



CITY COUNCIL REGULAR MEETING AGENDA
Monday, August 15, 2016, 7:00 PM
City Municipal Center, 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 August 1, 2016 Camas City Council Meeting and the Workshop minutes of August 1, 2016.

 [August 1, 2016 Camas City Council Regular Meeting Minutes - Draft](#)
[August 1, 2016 Camas City Council Workshop Meeting Minutes - Draft](#)

- B. Approve the claim checks as approved by the Finance Committee.

- C. Authorize the write-off of the July 2016 Emergency Medical Services (EMS) billings in the amount of \$74,774.69. 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)

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
B. Mayor's Volunteer Spirit Award

 [August 2016 Award Doug Quinn](#)

VIII. MEETING ITEMS

- A. Final Plat for the Hills at Round Lake Planned Residential Development, Phase 5
Details: A final plat for the Hills at Round Lake Planned Residential Development, Phase 5 was submitted for approval, which includes 25 single family lots. The development is located at the intersection of NE Spruce Drive and NE Sitka Drive, also described as tax parcel no.122997-000. Hills at Round Lake Planned Residential Development is a 333-lot development, which received master plan approval on October 4, 2010. The master plan includes 13 phases.

Presenter: Robert Maul, Planning Manager

Recommended Action: Staff recommends that Council move to approve the final plat for the Hills at Round Lake Planned Residential Development, Phase 5.

 [Hills at Round Lake Phase 5 Staff Report](#)

[Hills at Round Lake Phase 5 Plat](#)

- B. Resolution No. 16-014 Establishing a Two-Hour Parking Limit in Waterleaf Subdivision
Details: At the August 1, 2016, City Council Regular Meeting, the City Council received public comment on and reviewed a draft resolution regarding two-hour parking restrictions on public streets in the vicinity of the Camas High School. After receiving 35 written comments and numerous verbal comments during the Regular Meeting, Council directed staff to prepare a resolution that will add 2-hour parking restrictions for all public streets between the hours of 7:00 am and 3:00 pm on Camas public school days within the Waterleaf Subdivision.

Presenter: Curleigh Carothers, City Engineer

Recommended Action: Staff recommends Council move to approve Resolution No. 16-014.

 [Resolution No. 16-014](#)

- C. Resolution No. 16-016 Intent to Initiate Negotiations with Clark County on Annexation Interlocal Agreement
Details: Staff recommends that the City enter into an interlocal agreement with Clark County to annex the Winchester Hills Subdivision along with two sections of right-of-way located within the Urban Growth Boundary where they should be included into the City.

Presenter: Robert Maul, Planning Manager

Recommended Action: Staff recommends Council move to approve Resolution No.16-016.

 [Resolution No. 16-016](#)

[Exhibit A-1](#)

[Exhibit A-2](#)

[Exhibit A-3](#)

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, August 1, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Higgins 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: Phil Bourquin, Pete Capell, James Carothers, Jennifer Gorsuch, Mitch Lackey, Heather Rowley, David Schultz, Steve Wall and Alicia Pacheco (intern)

Press: Heather Acheson, Camas-Washougal Post Record

IV. PUBLIC COMMENTS


No one from the public wished to speak.

V. CONSENT AGENDA

- A. Approved the minutes of the July 18, 2016 Camas City Council Meeting and the Workshop minutes of July 18, 2016.

 [July 18, 2016 Camas City Council Regular Meeting Minutes - Draft](#)
[July 18, 2016 Camas City Council Workshop Meeting Minutes - Draft](#)

- B. Approved claim checks numbered 130326-130437 in the amount of \$529,641.58.
- C. Authorized the write-off an unpaid final utility bill in the amount of \$10.78. This amount represents outstanding sewer, garbage, recycling and storm water charges that are left unpaid by a previous property owner. (Submitted by Pam O'Brien)
- D. Authorized the Mayor to sign the professional services contract with HDR Engineering, Inc. to provide a condition assessment and preventative maintenance program for the Wastewater Treatment Plant (WWTP) and pump stations in the amount of \$162,617. (Submitted by Sam Adams)
-

 [WWTP and Pump Station Condition Assessment Contract](#)
[WWTP and Pump Station Condition Assessment Fees](#)

- E. Authorized the Mayor to sign the professional services contract with AKS Engineering & Forestry, LLC for preparation and administration of the 2017 Jones Timber Harvest in the amount of \$98,000. (Submitted by Sam Adams)

 [AKS Jones 2017 Harvest Scope Contract](#)

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

VI. NON-AGENDA ITEMS

- A. Staff

There were no comments from staff.

- B. Council

There were no comments from Council.

VII. MAYOR


- A. Announcements

Mayor commented about the August 2, 2016 election.

VIII. MEETING ITEMS

- A. 2 Hour Parking During School Days Near Camas High School
Details: In response to concerns from residents about high school students parking in the neighborhood, in 2005 Council adopted Resolution No. 1022, which limits parking to 2 hours from 7:00 AM to 3:00 PM on school days. The streets included in this parking time limit are NE Hayes Street and NE Lone Street, north of NE 38th Avenue; NE 40th Circle; NE 41st Avenue; and NE 42nd Circle. With the same concerns voiced from the residents on NE 38th Avenue, Council adopted Resolution No.15-011 in 2015, which imposes the same 2 hour parking limit for NE 38th Avenue. The attached map indicates the current parking limit areas. With Resolution No. 15-011 in place, many high school students began parking in the Waterleaf Subdivision located south of NE 38th Avenue. The Waterleaf Subdivision can be seen on the right side of the attached map. The City has fielded numerous complaints from Waterleaf residents regarding the impacts from the rise in students parking in the subdivision since the adoption of Resolution No.15-011. With the advent of the construction of the 191 space parking lot at Camas High School, staff recommended that Council consider a holistic approach in addressing off campus and on street parking by high school students. The attached Parking Change Consideration letter was sent to the Waterleaf residents and all of the residents within the existing 2 hour parking limit

areas. Attached are all written comments from residents received as of July 25, 2016. Staff has also attached a sample resolution for review by Council.
Presenter: James Carothers, Engineering Manager

 [Current 2 Hour Parking Area Map](#)
[Parking Change Consideration Letter to Residents](#)
[Residents' Responses to Parking Change Consideration](#)
[Potential 2 Hour Parking Change Resolution DRAFT](#)


The following citizens commented:

L'Rae Schewiriski, 727 NE 42nd Circle, Camas
Arminda Coombs, 3925 NE Ione Street, Camas
Bruce Johnson, 4019 NE Ione Street, Camas
Natalia Johnson, 4019 NE Ione Street, Camas
Diane Irwin, 3736 NE Ione Street, Camas
Louis Mango, 3924 NE Hayes Street, Camas
Dan MacDonald, 3717 NE Ione Street, Camas
Chad Fossey, 3637 NE Ione Street, Camas
Brandon Pasa, 1022 NE 35th Avenue, Camas
Lance Hemsworth, 3618 NE Ione Street, Camas
Mike Gerard, 825 NE 40th Circle, Camas
Cole Bridges, 3428 NE Hayes Street, Camas
Todd Hubbard, 3940 NE Hayes Street, Camas
Josh Connell, 637 NE 42nd Circle, Camas
Wolfgang List, 732 NE 42nd Circle, Camas
Neal Christensen, 811 NE 40th Circle, Camas
Tara Fossey, 3637 NE Ione Street, Camas
Dawn Mango, 3924 NE Hayes Street, Camas
Jeff Immel, 3513 NE Garfield Street, Camas

It was moved by Council Member Chaney, seconded by Council Member Anderson, to direct staff to come back with a resolution that adds 2 hour parking to the Waterleaf neighborhood. The motion carried unanimously. This resolution will be placed on the August 15, 2016 Regular Meeting Agenda for Council's consideration.

- B. Ordinance No. 16-014 Amending Chapter 3.88 of the Camas Municipal Code (CMC) by Adopting an Impact Fee Deferral Program Pursuant to Revised Code of Washington (RCW) 82.02.050.

Details: This ordinance establishes an impact fee deferral program consistent with RCW 82.02.050 for single family (attached and detached) residential buildings. This item was discussed at the July 18, 2016, Council Workshop.
Presenter: Phil Bourquin, Community Development Director

 [Ordinance No. 16-014 Amending Impact Fee Deferral Program](#)

It was moved by Council Member Turk, seconded by Council Member Smith, that Ordinance No. 16-014 be read by title only. The motion carried unanimously.

It was moved by Council Member Turk, seconded by Council Member Chaney, that Ordinance No. 16-014 be adopted and published according to law. The motion carried unanimously.

- C. Resolution No. 16-015 Regarding Governing Body Noticing Requirements
Details: Revised Code of Washington (RCW) 42.30.77 states that an agency of Camas' size, that employs a website, shall post its governing body's meeting agendas to its website 24 hours in advance of the meeting.
Presenter: Peter Capell, City Administrator

 [Resolution No. 16-015 Regarding Governing Body Agenda Noticing](#)

It was moved by Council Member Anderson, seconded by Council Member Smith, that Resolution No. 16-015 be read by title only. The motion carried unanimously.

It was moved by Council Member Anderson, seconded by Council Member Smith, that Resolution No. 16-015 be approved. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 8:14 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, August 1, 2016, 4:30 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. ROLL CALL

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

Staff: Sam Adams, Phil Bourquin, Pete Capell, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Leona Langlois, Heather Rowley, Nick Swinhart, Connie Urquhart, Steve Wall and Alicia Pacheco (intern)

Press: Heather Acheson, Camas-Washougal Post-Record

III. PUBLIC COMMENTS

No one from the public wished to speak.

IV. WORKSHOP TOPICS

A. Utility Taxes Presentation

Details: This presentation included basic information regarding utility taxes as a follow-up to the 2016 Planning Conference discussion of potential revenue options for the 2017-2018 Biennial Budget.

Presenter: Cathy Huber Nickerson, Finance Director

 [Utility Taxes Presentation](#)

Huber Nickerson summarized the presentation and discussion ensued. This item will be placed on the August 15, 2016 Workshop Meeting Agenda for further discussion.

B. City of Camas 2016 2nd Quarter Financial Review

Details: This presentation included a review of the 2016 budget to actuals for revenues and expenses, the investment portfolio, debt outstanding and fund balance projections. It also included an outlook for the remainder of 2016.

Presenter: Cathy Huber Nickerson, Finance Director

 [Financial Performance 2016 2nd Qtr](#)

Huber Nickerson summarized the presentation and discussion ensued.

C. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

Wall informed Council that additional comments had been received regarding the 2 hour parking item being included on the August 1, 2016 Regular Meeting Agenda.

Wall provided an update about the NW 6th Avenue and NW Norwood Street intersection improvements project.

Wall reported that the Slow Sand Water Filtration Plant project is nearing completion.


Wall updated Council about the Forest Home Road and Lacamas Lane slide repair projects and discussion ensued.

Council requested an update regarding the NW Natural pipeline improvement project be provided at a future meeting.

D. Final Plat for the Hills at Round Lake Planned Residential Development, Phase 5

Details: A final plat for the Hills at Round Lake Planned Residential Development (HARL PRD), Phase 5 was submitted for approval, which includes 25 single family lots. The development is located at the intersection of NE Spruce Drive and NE Sitka Drive, also described as tax parcel no.122997-000. HARL PRD is a 333-lot planned residential development, which received master plan approval on October 4, 2010. The master plan includes 13 phases.

Presenter: Sarah Fox, Senior Planner

 [Hills at Round Lake Phase 5 Staff Report](#)
[Hills at Round Lake Phase 5 Plat](#)

This item will be placed on the August 15, 2016 Regular Meeting Agenda for Council's consideration.

E. Community Development Miscellaneous and Updates

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

Presenter: Phil Bourquin, Community Development Director

Bourquin provided an update about the meeting he attended with the Park and Recreation Board last week.

Bourquin commented about the development progress of the Parklands at Camas Meadows project and the Camas Mixed Use 6th and Birch project.

Bourquin informed Council that staff is actively working to address the workload resulting from the increased building permit requests.

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

Capell introduced Connie Urquhart as the new Library Director.

Capell provided a brief update regarding Fire Chief vacancy for East County Fire and Rescue (ECFR).

Capell informed Council that Comcast is in the process of hiring a new local government representative.

Chaney requested further discussion regarding a previous agenda item D. HARL PRD.

V. COUNCIL COMMENTS AND REPORTS

Mayor and Council Members commented about Camas Days.

Hazen commented about the Parks and Recreation meeting he attended.

Chaney commented about advanced Parks and Recreation facility reservations for Camas citizens.

Hogan and Mayor commented about the Camas Washougal Economic Development Association (CWEDA) they attended.

Mayor commented about Linear Technology Corporation.

Anderson mentioned the upcoming Downtown Camas Association (DCA) Camas Car Show occurring August 6, 2016.

Carter and Smith commented about the Rotary Club of Camas-Washougal Ducky Derby.

Mayor commented about the election occurring August 2, 2016, and encouraged all citizens to vote.

VI. PUBLIC COMMENTS

No one from the public wished to speak.

VII. ADJOURNMENT

The meeting adjourned at 5:43 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.

Mayor's
VOLUNTEER SPIRIT AWARD

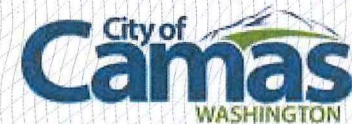
in the City of Camas, presented to

DOUG QUINN

For his 'Ready and Willing' attitude to take an active role in community events and his faithful dedication to the City as part of the Camas School Board, the Downtown Camas Association and many other organizations that enrich the community.

Dated this 15th day of August, 2016

Scott Higgins, Mayor





STAFF REPORT

FINAL PLAT FOR HILLS AT ROUND LAKE PRD, PHASE 5

FILE NO. FP16-05

(RELATED FILES: SUB05-16, SUB11-01, BLA13-03, BLA13-04, BLA13-05, BLA13-06, MINMOD12-08, MINMOD14-03, FP13-03, FP14-07, FP15-02, FP15-03, MINMOD16-03 FOR PHASES 8, 9 AND 10)

TO: Mayor Higgins
City Council

FROM: Wes Heigh, Project Manager
Sarah Fox, Senior Planner

DATE: July 26, 2016

LOCATION: The development is located west of NE Woodburn Drive and is along NE Spruce Drive. 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 April 20, 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: 3.56 acres	Recreational open space: A public trail easement crosses through Tract D
Lots: 25 single-family lots	Storm Pond: Shared facility is located offsite at Tract A of Phase 4
Critical Areas: Offsite	

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 5, which was originally named “Pod C” on the Master Plan, and the street was previously named NE 37th Loop. The preliminary plat approval for Pod C was approved with City File #SUB11-01 on October 4, 2011.

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 5 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 Phase 5</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 Phase 5</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 installed</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 Phase 5</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 5</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 master plan dated April 3, 2015</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 5 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 5 is a portion of Pod C and the lots are all single-family <u>detached</u>.</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>Trail has been installed across Tract D that connects to Tract C of Phase 6.</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>Minor Modification (MinMod15-07) delays this requirement. Note: Trillium Drive is currently named Woodburn Drive.</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 5 is 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>Does not apply to this phase</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>Off-street parking is in compliance for Phase 5</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 5
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 5
30. SEPA mitigation measures (Refer to decision for full text of these measures)	In compliance for Phase 5
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.	(Current numbering) Lots 118 to 120 access from Tract D and Lots 121 to 124 access from Tract C
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 or 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
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.	Installed with Phase 6
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 installed at Tract E
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 MinMod14-03.
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	
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 and not this phase.

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 5 (file #FP16-05) as submitted.

THE HILLS AT ROUND LAKE PHASE 5

A SUBDIVISION IN THE NW 1/4 OF THE NW 1/4 SEC. 1, T1N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER #SUB11-01 (POD 'C' OF THE HILLS AT ROUND LAKE PRD)
JULY 2016

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 IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;

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

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED 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 PHASE 5

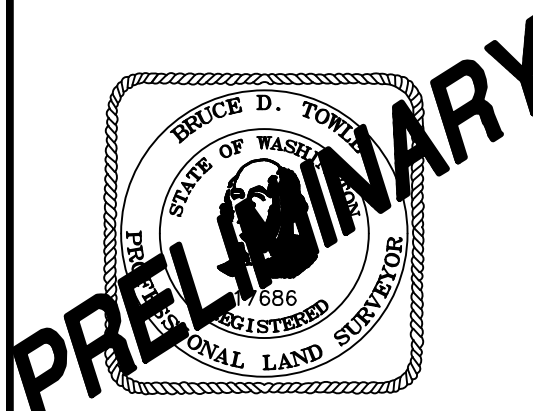
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

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.

BRUCE D. TOWLE _____ DATE _____
PROFESSIONAL LAND SURVEYOR NO. 17686



07/26/2016

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016.

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

CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNER'S ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CCA'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE H.O.A. 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).
- THE HOMEOWNERS ASSOCIATION SHALL ESTABLISH ENFORCEMENT PROCEDURES FOR NO-PARKING ON PRIVATE STREETS TO MAINTAIN A CLEAR PATH OF TRAVEL FOR EMERGENCY RESPONDERS.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, 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 NFPA 130 SHALL BE REQUIRED FOR ALL NEW HOMES.
- 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 COMMUNITY DEVELOPMENT DEPARTMENT AND DAHP.
- THE HOMEOWNER CCA'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS OR OTHER WASTE INTO COMMON AREAS AND BE RESPONSIBLE FOR MAINTENANCE.
- 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 ON THESE CURVES.
- NEWLY CREATED LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.
- RESIDENTIAL DWELLING UNITS MEETING THE STANDARDS OF THE DEVELOPMENT STANDARDS TABLE MAY BE ATTACHED OR DETACHED.
- NO FURTHER SHORT PLATTING OR SUBDIVISION OF ANY LOT SHALL BE ALLOWED.

UTILITY & SIDEWALK EASEMENTS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER, AND UPON A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTS OF ALL LOTS AND TRACTS, AND THE EXTERIOR 6.00 FEET ALONG THE FRONT BOUNDARY LINES OF LOTS 107, 108, AND 118 THROUGH 124, AND OVER ALL OF TRACT D FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, 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 ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO THE PUBLIC AND PRIVATE STREETS.

EASEMENT PROVISIONS

- A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACTS A, C, AND D.
- A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACTS C AND D, AND PORTIONS OF LOTS 118 THROUGH 124 AS SHOWN HEREON (5'X5' AREAS).
- A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT A, TRACT C, AND TRACT D FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED.
- A PUBLIC PEDESTRIAN TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACT D. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL.
- A PRIVATE STORM DRAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 100 THROUGH 106 AND 118 THROUGH 124 OVER, UNDER, AND UPON ALL OF TRACTS C AND D, AND A PORTION OF LOT 118 AS SHOWN HEREON. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.

DEVELOPMENT STANDARDS TABLE	
THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT	DETACHED/ ATTACHED LOTS
MAXIMUM LOT SIZE	3,999'
MINIMUM LOT WIDTH	25'
MINIMUM LOT DEPTH	65'
MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC	25'
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING COVERAGE	65%
MINIMUM SETBACKS	
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'
GARAGE SETBACK FROM R.O.W.	18'
SIDE YARD	0' OR 4' ON UNATTACHED SIDE
REAR YARD	10'
CORNER LOT FRONT YARD	12'
CORNER LOT STREET SIDE YARD	10'
CORNER LOT REAR YARD	5'

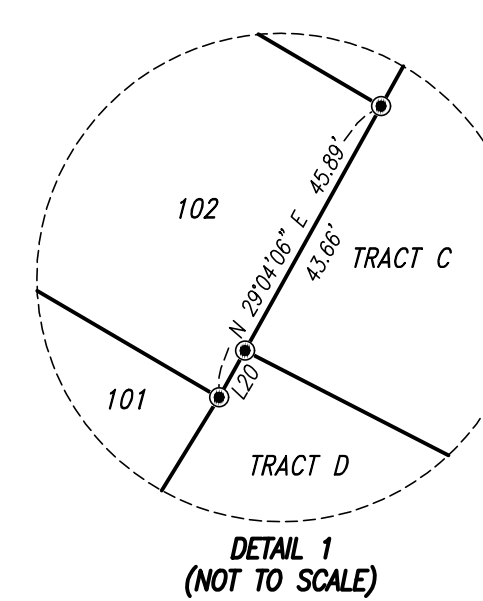
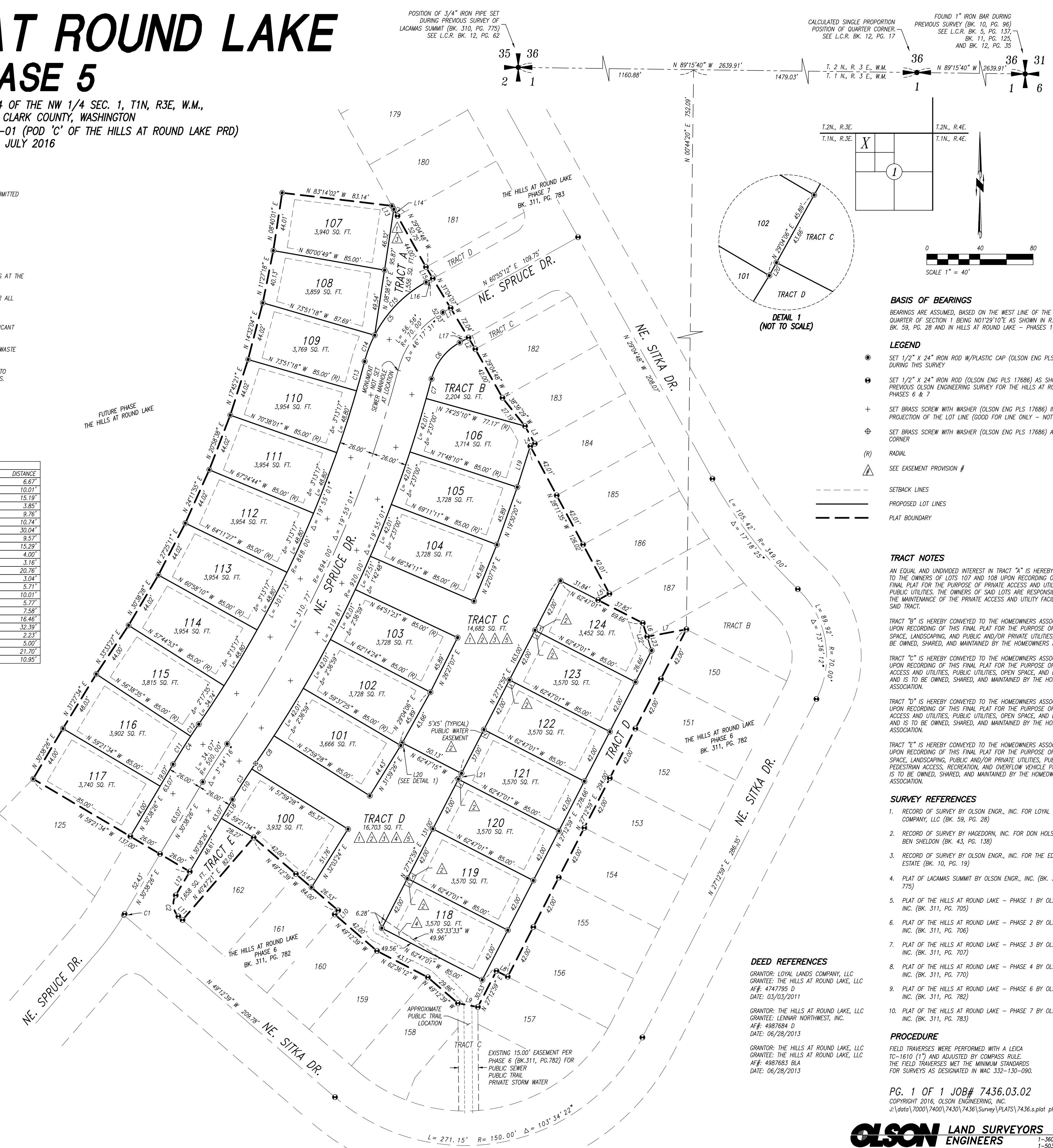
CURVE TABLE		
CURVE	DELTA ANGLE	ARC LENGTH
C1	0°16'31"	200.00' 0.96'
C2	7°51'04"	13.00' 18.12'
C3	3°54'16"	474.00' 32.30'
C4	3°54'16"	526.00' 35.84'
C5	46°17'31"	96.00' 77.56'
C6	46°17'31"	44.00' 35.55'
C7	0°57'09"	920.00' 15.30'
C8	1°33'08"	920.00' 24.93'
C9	0°36'55"	474.00' 5.99'
C10	3°17'21"	474.00' 22.21'
C11	2°43'00"	526.00' 24.94'
C12	1°11'16"	526.00' 10.91'
C13	1°31'01"	868.00' 22.98'
C14	12°38'54"	96.00' 21.14'
C15	3°34'03"	96.00' 56.43'

LAND INVENTORY

TOTAL ACREAGE: 3.56 AC.
TOTAL DEVELOPED ACREAGE: 3.56 AC.
TOTAL LOT AREA: 2.16 AC.
TOTAL INFRASTRUCTURE AREA** (EXCLUSIVE OF OFFSITE STORM POND): 0.56 AC.
TOTAL TRACT AREA: 0.84 AC.
TOTAL RECREATIONAL OPEN SPACE: 0.00 AC.

**TRACT A OF PHASE 4 (BK.311, PG.770) INCLUDES THE OFFSITE STORM POND INFRASTRUCTURE.
TOTAL TRACT A OF PHASE 4: 7.02 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 60°55'12" E	6.67'
L2	N 31°04'07" W	10.01'
L3	N 29°04'48" W	15.19'
L4	N 60°55'12" E	3.85'
L5	N 60°55'12" E	9.78'
L6	N 17°47'01" W	10.74'
L7	N 79°26'30" E	30.04'
L8	N 62°47'01" W	9.57'
L9	N 79°15'13" W	15.29'
L10	N 42°47'21" E	4.00'
L11	N 49°12'59" W	3.16'
L12	N 30°38'26" E	20.76'
L13	N 29°04'48" W	3.04'
L14	N 29°04'48" W	5.71'
L15	N 31°04'07" W	10.01'
L16	N 60°55'12" E	5.77'
L17	N 60°55'12" E	7.58'
L18	N 30°38'26" E	16.46'
L19	N 17°37'53" E	32.39'
L20	N 29°04'06" E	2.23'
L21	N 27°12'59" E	5.00'
L22	N 17°47'01" W	21.70'
L23	N 17°47'01" W	10.95'



BASIS OF BEARINGS
BEARINGS ARE ASSUMED, BASED ON THE WEST LINE OF THE NW QUARTER OF SECTION 1 BEING N01°29'10"E AS SHOWN IN R.O.S. BK. 59, PG. 28 AND IN HILLS AT ROUND LAKE - PHASES 1 & 2.

- LEGEND**
- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
 - ⊙ SET 1/2" X 24" IRON ROD (OLSON ENG PLS 17686) AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR THE HILLS AT ROUND LAKE - PHASES 6 & 7
 - + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CURB ON A PROJECTION OF THE LOT LINE (GOOD FOR LINE ONLY - NOT DISTANCE)
 - ⊕ SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) AT PROPERTY CORNER
 - (R) RADIAL
 - △ SEE EASEMENT PROVISION #
 - SETBACK LINES
 - - - PROPOSED LOT LINES
 - PLAT BOUNDARY

TRACT NOTES

AN EQUAL AND UNDIVIDED INTEREST IN TRACT "A" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 107 AND 108 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, AND PUBLIC UTILITIES. THE OWNERS OF SAID LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT.

TRACT "B" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, LANDSCAPING, AND PUBLIC AND/OR PRIVATE UTILITIES, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "C" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, OPEN SPACE, AND LANDSCAPING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "D" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, OPEN SPACE, AND LANDSCAPING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "E" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, LANDSCAPING, PUBLIC AND/OR PRIVATE UTILITIES, PUBLIC PEDESTRIAN ACCESS, RECREATION AND OVERFLOW VEHICLE PARKING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SURVEY REFERENCES

- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
- RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SLEDGEMAN (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. 710)
- 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)

DEED REFERENCES

GRANTOR: LOYAL LANDS COMPANY, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AFF#: 4747795 D
DATE: 03/03/2011

GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: LENMAR NORTHWEST, INC.
AFF#: 4987684 D
DATE: 06/28/2013

GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AFF#: 4987683 B/A
DATE: 06/28/2013

PROCEDURE

GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AFF#: 4987683 B/A
DATE: 06/28/2013

FIELD TRAVERSES WERE PERFORMED WITH A LEICA TC-1610 (1") AND ADJUSTED BY COMPASS RULE. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESCRIBED IN WAC 332-130-090.

PG. 1 OF 1 JOB# 7436.03.02
COPYRIGHT: 2016, OLSON ENGINEERING, INC.
J:\Data\7400\7436\7436(Survey\PLAT)\7436.s.plat ph=5.dwg



RESOLUTION NO. 16-014

A RESOLUTION establishing a two-hour parking limit on Camas public school days for the period of 7:00 a.m. to 3:00 p.m. for all public streets in the Waterleaf Subdivision.

WHEREAS CMC 10.08.010 authorizes the City Council to impose parking time limits for certain designated streets and locations within the City, and

WHEREAS the Camas School District is in the process of constructing a 191 space parking lot to accommodate more on site student parking and alleviate off campus parking on residential public streets by Camas High School Students, and

WHEREAS the City solicited comments from the neighborhood residents near Camas High School regarding the removal of all existing two hour parking limits on school days from 7:00 AM to 3:00 PM in designated residential areas near Camas High School, and

WHEREAS the City Council considered written and oral comments received by said residents, and

WHEREAS the clear majority of the residents in the current areas of the two hour parking limit on school days from 7:00 a.m. to 3:00 p.m. are in favor of retaining said parking limit, and

WHEREAS the clear majority of the residents in the Waterleaf Subdivision are in favor of imposition of a two-hour parking limit on school days from 7:00 a.m. to 3:00 p.m. in the Waterleaf Subdivision, and

WHEREAS the City Council finds that imposition of said parking limit within the Waterleaf Subdivision will presently promote the general welfare and safety of its residents, and

WHEREAS the City Council finds that said parking limits should be reviewed and readdressed within one year of adoption of this resolution, and

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

Section I

Parking shall be limited to two hours for the period between 7:00 a.m. to 3:00 p.m. on Camas public school days on the following public streets:

- NE Garfield Street from NE 34th Avenue to NE 36th Avenue.
- NE Garfield Court from NE 36th Avenue north to the dead end.
- NE Hayes Street from NE 34th Avenue to NE 36th Avenue.
- NE Ione Street from NE 35th Avenue to NE 38th Avenue.
- NE 34th Avenue from NE Garfield Street to NE Hayes Street.
- NE 35th Avenue from NE Hayes Street east to the dead end.

- NE 36th Avenue from NE Garfield Street to NE Hayes Street.

Section II

The City Engineer is directed to erect the necessary signs giving notice of the new parking restrictions.

Section III

This resolution shall be effective upon the erection of new signs by the City Engineer.

Section IV

The City Council will re-evaluate the off campus student parking impacts and the two hour time limit restrictions by July 2017.

ADOPTED by the Council of the City of Camas and approved by the Mayor this _____ day of _____, 2016.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

City Attorney

RESOLUTION NO. 16-016

A RESOLUTION of the City Council of the City of Camas declaring its intent to initiate negotiations with Clark County on an annexation interlocal agreement pursuant to RCW 35A.14.460.

WHEREAS, pursuant to RCW 35A.14.460, the legislative body of a code city planning under Chapter 36.70A RCW and subject to the requirements of RCW 36.70A.215 may initiate the annexation process for unincorporated territory by adopting a resolution commencing negotiations for an interlocal agreement, as provided in Chapter 39.34 RCW, between the county and the code city within the county; and

WHEREAS, the City of Camas is a code city which plans under Chapter 36.70A RCW and is otherwise subject to the requirements of RCW 36.70A.215; and

WHEREAS, the City of Camas has proposed for annexation certain unincorporated territory, more particularly described in the attached Exhibit "A", attached hereto and by this reference incorporated herein; and

WHEREAS, the territory proposed for annexation is within the City of Camas urban growth area designated under RCW 36.70A.110, and at least 60% of the boundaries of the territory is contiguous to the City of Camas.

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

SECTION I

The City Council of the City of Camas hereby declares the City's intent to develop with Clark County an interlocal agreement concerning annexation of the territory within its urban growth area, as more particularly described in the attached Exhibit "A", attached hereto and by this reference incorporated herein.

SECTION II

The City Council of the City of Camas hereby authorizes and directs the Mayor to negotiate an interlocal annexation agreement with Clark County.

ADOPTED at a regular Council meeting this ____ day of August, 2016.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

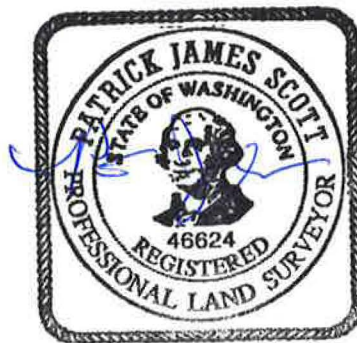
LEGAL DESCRIPTION FOR CITY OF CAMAS
S.E. 15th Street Annexation
Perimeter Description

July 27, 2016

A parcel of property in the Southeast quarter of Section 35, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

ALL of Southeast 15th Street's right of way lying East of a line 659.00 feet East of and parallel with the West line of said Southeast quarter, and West of a line 260.00 feet West of and parallel with the East line of said Southeast quarter.

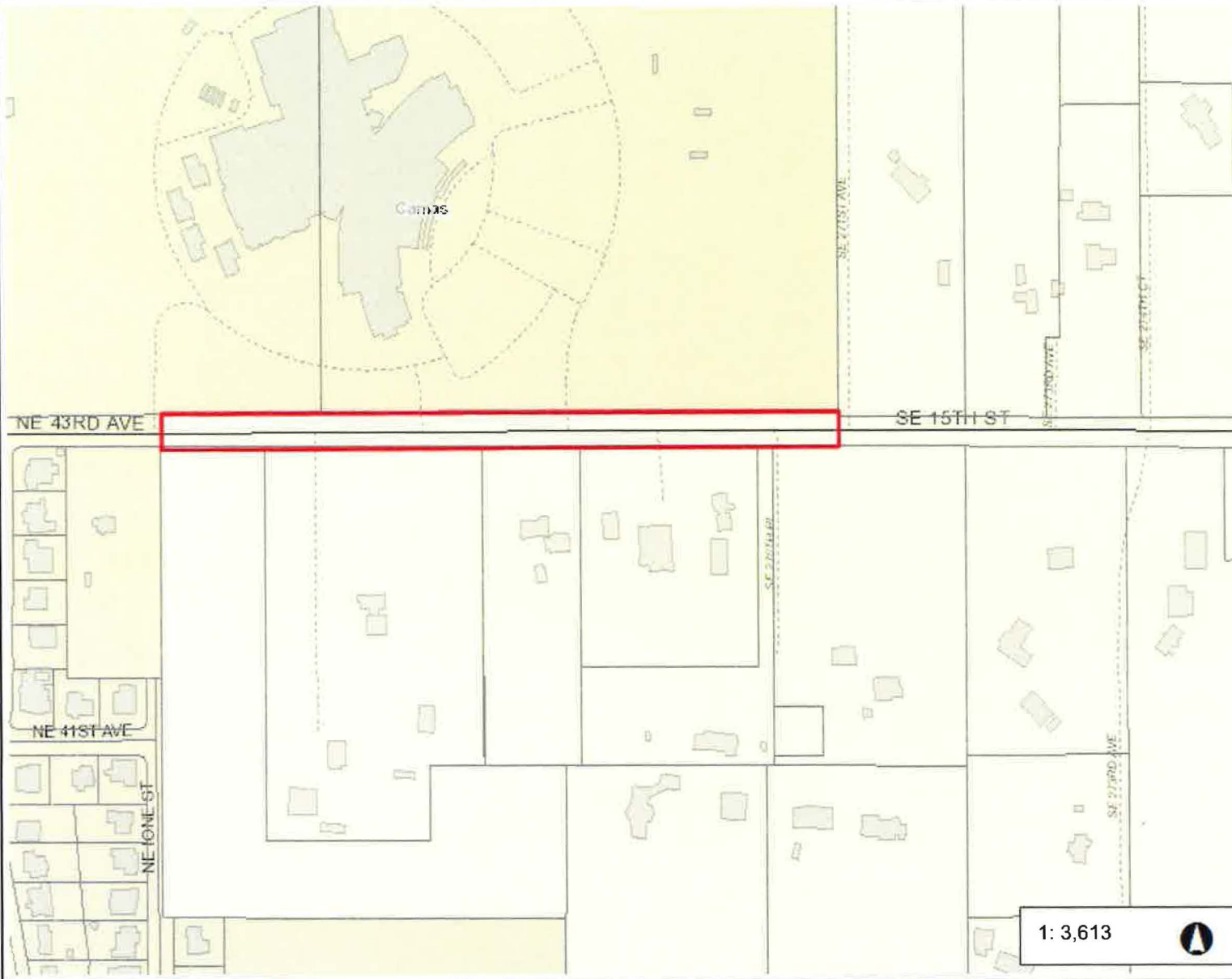
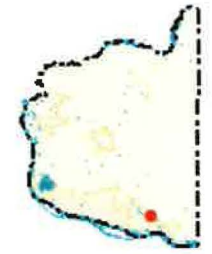
Except any portion of the above described parcel previously annexed to the City of Camas, Washington per City of Camas Ordinance No. 2350.



7-29-2016



SE 15th Street (County)



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Right of way in front of Camas High School to be annexed by the City of Camas

1: 3,613



LEGAL DESCRIPTION FOR CITY OF CAMAS
Winchester Hills Annexation
Perimeter Description

July 27, 2016

A parcel of property in the Northwest quarter of Section 8 and the Southwest quarter of Section 5, all in Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the intersection of the West Line of the Joel Knight Donation Land Claim and the Easterly projection of the South line of Winchester Hills Phase-2, a subdivision recorded in Book 310 at Page 631, Clark County records;

THENCE North $88^{\circ} 10' 24''$ West along said Easterly projection and said South line of Winchester Hills Phase-2 a distance of 2085.55 feet more or less to a point on the East line of Tract F of said subdivision, said point also being on the Easterly line of that parcel annexed to the City of Vancouver, Washington per annexation Ordinance M-3707;

THENCE Northerly, along said Easterly line of said annexation 600 feet, more or less, to the North line of said Winchester Hills Phase-2;

THENCE North $88^{\circ} 20' 23''$ East along said North line a distance of 165 feet, more or less, to the Northwest corner of Tract H, Winchester Hills Phase-1 a subdivision recorded in Book J at Page 510, Clark County records;

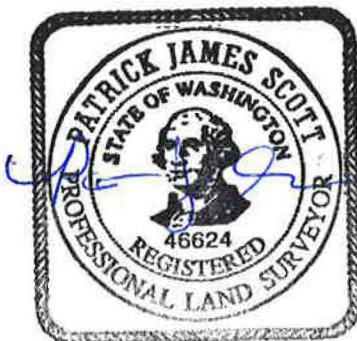
THENCE North $88^{\circ} 20' 23''$ East along the North line of said Tract H, 925.94 feet to the East line of the Hutson Martin Donation Land Claim;

THENCE North $00^{\circ} 49' 29''$ West along said East line 1645 feet, more or less to a point on the Westerly line of that parcel annexed to the City of Camas, Washington per annexation Ordinance 1518, said point also being on the "Northerly line of S.E. Payne Road" as described in said Ordinance;

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

THENCE Southeasterly, along the Westerly line of said Ordinance 1518 and the Northeasterly line of said S.E. Payne Road 1900 feet, more or less, to the West line of said Knight Donation Land Claim;

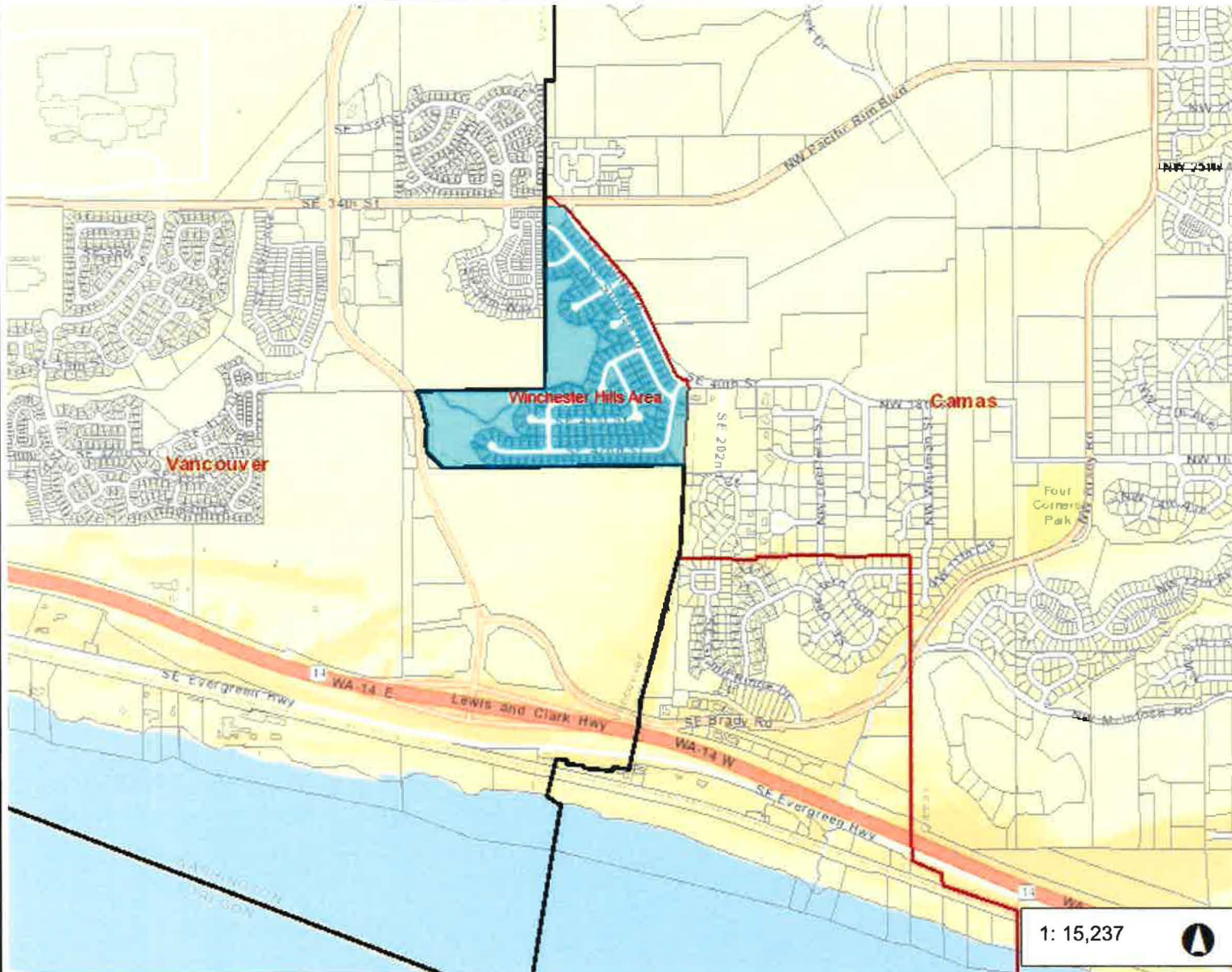
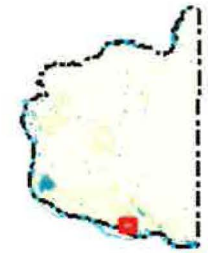
THENCE South, along said West line 716 feet, more or less, to the POINT OF BEGINNING.



7-29-2016



Winchester Hills Area



Legend

- Urban Growth Area Boundary
- City Limits
- Building Footprints
- Taxlots
- County Outline
- World Street Map

Notes:

1: 15,237



2,539.5 0 1,269.76 2,539.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

LEGAL DESCRIPTION FOR CITY OF CAMAS
N.E. 232ND Avenue Annexation
Perimeter Description

July 29, 2016

A parcel of property in the Southeast quarter of Section 28, the Northeast quarter of Section 28, the Northwest quarter of Section 27, and the Southwest quarter of Section 27, all in Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

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

THENCE West, along the North line of the Southeast quarter of the Northeast quarter of said Section 28 a distance of 30.00 feet to the West right of way line of N.E. 232ND Avenue;

THENCE South, along the West right of way line of N.E. 232ND Avenue/ N.E. Leadbetter Road 2650 feet, more or less, to the South line of the Northwest quarter of the Southwest quarter of said Section 27;

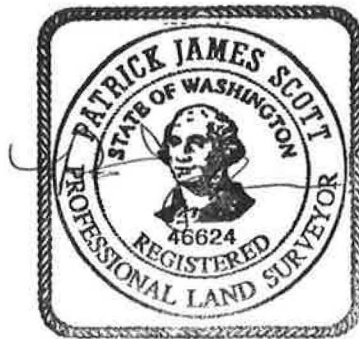
THENCE East, along said South line 70.00 feet, more or less, to the East right of way line of N.E. Leadbetter Road/ N.E. 232ND Avenue;

THENCE North along said East right of way line 2650 feet, more or less, to the North line of the Southwest quarter of the Northwest quarter of said Section 27;

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

THENCE West along said North line 30.00 feet to the POINT OF BEGINNING.

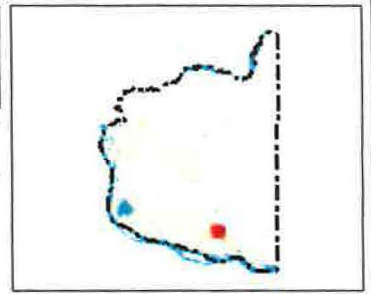
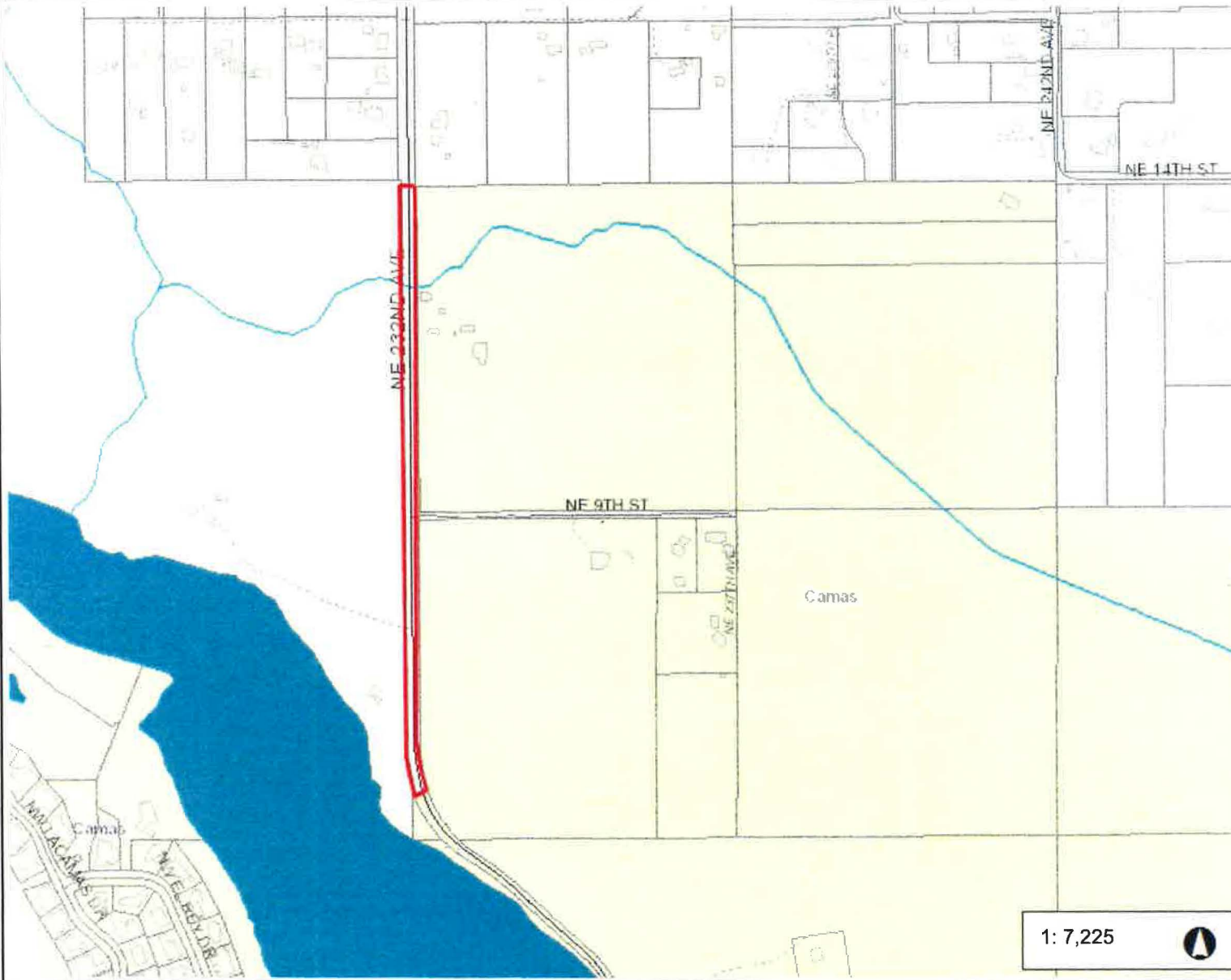
EXCEPT any portion of the above described tract previously annexed to the City of Camas, Washington.



7-29-2016



NE 232nd Avenue (County)



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:
 Right of way to be annexed by the City of Camas north of Lacamás Lake.

1: 7,225



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.