grievance, etc.) shall be that “working days” means Monday through Friday, excluding City observed holidays. Filing and response time limits shall be met by mailing, email, hand delivery or facsimile transmission. Receipt shall be considered to be the date of actual receipt. The time limits prescribed herein may be waived or extended by mutual agreement, in writing, by the Steward or the Union in a class grievance and the appropriate Employer representative at each Step.

A grievance not brought within the time limit prescribed for every Step shall be considered settled on the basis of the Employer’s last decision received by the Steward of the Union. A grievance or complain not responded to by the Employer representative may be moved to the next Step in the procedure.

Scope: Grievances and recommendations that can’t be resolved by the employee and Supervisor.

18.4 Steps.

Step 1. If unable to resolve the grievance informally with the immediate Supervisor the Steward or the Union Representative shall present the grievance in writing to the Supervisor within ten (10) working days of the occurrence or knowledge thereof. This ten (10) day period includes any attempted informal resolution meetings. The Supervisor and the Union, along with the grievant shall meet to discuss the grievance within seven (7) days of receipt of written grievance. The Supervisor must respond in writing to the grievant and the Union within ten (10) working days after the meeting has been held with his/her official response.

Step 2. If unable to resolve the grievance at Step 1 the Steward or the Union Representative shall submit the written grievance to the department head or their designee within ten (10) working days following the Supervisor’s response. The department head or their designee and the Union, along with the grievant shall meet to discuss the grievance within seven (7) days of receipt of

written grievance. The department head or their designee shall respond in writing to the grievant and the Union within ten (10) working days after the meeting has been held with his/her official response. At this Step documented copies shall be sent to Local 11 and the Administrative Services Department.

Step 3. If unable to resolve the grievance at Step 2 the Union Representative or his or her designee shall submit the grievance in writing to the Administrative Services Director within ten (10) working days following the department head or their designee response. The Administrative Services Director shall respond in writing to the grievance within ten (10) working days of receiving the request to either schedule a meeting or submit a response.

18.5 Arbitration

If the grievance cannot be resolved at Step 3 the parties may, by mutual agreement, seek the assistance of the Federal Mediation and Conciliation Service (FMCS) or the Public Employees Relation Commission (PERC) in an attempt to resolve the dispute. The Union shall notify the Employer, in writing of submission to arbitration within ten (10) working days after receipt of the written response in Step 3 above.

In the event that a grievance has not been settled an Arbitrator shall be selected by the Employer and Union Representative from a panel obtained from the FMCS or PERC. The decision of such Arbitrator shall be final and binding upon both parties. The parties shall each pay their own costs and each shall pay one-half (½) of the cost of the service of the Arbitrator and of any other joint costs of the arbitration.

18.6 Mediation

As an alternative or supplement to the grievance procedure or for such other purposes the parties may mutually determine, the parties may invoke a mediation process to resolve grievances or other issues between them as provided herein. As contemplated by this Section, mediation involves the use of a third party to serve as a Mediator using contemporary mediation techniques. A decision to utilize a Mediator shall be voluntary by both parties and the Mediator shall be a mutually acceptable FMCS or PERC staff representative.

ARTICLE 19 – NON-REDUCTION OF WAGES AND WORKING CONDITIONS

The parties hereto agree that the wages and working conditions specified by the Employer ordinances and resolutions now in force shall be maintained consistent with this Agreement for its term.

ARTICLE 20 – STRIKES AND LOCKOUTS

The City and the Union recognize that the public interest requires the efficient and uninterrupted performance of all City services and to this end pledge their best efforts to avoid or eliminate any conduct contrary to this objective. During the term of this Agreement, neither the Union nor the City shall cause, engage in or sanction any work stoppage, slowdown or other interference with City functions. Employees who engage in any of the foregoing actions shall be subject to disciplinary action including suspension or discharge. No individual shall receive any portion of his/her salary or benefits as provided by the City, and in accordance with applicable law, while engaging in activities in violation of this Article. The City shall not constitute any lockout of its employees during the term of this Agreement.

ARTICLE 21 – UNION REPRESENTATIVE

An authorized representative of the Union shall have the right to investigate issues or conditions at reasonable hours upon first securing permission from the Employer to do so and without interfering with the progress of work. The Union shall advise the Employer, in writing of the names of their authorized representatives and stewards.

ARTICLE 22 – BULLETIN BOARD

The Employer shall provide a bulletin board for the Union's use in an area conveniently accessible to bargaining unit employees. The Union may maintain the board for the purpose of notifying employees of matters pertaining to Union business. All notices shall be signed by a representative of the Union who is authorized by the Union to approve Union notices.

ARTICLE 23 – NON-DISCRIMINATION

- 23.1 The Employer agrees that they will not discriminate against any employee because of lawful Union activity.
- 23.2 Neither the Union nor the Employer in carrying out their obligation under this Agreement, shall discriminate in matters of hiring, training, promotion, transfer, layoff, discharge or otherwise because of race, color, creed, national origin, sex or age.
- 23.3 All references to employees in this contract designate both sexes and wherever the male gender is used, it shall be construed to include male and female employees.

ARTICLE 24 – WAGES, CLASSIFICATIONS AND PAY PLAN

- 24.1 The applicable pay plan is attached hereto and incorporated herein by reference as Exhibit "A" to this Agreement.
 - 24.1.1 The following classifications shall be red-circled until such time the annual Cost of Living Increase (CPI) catches up to the recommended wage rates established in Exhibit "A" to this Agreement. Effective upon ratification of this Agreement, red-circled

employees shall receive a one-time fifteen hundred dollar (\$1500.00) lump sum amount; less any applicable taxes; these classifications are:

- a) Library Assistant
- b) Library Associate
- c) Circulation Services Specialist

24.2 **Salary Increases – Across the Board Wage Adjustments.**

24.2.1.a Effective upon ratification of this Agreement bargaining unit employees not subject to Section 24.1.1 to this Article; shall receive a two percent (2%) wage increase to their current wage rate and which shall be retroactive to January 1, 2017; in addition these employees shall be placed at the Step set forth in Exhibit “A” to this Agreement; which is not lower than the applicable increase. Should the Step amount be more than the employees wage rate and if the employee is eligible, he/she would receive an additional increase.

24.2.1.b Effective January 1, 2018 all bargaining unit employees not subject to Section 24.1.1 to this Article shall receive a four percent (4%) wage increase as set forth in Exhibit “A” to this Agreement.

24.2.1.c Effective January 1, 2019 all bargaining unit employees not subject to Section 24.1.1 to this Article shall receive a wage increase equivalent to the Bureau of Labor Statistics West Region CPI-W from July – July (announced each year in August) for the 2018 calendar year and in using this formula the resulting COLA will be no less than two percent (2%) and no more than four percent (4%) and shall be set forth in Exhibit “A” to this Agreement.

24.2.1.d Effective January 1, 2020 all bargaining unit employees not subject to Section 24.1.1 to this Article shall receive a wage increase equivalent to the Bureau of Labor Statistics CPI-W from July – July (announced each year in August) for the 2019 calendar year and in using this formula the resulting COLA will be no less than two percent (2%) and no more than four percent (4%) and shall be set forth in Exhibit “A” to this Agreement.

24.3 Newly hired employees shall normally be paid at Step 1 of their pay range as determined by the Employer. An employee may be granted a Step increase to Step 2 subject to satisfactory completion of probation, except in promotions where Section 24.6 of this Article applies, as determined by the Library Director. Thereafter, an employee will be considered for a further Step increase after twelve (12) months in Step 2 of the pay plan subject to a satisfactory performance review by the Library Director. Step increases will occur after an employee has spent at least twelve (12) months in each step and subject to satisfactory performance evaluations by the department head. If performance reviews result in an unsatisfactory performance rating then the employee may be held in the

existing Step for up to an additional twelve (12) months. Thereafter, the employee will be considered for a further Step increase subject to a satisfactory performance review by the Library Director.

- 24.4 No step increase is applicable if an employee reaches the maximum step of their pay plan.
- 24.5 Employees will perform the job duties and responsibilities of their current classification set forth in each respective job description.
- 24.6 Employees who are promoted to a higher job classification the employee will be placed at least two (2) steps within the new range or receive a six percent (6%) increase higher than his or her wage rate within their former classification, provided however that the salary shall not exceed the top of the pay range for said promotion. The employee's anniversary date for wage increases will be the date of appointment to the higher classification. In the event a promoted employee does not successfully pass the probationary period, such employee shall be reinstated without any loss of seniority or pay provided the pay rate shall not exceed the normal rate of the subject employee for the position being reinstated.
- 24.7 An employee who is temporarily assigned the duties and responsibilities of a higher level position shall be paid at a rate one step, three percent (3%) above his/her current rate of pay, or at the entry rate of the higher job class, whichever is greater. Higher level positions are defined as higher paid positions. All of the following conditions must be met for an employee to receive the out of class pay:
- (1) The position is currently vacant; OR the employee normally filling the position is on authorized leave; OR the employee normally assigned to the position has been temporarily relieved of his/her regular duties to complete a special project approved by their supervisor; OR the workload has been temporarily increased; and;
 - (2) The employee is formally assigned to perform and actually performs duties of the higher job class which are not within the normal duties of the employee's regular job class. Formal assignment should normally include a written directive from the employee's Supervisor and;
 - (3) The employee is so assigned and actually works fifty percent (50%) of the assignment for a period of eight (8) consecutive working hours. If the employee is so assigned and actually works fifty percent (50%) of the assignment for a period of more than eight (8) hours, the out-of-class pay shall be retroactive to the first hour of that specific assignment. This does not include cross-training circumstances.

The same employee shall not be assigned to the higher level duties for more than six (6) consecutive months unless specifically approved by the city administrator for extenuating

circumstances. An extension of an out-of-class assignment beyond twelve (12) months must be approved by the City Council. The Union will be given notice of any such extensions. The out-of-class rate of pay shall apply for that time actually worked in the higher class.

Periods of paid leave during the out-of-class assignment shall be compensated at the employee's regular rate of pay except when the assignment is for more than one month. When assigned for more than one month, the employee shall receive the out-of-class pay for leave taken during the out-of-class assignment.

24.8 If a person is hired, terminates or works only part way through a month, their pay will be based on their hourly rate of pay for the portion of the month worked.

ARTICLE 25 – HEALTH AND SANITATION

25.1 The Washington State rules and regulations covering health and sanitation shall prevail.

25.2 Upon employee request the Employer agrees to arrange an ergonomic review of the employees work station and make reasonable accommodations to ensure a healthy work environment.

ARTICLE 26 – SEPARABILITY

In the event that any provision of this agreement shall at any time be declared invalid by a final judgment of any court of competent jurisdiction, or through a final decree of a government, state or local body, such decision shall not invalidate the entire Agreement it being the express intention of the parties hereto that all other provisions not declared invalid shall remain in full force and effect. The parties agree that any invalid provision of this Agreement shall be modified through negotiations to comply with the existing regulations or laws.

ARTICLE 27 – MILEAGE ALLOWANCE

All employees required by the Library Director to use their private cars for official departmental business shall be compensated at the rate for such use as determined by the Internal Revenue Service.

ARTICLE 28 – DEPARTMENT RULES AND REGULATIONS

The Union agrees that its members shall comply in full with departmental rules and regulations including those relating to conduct and work performance. The Employer agrees that new departmental rules and regulations affecting working conditions shall be reviewed with the Union prior to implementation.

ARTICLE 29 – JOB DESCRIPTIONS AND RECLASSIFICATIONS

When work operations involving new or substantially changed requirements are established as determined by the Employer and such requirements are not adequate or properly prescribed in any existing position, the Employer will revise the position or establish a new position classification consulting with the Union beforehand.

ARTICLE 30 – CONFLICT OF CONTRACT AND ORDINANCE

It is agreed that the intention of the parties of this Agreement is that this Agreement and all working agreements shall be consistent with the personnel ordinances and that where it is found that the provisions of such an Agreement are in conflict with the personnel ordinance(s), that the language of the Agreement would become the basis for recommending an amendment of the ordinance(s).

ARTICLE 31 – MANAGEMENT RIGHTS

The Union recognizes the prerogative of the City to operate and manage its affairs in all respects in accordance with its responsibilities, lawful powers and legal authority. Management's affairs and prerogatives which the parties have agreed do not constitute negotiable matters relating to wages, hours and working conditions are inclusive of but not limited to the following:

- 31.1 The right to institute from time to time, work rules applicable to bargaining unit employees.
- 31.2 The right to determine work schedules, overtime and the methods and processes by which work is to be performed. Changes to work schedules will be preceded by reasonable notice.
- 31.3 The right to hire, promote, demote, transfer, assign, and/or retain employees in positions within the City.
- 31.4 The right to discipline employees for just cause.
- 31.5 The right to lay off employees for lack of work, lack of funds, reorganization or occurrence of conditions beyond the control of the City.
- 31.6 The right to take whatever actions the Employer deems necessary to carry out services in an emergency. The term "emergency" is inclusive of but not limited to life threatening situations, civil disorders, natural disasters, unforeseen occurrences or conditions, complications of circumstances, sudden or unexpected occasion for action.
- 31.7 The right to determine the methods and processes means and personnel by which operations are to be carried out on an efficient basis. This includes the right to modify operations, personnel and equipment.

ARTICLE 32 – EMPLOYEE RIGHTS

Subject to the provisions of this contract and except as otherwise provided, employees have the right to use the issue resolution procedure contained herein to protect their rights as set forth in this Agreement.

ARTICLE 33 – DEFINITION OF JOB TERMS

- (1) Full-Time Employee – An employee working a full-time schedule of forty (40) hours per week.
- (2) Part-Time Employee – An employee working a part-time schedule of twenty (20) hours, but less than forty (40) hours per week. Part-time employees will receive health and welfare insurance, sick leave, vacations and holiday benefits on a pro-rata basis in accordance with the number of hours worked and applicable Local, State and Federal laws. The employee's portion of the insurance premium will be carried out by payroll deduction. Further, floating holidays will be credited on a pro-rated basis for the portion of the year worked.
- (3) Provisional Part-Time Employee – An employee working a part-time schedule of less than twenty (20) hours per week. Such employee is eligible to participate in non-insured benefit programs at a level proportionate to their monthly work schedule.
- (4) Temporary Employees – An employee working a full or part-time schedule not to exceed six (6) months. Temporary employees are not eligible to participate in the benefit programs nor shall they accrue seniority.
- (5) Probationary Employees – The probationary period for employees shall be six (6) months or longer subject to the following provisions. The Employer may extend a probationary employee's probationary period for up to an additional three (3) months. Any extensions beyond the three (3) month period will be subject to mutual agreement with the Union. In any event, the probationary period shall not exceed twelve (12) months. Probationary employees shall work subject to the provisions of this agreement but shall be only on a trial basis during which period they may be discharged without cause and without any recourse.

ARTICLE 34 – NO SMOKING POLICY

The No Smoking Policy which was mutually agreed upon between the parties is hereby incorporated by reference as though it were set out specifically and completely in this Agreement. Said policies and procedures are a part of this Agreement.

ARTICLE 35 – DRUG AND ALCOHOL POLICY AND PROCEDURES

The Drug and Alcohol Policy and procedures mutually agreed on by the parties is hereby incorporated by reference as though it were set out specifically and completely in this Agreement. Said policies and procedures are a part of this Agreement.

ARTICLE 36 – SHARED LEAVE POLICY

The Shared Leave Policy and procedures mutually agreed on by the parties is hereby incorporated by reference as though it were set out specifically and completely in this Agreement. Said policies and procedures are a part of this Agreement.

ARTICLE 37 – TERMINATION AND RENEWAL

This Agreement shall be in full force and effect from January 1, 2017, except as otherwise indicated, until December 31, 2020, except for contract language changes which shall be effective from the effective date of signature forward.

CITY OF CAMAS – CAMAS PUBLIC LIBRARY,
WASHINGTON

OFFICE & PROFESSIONAL EMPLOYEES
INTERNATIONAL UNION, LOCAL 11

Scott Higgins, Mayor



Maureen Colvin, Executive Secretary-Treasurer

Date: _____

Date: 10/24/17

Pete Capell, City Administrator

John Goaring, Steward

Date: _____

Date: _____

MC/dmt
opeiul1/afl-cio

EXHIBIT "A"

2017 – WAGE SCHEDULE

Position	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Library Page	\$2311.00	\$2388.00	\$2464.00	\$2540.00	\$2616.00	\$2692.00	\$2769.00
Library Assistant	\$2935.00	\$3032.00	\$3129.00	\$3226.00	\$3322.00	\$3419.00	\$3516.00
Library Associate	\$3388.00	\$3500.00	\$3611.00	\$3723.00	\$3835.00	\$3946.00	\$4058.00
Administrative Support Assistant	\$3728.00	\$3851.00	\$3974.00	\$4097.00	\$4219.00	\$4342.00	\$4465.00
Circulation Services Specialist	\$3728.00	\$3851.00	\$3974.00	\$4097.00	\$4219.00	\$4342.00	\$4465.00
Programming and Outreach Coordinator	\$4966.00	\$5130.00	\$5294.00	\$5457.00	\$5621.00	\$5785.00	\$5948.00

2018 – WAGE SCHEDULE

Position	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Library Page	\$2403.00	\$2484.00	\$2563.00	\$2642.00	\$2721.00	\$2800.00	\$2880.00
Library Assistant	\$3052.00	\$3153.28	\$3254.00	\$3355.00	\$3455.00	\$3556.00	\$3657.00
Library Associate	\$3524.00	\$3640.00	\$3755.00	\$3872.00	\$3988.00	\$4104.00	\$4220.00
Administrative Support Assistant	\$3877.00	\$4005.00	\$4133.00	\$4261.00	\$4388.00	\$4516.00	\$4644.00
Circulation Services Specialist	\$3877.00	\$4005.00	\$4133.00	\$4261.00	\$4388.00	\$4516.00	\$4644.00
Programming and Outreach Coordinator	\$5165.00	\$5335.00	\$5506.00	\$5675.00	\$5846.00	\$6016.00	\$6186.00

Progression through the pay plan is subject to the provisions of Article 24 to this Agreement.
 Hourly Rate Formula: 12 x Monthly Salary ÷ 2080 Hours