



CITY COUNCIL REGULAR MEETING AGENDA
Monday, May 2, 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 April 18, 2016 Camas City Council Meeting and the Workshop minutes of April 18, 2016.

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

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

- B. Approve claim checks as approved by the Finance Committee.
- C. Authorize the write off of two unpaid utility accounts in the amount of \$226.09. This amount represents outstanding water, sewer, garbage, recycling and storm water charges that were left unpaid by previous property owners. (Submitted by Pam O'Brien)
- D. Award the Septage Receiving Station project to the low bidder Stellar J Corporation in the amount of \$129,700.60. The Septage Receiving Station Project costs were an approved expense from a budget decision package allocated at \$675,000 in the 2015-2016 Budget for this project and other system improvements at the Wastewater Treatment Plant. (Submitted by Sam Adams)
- E. Award the 2016 STEP/STEF Tank Pumping project to Haag & Shaw, Inc. in the amount of \$110,454.18. STEP/STEF pumping and maintenance costs were an approved expense from a budget decision package allocated annually in the 2015-2016 Budget and those funds are available to complete this work. (Submitted by Sam Adams)

 [Bid Tab Septage Receiving Station Improvements](#)

 [STEP STEF Tank Pumping Quotes](#)

- F. Authorize the Mayor to sign the consultant agreement with Harper Houf Peterson Righellis, Inc. for wetland monitoring services for NW Friberg Wetland Mitigation Monitoring & Maintenance in the amount of \$84,080.00 for years 2016 through 2020. The annual monitoring amount of \$21,616 for 2016 is included in the 2015-2016 Budget and the costs for years 2017 through 2020 will be included in the respective future budgets. (Submitted by James Carothers)

 [NW Friberg Wetland Monitoring Contract](#)

- G. Authorize the Mayor to sign the consultant agreement with Columbia West Engineering, Inc. for materials testing services for Cooper's View Park in the amount of \$14,625.00. The cost for this work is covered by the 2016 Spring Omnibus Budget and is included in the attached Revenue and Expenditure Summary spreadsheet that was initially presented to Council during the April 18, 2016 Workshop. (Submitted by James Carothers)

 [Cooper's View Park Testing Contract](#)

[Cooper's View Construction Revenue and Expenditure Summary](#)

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. Taiwanese American Heritage Week Proclamation

 [Taiwanese American Heritage Proclamation 2016](#)

VIII. MEETING ITEMS





- A. Resolution No. 16-008 Amending the 2016 Fee Schedule
Details: This resolution provides for updated Equipment Repair and Replacement (ERR) fee rates to the 2016 Fee Schedule to be effective June 1, 2016. These new rates are incorporated into the 2016 Spring Omnibus Budget and will be retroactively applied for the 2016 fiscal year.

Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: Staff recommends Council move to adopt Resolution No. 16-008.

 [Resolution No. 16-008 Amending the City of Camas Fee Schedule](#)

[2016 Fee Schedule - Updated 5-2-16](#)

- B. Public Hearing for Ordinance No. 16-005 Amending the City's 2016 Budget Ordinance No. 15-025
Details: A public hearing to provide Council an opportunity to consider public testimony about the 2016 Spring Omnibus Budget. Following the public hearing, Staff will provide a brief overview of the ordinance.
Presenter: Cathy Huber Nickerson, Finance Director
Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and move to adopt Ordinance No. 16-005.
-  [Ordinance No. 16-005 Amending the City's 2016 Spring Omnibus Budget](#)
[Attachment A - 2016 Spring Omnibus Budget](#)
- C. Public Hearing to Consider Repealing Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Development (MXPDP) Overlay
Details: A public hearing was held with the Planning Commission to consider whether or not to repeal CMC, Chapter 18.22 MXPDP Overlay. Repeal of CMC Chapter 18.22 would discourage piecemeal development of employment areas on the west side of the City until a subarea plan is adopted. The Planning Commission provided a recommendation of approving the repeal to Council.
Presenter: Sarah Fox, Senior Planner
Recommended Action: Staff recommends that Council conduct a public hearing, deliberate, and move to repeal CMC, Chapter 18.22 MXPDP Overlay.
-  [Staff Report](#)
[Exhibit A - CMC Chapter 18.22 Mixed Use Planned Development \(MXPDP\) Over](#)
- D. Ordinance No. 16-006 Adopting a Revised Section of the Camas Municipal Code (CMC) Relating to Design Review
Details: An ordinance revising Section 18.19.050 of the CMC and amending the Design Review Manual (DRM) by adding design review standards for Gateways and Corridor, Commercial, Mixed-Use and Multi-Family developments. The Planning Commission held a public hearing on March 15, 2016, and issued a recommendation for adoption. Council held a public hearing on April 18, 2016, and directed the City Attorney to draft an ordinance for adoption.
Presenter: Sarah Fox, Senior Planner
Recommended Action: Staff recommends that Council move to adopt Ordinance No. 16-006.
-  [Ordinance No. 16-006 Amending the Design Review Manual](#)
- E. Resolution No. 16-007 Belz Place Development Agreement
Details: A resolution approving a development agreement between the City of Camas and Pahlisch Homes at Belz Place, LLC. A public hearing was held on April 18, 2016, to review the development agreement. The resolution reflects the direction of Council.
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Staff recommends Council move to adopt Resolution No. 16-007.
-  [Resolution No.16-007 Approving Belz Place Development Agreement](#)
[Belz Place Development Agreement](#)

F. Kate's Cove Plat Approval

Details: Kate's Cove is a 29 lot subdivision that is located off of Brady Road. It was formally known as the Brady Road Subdivision, which was preliminarily approved on September 26, 2006.

Presenter: Robert Maul, Planning Manager

Recommended Action: Staff recommends Council move to approve the final plat as presented.

 [Staff Report](#)

[Kate's Cove Final Plat page 1](#)

[Kate's Cove Final Plat page 2](#)

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, April 18, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott 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, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Randy Miller, Heather Rowley, Ron Schumacher, Nick Swinhart, 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 April 4, 2016 Camas City Council Meeting and the Workshop minutes of April 4, 2016.

 [April 4, 2016 Camas City Council Regular Meeting Minutes - Draft](#)
[April 4, 2016 Camas City Council Workshop Meeting Minutes - Draft](#)

- B. Approved claim checks numbered 129270-129387 in the amount of \$1,520,885.12.
- C. Authorized the write-off of two unpaid final utility bills in the amount of \$226.09. This amount represents outstanding water, sewer, garbage, recycling and storm water charges that were left unpaid by previous property owners. (Submitted by Pam O'Brien)
- D. Authorized the write-off of the March 2016 Emergency Medical Services (EMS) billings in the amount of \$93,676.56. 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)
-

- E. Authorized Pay Estimate No. 9, Final to McDonald Excavating, Inc. for the Sanitary Sewer Transmission Main Project WS-714 in the amount of \$189,011.62 for work through March 31, 2016, and accept project as complete. This project is funded through a Public Works Trust Fund (PWTF) Loan. (Submitted by James Carothers)

 [Sewer Transmission Main Pay Estimate 9](#)

- F. Authorized Pay Estimate No. 10 to Rotschy, Inc. for the Slow Sand Water Treatment Plant Project WS-709C in the amount of \$498,994.90 for work through March 31, 2016. This project is part of the 544' Water Zone Main and Treatment group of projects and is funded by a Drinking Water State Revolving Fund (SRF) Loan through the Washington State Department of Health (WSDOH). (Submitted by James Carothers)

 [Water Treatment Pay Estimate No. 10](#)

- G. Authorized Pay Estimate No. 11, Final to AAA Septic Service for the 2015 STEP/STEF Tank Pumping Project WS-748 in the amount of \$12,152.75 for work through March 31, 2016, and accept the project as complete. This project provides for on-going pumping of STEP and STEF tanks throughout Camas and is funded by the Sewer Fund. (Submitted by James Carothers)

 [2015 Tank Pumping Pay Estimate No. 11](#)

- H. Authorized Release of Retainage to RC Northwest, Inc. for the NW 6th Avenue Water and Storm Sewer Improvements Project WS-756 in the amount of \$18,888.91. Approval for retainage release has been received from the Washington Departments of Labor and Industries, Revenue and Employment Security. This project is funded by the General Obligation (GO) Bond. (Submitted by James Carothers)

 [NW 6th Avenue Water and Storm Release of Retainage](#)

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

There were no comments from Council.

VII. MAYOR

- A. Announcements

There were no announcements from Mayor Higgins.

B. Mayor's Volunteer Spirit Award

 [April Award Kari Jensen](#)

Mayor Higgins presented Kari Jensen with a Volunteer Spirit Award.

C. Autism Acceptance Month Proclamation

 [Autism Acceptance Month](#)

Mayor Scott Higgins proclaimed April 2016, as Autism Acceptance Month in Camas.

Asjia Chapin read a poem.

VIII. MEETING ITEMS

A. Public Hearing Considering Ordinance No. 16-002 Amending the Camas Municipal Code (CMC) to Require Approved Fire Sprinkler System

Details: The public hearing provided citizens the opportunity to give public testimony regarding Ordinance No. 16-002 requiring approved fire sprinklers in all one- and two- family dwellings and townhomes. Fire sprinklers have proven to be a valuable tool in suppressing fires to the room of origin. Requiring sprinklers will greatly add to the Fire Department's resources. Fire sprinklers have proven to save lives, provide greater firefighter safety and are also considered "green", which benefits the environment.

Presenter: Ron Schumacher, Fire Marshal

 [Ordinance No. 16-002 Regarding Residential Fire Sprinklers](#)

[Appendix R - Dwelling Unit Fire Sprinkler Systems](#)

[Appendix S - Fire Sprinklers](#)

[Letter from Liz Pike](#)

[Letter from Washington State Association of Fire Marshals](#)

[Fire Marshal's Office Response to Rep. Pike Letter](#)

Mayor Scott Higgins opened the public hearing at 7:22 p.m.

The following member of the public offered public testimony:

Mark Sundseth, 2706 SW 6th Avenue, Camas, WA

The public hearing was closed at 7:26 p.m.

It was moved by Council Member Anderson, seconded by Council Member Smith, that this Ordinance be read by title only. The motion carried unanimously.

It was moved by Council Member Anderson, seconded by Council Member Smith, that this Ordinance be adopted and published according to law. The motion carried unanimously.

B. Public Hearing for Belz Place Development Agreement

Details: A public hearing to consider a Development Agreement between Pahlisch Homes at Belz Place, LLC and the City of Camas with provisions including but not limited to 1) term of the agreement, 2) right of way re-alignment, 3) street improvements, 4) curb extensions, 5) Dorothy Fox Park improvements, 6) density and development standards, 7) aesthetics and dimensional standards, and 8) model home.

Presenter: Phil Bourquin, Community Development Director

 [Belz Place Development Agreement](#)

[Exhibits](#)

[Notice of Hearing](#)

[Mailing Label Map](#)

[Mailing Labels](#)

Mayor Scott Higgins opened the public hearing at 7:32 p.m.

The following member of the public offered public testimony:

Kristin French, representing Jordan Ramis PC for James Howsley, 1499 SE Tech Center Place #380, Vancouver, WA

The public hearing was closed at 7:34 p.m.

It was moved by Council Member Turk, seconded by Council Member Hogan, to approve the development agreement as amended to include an extension for park improvements to summer 2017 and to direct the City Attorney to draft a resolution to be placed on the May 2, 2016 Regular Meeting Agenda for Council's consideration. The motion carried unanimously.

C. Public Hearing for Amendments to Camas Municipal Code (CMC), Chapter 18.19 Design Review and to Camas Design Review Manual (DRM)

Details: The proposed amendments to the DRM, specifically the section Gateways Principles & Guidelines, include the addition of corridors and a table that identifies unique features within a gateway and corridor. Other minor edits include clarification to some of the Commercial and Multi-Family design principles. Proposed amendments associated with Chapter 18.19 of the CMC will remove the redundancy of the standards, which are identified in the DRM.

Presenter: Sarah Fox, Senior Planner and Lauren Hollenbeck, Senior Planner

 [Staff Report](#)

[Chapter 18.19 Design Review](#)

[Design Review Manual Amendments](#)

[Letter from Department of Archaeology & Historic Preservation](#)

Mayor Scott Higgins opened the public hearing at 7:42 p.m.

No one from the public wished to speak.

The public hearing was closed at 7:42 p.m.

Fox commented later, during Public Comments, about a letter that was received from the Department of Archaeology & Historic Preservation (DAHP).

It was moved by Council Member Turk, seconded by Council Member Anderson, that the amendments to the Camas Municipal Code (CMC) Chapter 18.19 Design Review and to the Camas Design Review Manual (DRM) be approved and direct the City Attorney to draft an ordinance to be placed on the May 2, 2016 Regular Meeting Agenda for Council's consideration. The motion carried unanimously.

D. Cooper's View Park Contract Bid Award

Details: Staff opened construction bids for the Cooper's View Park project on March 31, 2016, and the apparent low bidder was Paul Brothers, Inc. The following documents are attached for Council's information: Bid Tabulations, Revenue & Expenditure Summary, the Park Master Plan, Base Bid Site Improvement Plan, and Additive Alternates No. 1 and No. 2 Plan sheet. The potential award amounts are the Base Bid at a cost of \$399,158.20; the Base Bid plus Additive Alternate No. 1 at a cost of \$417,473.33; or the Base Bid plus Additive Alternates No. 1 and No. 2 at a cost of \$425,295.89.

Presenter: Steve Wall, Public Works Director

 [Cooper's View Bids](#)

[Cooper's View Base Bid Site Plan](#)

[Cooper's View Additive Alternates 1 and 2 Plan](#)

[Cooper's View Revenue and Expenditure Summary](#)

[Coopers View Master Plan Document](#)

A motion was made by Council Member Turk, seconded by Council Member Smith, that contract be awarded to Paul Brothers, Incorporated for the base bid plus alternatives No. 1 and No. 2 for the total amount of \$425,295.89. The motion passed by the following vote:

Yes: Council Member Anderson, Council Member Carter, Council Member Hazen, Council Member Hogan, Council Member Smith and Council Member Turk

No: Council Member Chaney

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 7:47 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, April 18, 2016, 4:30 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott 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: Jerry Acheson, Sam Adams, Anita Ashton, Phil Bourquin, Pete Capell, James Carothers, Leisha Copsey, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Shyla Nelson, Heather Rowley, Ron Schumacher, Nick Swinhart, Steve Wall and Alicia Pacheco (intern)

Press: Heather Acheson, Camas-Washougal Post Record

III. PUBLIC COMMENTS

Brent Erickson, 2739 NW Everett Street, Camas, WA commented about honorary street sign requests.

Alicia King, 3457 NW Endicott Street, Camas, WA commented about honorary street sign requests.

IV. WORKSHOP TOPICS

A. Camas Farmer's Market

Details: The Camas Farmer's Market ninth season begins in June 2016. Shannon Van Horn and Tina Eifert provided a presentation including some of the accomplishments of the Farmer's Market and requested the continued support from the City of Camas.

Presenter: Shannon Van Horn, Board Chair and Tina Eifert, Program Coordinator

 [Camas Farmer's Market Presentation](#)

B. 2016 Fee Schedule Update - Equipment Rental Rates (ERR)

Details: This presentation included proposed changes to the 2016 Fee Schedule. The proposed changes include the 2016 ERR updated with actual costs and minor language changes regarding building permits. The presentation also provided the estimated 2016 Fee Schedule approved in December with the proposed new rates. The revenue and expenses generated by the recommended rate changes are included in the proposed 2016 Spring Omnibus Budget.

Presenter: Cathy Huber Nickerson, Finance Director

 [2016 Proposed Fee Schedule](#)

[2016 ERR Rates Presentation](#)

This item will be placed on the May 2, 2016 Regular Meeting Agenda for Council's consideration.

C. 2016 Spring Omnibus Presentation

Details: This was the second presentation of the 2016 Spring Omnibus Budget Amendment to provide more information for discussion by City Council. This presentation provided an overview of the impact of the budget packages about fund balances and a review of the budget attachments for the proposed budget ordinance. The budget presentation provided at the April 4, 2016 City Council Workshop has been attached for Council's reference.

Presenter: Cathy Huber Nickerson, Finance Director

 [2016 Spring Omnibus Budget Package Summary](#)

[Attachment A - 2016 Budget Amendment-Fund Summary](#)

[Attachment A - 2016 Budget Amendment-Detail](#)

[2016 Spring Omnibus Budget Presentation on 04/04/16](#)

An ordinance will be placed on the May 2, 2016 Regular Council Meeting Agenda for Council's consideration, following a public hearing.

D. Cooper's View Park Update and Bid Summary

Details: Staff placed this item on the Workshop Agenda at the request of the City Council. Construction bids were opened for this project on Thursday, March 31, 2016, and the apparent low bidder was Paul Bros., Inc. The bid tabulations are attached for Council's information. The Base Bid for awarding the project is \$399,158.20. The other potential award amounts are the Base Bid plus Additive Alternate No. 1 at a cost of \$417,473.33; or the Base Bid plus Additive Alternates No. 1 & No. 2 at a cost of \$425,295.89. In addition to the bid tabulations, Staff also provided the following documents for reference: a detailed Revenue and Expenditure Summary of the project costs and the potential options for awarding the project, a copy of the Cooper's View Master Plan, and two plan sheets showing the Base Bid amenities and Additive Alternates No. 1 and No. 2. Staff provided Council with a summary of the project development and options for awarding the bid.

Presenter: Steve Wall, Public Works Director and Jerry Acheson, Parks & Recreation Manager

 [Cooper's View Bids](#)

[Cooper's View Construction Revenue and Expenditure Summary](#)

[Coopers View Master Plan Document](#)

[Cooper's View Base Bid Site Plan](#)

[Cooper's View Additive Alternatives 1 and 2 Plan](#)

This item was also placed on the April 18, 2016 Regular Meeting Agenda for Council's consideration.

E. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

Wall gave Council a brief update about some of the City projects that are currently underway. Wall also mentioned that the operations crew is gearing up for the summer season.

Mayor Higgins commented about planning a ribbon cutting ceremony for the Slow Sand Water Treatment Plant.

F. Kate's Cove Subdivision Final Plat

Details: The applicant, Kate's Close, LLC, submitted for final plat approval from the City. The project was approved with conditions on September 26, 2006, and was known at the time as Brady Road Subdivision.

Presenter: Robert Maul, Planning Manager

 [Kate's Cove Plat Map Page 1](#)

[Kate's Cove Plat Map Page 2](#)

[Final Order](#)

This item will be placed on the May 2, 2016 Regular Meeting Agenda for Council's consideration.

G. Honorary Street Names

Details: Honorary street names have been designated at the discretion of Council on rare occasion. There is no code, statute or document policy regarding the use of honorary street names and currently the only guidance for implementation is past practice. The use of honorary street names over the past decade has been limited to the following three instances:

- 1) Greg Biffle, NASCAR Champion and Camas High School graduate
- 2) Denis Hayes, Coordinator of the first Earth Day and founder of the Earth Day Network celebrated in over 180 nations
- 3) Jimmy Rodgers, Pop music icon who's recording of the song "Honeycomb" charted at No. 1 in the Billboard Top 100 in 1957

A letter from Alicia King has been submitted to place an honorary street sign along Couch Street in recognition of the Schwary name. The letter of request in support of an honorary name is attached.

Presenter: Phil Bourquin, Community Development Director

 [Alicia King Request](#)

After discussion, Council concluded that they would like to establish a process for honorary street names. The process will be placed on the 2017 Community Development work plan. The Administrative Committee will begin the framework.

H. Community Development Miscellaneous and Updates
Details: This is a placeholder for miscellaneous or emergent items.
Presenter: Phil Bourquin, Community Development Director
There were no miscellaneous items or updates.

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

Capell gave Council a brief overview about the Administrative Committee meeting. He commented that there will be an item added to the May 2, 2016 Workshop Meeting Agenda regarding Chapter 1 and 2 of the Camas Municipal Code (CMC). A resolution for the proposed changes will be placed on the May 16, 2016 Regular Meeting Agenda for Council's consideration.

Capell gave an update about the Library Director recruitment.

Capell informed Council that the onsite state audit was completed and that the City received a clean audit. There will be an Exit Interview scheduled in May.

V. COUNCIL COMMENTS AND REPORTS

Hazen attended the Economic Development Strategy Committee for Economic Incentives meeting and provided a summary of the Parks Board meeting.

Turk stated there will be a Lodging Tax Advisory Board meeting on Monday.

Anderson provided an overview of the two C-TRAN meetings he attended. Anderson also stated there is an upcoming East County Fire and Rescue (ECFR) meeting.

Hogan commented about the upcoming First Friday and the Spring Clean-Up and Planting Day. He also mentioned that the Camas Plant & Garden Fair is looking for volunteers. Hogan stated that he may not be able to attend the May 16, 2016 Council meetings.

Mayor informed Council that there is a non-profit organization called Portland ToolBank that has a tool lending program.

Carter attended the Library Board of Trustees meeting and will be attending the Planning Commission meeting. She informed Council that she will be unable to attend the May 2, 2016 Council meetings.

Chaney attended the Clark Regional Emergency Services Agency (CRESA) meeting and provided a brief update. He also thanked Staff for addressing the line of site issue at NW Lake Road and NW Sierra Street.

Smith stated that she was commenting on behalf of Adam Kluka who asked about the possibility of adding additional left turn lanes on NW Lake Road near NW Payne Street. She also reminded Council about the upcoming Camas-Washougal Chamber of Commerce Luncheon.

Anderson, Hogan and Smith attended the Administrative Committee meeting.

VI. PUBLIC COMMENTS

No one from the public wished to speak.

Mayor Higgins commented that Council would be going into a Closed Session after the Workshop Meeting adjourned to discuss contract negotiation strategization, pursuant to Revised Code of Washington (RCW) 42.30 Section 140 Controlling- Application: Labor Discussion.

VII. ADJOURNMENT

The meeting adjourned at 5:58 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.



I, Peter Capell, City Clerk, hereby certify that these bid tabulations are correct.

Peter Capell

4/18/2016

Peter Capell, City Clerk

Date

PROJECT NO. WS-755				City of Camas Engineer's Estimate \$147,409.00		Stellar J 1363 Down River Drive Woodland, WA 98674		TEK Construction Inc. 1980 W. Berview RD Bellingham, WA 98226		Stettler Supply Company 4420 Ridge Drive NE Salem, OR 97301		Halme Excavating, Inc. 22514 NE 72nd Avenue Battle Ground, WA 98604		McClure and Sons Inc. 15714 Country Club Drive Mill Creek, WA 98012	
DESCRIPTION: City of Camas WWTP Septage Receiving Station Improvements															
DATE OF BID OPENING: April 15, 2016 at 10:30 AM															
Entered by SW															
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	BASE BID	LS	1	1.00	\$135,986.00	1.00	\$119,650.00	1.00	\$125,000.00	1.00	\$130,155.00	1.00	\$133,303.00	1.00	\$135,548.00

Subtotal	\$135,986.00	\$119,650.00	\$125,000.00	\$130,155.00	\$133,303.00	\$135,548.00
Sales Tax @ 8.4%	\$11,423	\$10,050.60	\$10,500.00	\$10,933.02	\$11,197.45	\$11,386.03
CONTRACT TOTAL	\$147,409	\$129,700.60	\$135,500.00	\$141,088.02	\$144,500.45	\$146,934.03

Irregular Bid:
Acknowledgement
of Addenda
not submitted

Irregular Bid:
Required MOU
not submitted



I, Peter Capell, City Clerk hereby certify that these bid tabulations are correct.

Peter Capell 4/21/2016
 Peter Capell Date

PROJECT NO. WS-763				Engineer's Estimate		Haag & Shaw, Inc.		First Call Septic Service, Inc.		AAA Septic Services, LLC	
DESCRIPTION: 2016 STEP & STEF Tank Pumping						636 SE 3rd Ave Camas, WA 98607		2210 W Main Street, Ste. 107-316 Battle Ground, WA 98604		PO Box 1668 Brush Prairie, WA 98606	
DATE OF QUOTE OPENING: April 11, 2016				Entered by RAJ		360.834.2514		360.686.0505		360.687.8960	

ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	Resident STEP and STEF Tank Pumping	EACH	800		\$0.00	\$120.00	\$96,000.00	\$122.50	\$98,000.00	\$133.89	\$107,112.00
2	Emergency Residential STEP and STEF Tank Pumping	EACH	15		\$0.00	\$273.00	\$4,095.00	\$285.00	\$4,275.00	\$225.00	\$3,375.00
3	Commercial STEP and STEF Tank Pumping	1000 Gal.	15		\$0.00	\$120.00	\$1,800.00	\$122.50	\$1,837.50	\$110.00	\$1,650.00

Subtotal				\$0.00		\$101,895.00		\$104,112.50		\$112,137.00
8.4 % Sales Tax				\$0.00		\$8,559.18		\$8,745.45		\$9,419.51
Total				\$0.00		\$110,454.18		\$112,857.95		\$121,556.51



TO: Anita Ashton – City of Camas
FROM: Chuck Harper - Harper Houf Peterson Righellis Inc.
DATE: April 18, 2016
**SUBJECT: Friberg Wetland Mitigation Monitoring Services (Project No. SS-566C)
Professional Services Proposal and Agreement**

As requested by the City of Camas, Harper Houf Peterson Righellis Inc. (HHPR) proposes to provide five year monitoring services for the Friberg Road Wetland Mitigation Site east of NW Inglewood Street and north of NW 38th Avenue, Camas, Washington

SCOPE OF SERVICES

HHPR will provide wetland assessment monitoring and reporting for the Friberg Wetland Mitigation Site per scope of services identified in Exhibit "A".

PROPOSED PROFESSIONAL FEES

Based on the scope of services and assumptions noted in Exhibit "A", HHPR proposes to be compensated on a time and material basis per Exhibit "B" with a total estimated not to exceed fee of \$84,080.

AGREEMENT

Please refer to Exhibit "C" for HHPR's Standard Terms and Conditions. Changes to the assumptions or project description that result in significant revisions to our work will be considered additional services. The fee for additional services will be discussed and agreed upon prior to performing those services.

HHPR agrees to comply in accordance with all relative regulations of Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21.

If you agree with this proposal, please sign on the space provided and return a signed copy.

HARPER HOUF PETERSON RIGHELLIS INC.

CITY OF CAMAS

Charles L. Harper, PE

Principal

BY: _____

Title: _____

Date: _____

EXHIBIT A

CITY OF CAMAS FRIBERG WETLAND MITIGATION MONITORING 2016-2020

Task 1: Monitoring Establishment (2016)

Maintenance Contractor Review

To assist the City of Camas (City) with close-out of the warranty period, HHPR staff will:

- Meet with City and maintenance contractor (GW Deal) staff on-site to review plant survival;
- Discuss recommended actions with contractor and City staff relative to necessary replanting;
- Have GW Deal confirm the irrigation system is functional; and
- Prepare a summary of review.

Hydrologic Baseline and Monitoring in Wetland Creation Area

During the early 2016 growing season (late February – late March) surface hydrology was determined through a qualitative assessment. The assessment was by a pedestrian survey to establish the limits of surface inundation. The limits of inundation were photo-documented and sketches of the limits were made.

Based on the early season qualitative assessment and subsequent monitoring, staff will construct and install four hydrologic monitoring locations in the wetland creation area. These monitoring locations will be a combination of wells (per guidance provided by the US Army Corps of Engineers [USACE] Wetlands Regulatory Assistance Program¹ and USDA Natural Resource Conservation Service²) and staff gauges (for open water locations). Following the well installation a second field visit will be conducted to pump out the wells to make sure they are recharging. After installation the coordinates of the wells and staff gauges will be determined using a handheld GPS.

Vegetation Transect Locations

HHPR staff will establish four vegetation monitoring transect locations. Two transects will be located in the wetland creation area and two transects will be located in the wetland enhancement area. Each transect will be 50 to 100 feet long, depending on location. Transect locations will be permanently identified with a buried steel pin and wooden stake. Staff will collect GPS data at the transect endpoints.

Photograph Point Locations

Permanent photograph locations will be established at the following locations:

- Site Overview Photographs: At five locations identified in the mitigation plan;
- Vegetation Photographs: One from the endpoint of each permanent transect (total of eight points), looking along the transect; and
- Hydrologic Monitoring Photographs: as appropriate based on well and staff locations.

¹ USACE. 2005. Technical Standard for Water-Table Monitoring of Potential Wetland Sites, ERDC TN-WRAP-05-02. USACE Research and Development Center, Vicksburg, Miss.

² Sprecher, S.W. 2008. Installing monitoring wells in soils (Version 1.0). National Soil Survey Center, USDA Natural Resources Conservation Service, Lincoln, Neb.

Permanent photograph locations will be marked with a buried steel pin and wooden stake. HHPR staff will collect GPS data at the photograph point locations. Site photographs taken during pedestrian surveys or at random soil excavation sites will not be permanently marked, but may be geo-referenced to record approximate location.

Assumptions:

- Well construction/installation does not encounter problematic soil conditions and will be completed by two staff members in one field day.
- Staff gauges will be installed when ponded water (inundation) recedes.
- Wells, gauges, and sample location markers will not be vandalized or require reinstallation.
- The coordinates of wells and gauges will be determined using a handheld GPS.
- Field review of the maintenance contractor's plantings and irrigation system check can be completed in two field days (16 hours).
- Maintenance contractor will supply tabulated list of plants installed and can quickly show locations of each plant in the field.
- Inundation in the creation area may preclude access during April and thus necessitate estimates of survival from the water's edge, reducing confidence of identification and viability of plants.
- Findings of maintenance contractor will be no longer than a two-page memorandum, summarizing conformation of installation of the plants and irrigation system status.

Deliverables:

- Summary of maintenance contractor review (electronic draft and final).

Task 2: Annual Monitoring for Years 1 through 5 (2016-2020)

Data Acquisition

Mitigation monitoring data will be collected each monitoring year and will include an assessment of site hydrology in the establishment/creation area, plant survival and cover, the presence and condition of habitat features, and site photographs to document these conditions.

Annual hydrologic information will be collected during five weekly visits, approximately seven days apart. The monitoring will begin in late-February (depending on winter rainfall and site conditions) and continue to early-April (depending on site conditions and when monitoring starts). Water levels in the wells will be measured from the top of the well casing, using a tape measure or water level sounder. Staff gauges will be read directly.

Species and plant mortality data will be collected for planted specimens along the four previously established transects. Monitoring will take place during the late spring or early summer with the goal of doing monitoring within the same 3 week window each year. The line intercept method (Bonham 1989³; Coulloudon et al. 1999⁴) will be used to determine plant cover. Plant survival and vigor will be determined using the belt-transect method (Stehman and Salzer 2000⁵). Data will be collected by identifying plant species, condition and location along a 100-foot tape measure, and then recording the data on a data form. A densitometer may be used to determine if plants intersect the transect line.

³ Bonham, C. D. 1989. Measurements for Terrestrial Vegetation. John Wiley & Sons, New York, NY.

⁴ Coulloudon, B., K. Eshelman, J. Gianola, N. Habich, L. Hughes, C. Johnson, M. Pellant, P. Podborny, A. Rasmussen, B. Robles, P. Shaver, J. Spehar, J. Willoughby. 1999. Sampling Vegetation Attributes. BLM Technical Reference 1734-4, Denver, Colo.

⁵ Stehman, S. and D. Salzer. 2000. Estimating density from surveys employing unequal-area belt transects. Wetlands 20 (3): 512-519.

Other general observations will be made, such as the presence and condition of installed habitat features, condition of the critical area signage, the presence of litter, presence of invasive species or noxious weeds, observed wildlife signs.

Mitigation Monitoring Report

An annual Mitigation Monitoring Report will document the site conditions for each monitoring year. The report will follow the general format:

- Introduction, including site location and permit numbers;
- Monitoring Schedule and Performance Standards;
- Data Collection Methods;
- Results, including a summary of hydrologic and vegetation data;
- Conclusions, including discussion, if needed, of maintenance needs, adaptive management requirements, and follow up actions; and
- Appendices, including as appropriate data forms for hydrology and vegetation monitoring, site photographs, and a map of all sample locations and permanent photograph points.

Assumptions:

- Hydrologic monitoring will consist of five visits approximately seven days apart, anticipated to take place between late-February and early-April. Time includes travel to and from the site, mobilization and demobilization.
- Vegetation data will be collected by a two-person team and the field effort is not expected to exceed one field day for the team.
- The Mitigation Monitoring Report is expected to be approximately 10 pages in length, not including appendices, maps, and photographs.

Deliverables:

- Draft Annual Monitoring Report (one draft electronic copy for the City and two bound hardcopies, for years 1-5).
- Final Annual Monitoring Report (one electronic copy for the City for years 1-5).
- Four bound hardcopies for review by USACE for years 1, 2, 3, and 5).

Task 3: Project Planning and Coordination

HHPR will support general project planning throughout the project via non-technical, internal project activities, such as invoicing, throughout the project.

Assumptions:

- Project involvement is February through August each year (2016-2020).
- Level of effort is estimated as 1 hour per month for senior staff.
- Level of effort is estimated as 0.5 hour per month for administrative support staff.

Deliverables:

- Invoices and associated coordination.

Task 4: Annual Maintenance Coordination

HHPR will coordinate with the maintenance contractor (procured by the City) to address questions and discuss issues.

Assumptions:

- Level of effort for office and field effort is estimated as 8 hour per year for senior staff.
- One field meeting each year between senior staff and contractor staff (not to exceed 6 hours preparation, travel, and meeting time).

Deliverables:

- One contractor meeting per year.

Task 5: Project Contingency Fund

Provide additional services, on an as-needed basis, when approved and authorized by the City. Authorization by the City shall be written, which may be an email notification.

Harper Houf Peterson Righellis Inc.

April 18, 2016

EXHIBIT B

A-202 / KES

CITY OF CAMAS

FRIBERG WETLAND MITIGATION MONITORING 2016-2020

	Annual Monitoring Fee				
	2016	2017	2018	2019	2020
Task 1: Monitoring Establishment (2016)	\$8,500.00				
Task 2: Annual Monitoring for Years 1 through 5 (2016-2020)	\$10,266.00	\$10,266.00	\$10,266.00	\$10,266.00	\$10,266.00
Task 3: Project Planning and Coordination	\$1,580.00	\$1,580.00	\$1,580.00	\$1,580.00	\$1,580.00
Task 4: Annual Maintenance Coordination	\$1,270.00	\$1,270.00	\$1,270.00	\$1,270.00	\$1,270.00
Annual Totals	\$21,616.00	\$13,116.00	\$13,116.00	\$13,116.00	\$13,116.00

Tasks 1-4: Total for Years 2016-2020 = \$74,080.00

Task 5: Project Contingency Fund = \$10,000.00

CONTRACT TOTAL: \$84,080.00

(Contract Total includes Task 5 Project Contingency Fund to provide additional services,
on an as needed basis, when approved and authorized by the City)

EXHIBIT C – STANDARD TERMS AND CONDITIONS

Unless otherwise stated (or enclosed) in the contract, the following terms and conditions will apply.

Authorization to Proceed. Any request by Client for HHPR to proceed with work shall constitute an express acceptance to all terms of this agreement, including these general provisions.

Termination and Assignment. Either Client or HHPR may terminate this Agreement by giving 30 days written notice to the other party. In such event, Client shall immediately pay HHPR in full for all work previously authorized and performed prior to effective date of termination. This Agreement is between Client and HHPR and is not transferable without the written consent of the other party.

Fees and Estimates. Charges for services will be billed in accordance with HHPR's standard bill rates. Bill rates are reviewed and may be adjusted annually.

Indemnification, Insurance & Limitation of Liability. Client hereby agrees to indemnify and hold harmless HHPR from any claim, demand, loss or liability, including reasonable attorney's fees that results from for any loss, damage, or liability arising from any acts by the Client, its agents, staff, and/or other consultants or agents that act at the direction of Client.

HHPR is covered by a general liability insurance policy with an aggregate limit of \$2 million / \$1 million per occurrence and a professional liability with an aggregate limit of \$2 million / \$2 million per claim. Client agrees that in no case shall HHPR's liability to the Client for any cause or combination of causes, in the aggregate, exceed the amount of HHPR's remaining professional liability coverage.

Professional Standards. HHPR services shall be performed in a manner consistent with that degree of care, skill, and diligence maintained by professionals providing similar services in HHPR's local community at the time that HHPR provides services under this Agreement. HHPR makes no warranties, whether express or implied, with respect to the services rendered hereunder.

Ownership of Documents. It is understood and agreed that the calculations, drawings, and specifications prepared pursuant to this Agreement ("Work Product"), whether in hard copy or electric media including BIM models form, are instruments of professional services intended for one-time use by Client only for this project only. Work Product is and shall remain the property of HHPR. Client shall not obtain the right to use the Work Product, even for one-time use unless all amounts due under this Agreement are paid in full and HHPR agrees in writing. If Client is in possession of any Work Product and has not paid any amount due hereunder, HHPR may demand return of the Work Product, and may specifically enforce Client's obligation to return such Work Product subject to duties imposed upon Client under the Washington State Public Records Act.

Payment Terms & Conditions. Monthly invoices will be issued for all work covered by this agreement. Client agrees that if it disputes any portion of an invoice, Client must notify HHPR of such dispute in writing within 30 days of the invoice date or will otherwise waive any right to dispute the invoice.

Invoices are due and payable on receipt. All amounts more than 30 days past due will be subject to finance charges. Finance charges are computed at a periodic rate of 1.5% per month. Failure to timely pay any amounts is a material breach of this Agreement. In such event, HHPR may suspend service and obligations and may further withhold plans, documents, and other information. HHPR may claim a lien for all materials, labor, and services furnished if any amount due hereunder is not timely paid.

In addition to the principal amount and finance charges due, Client agrees to pay HHPR all collection costs that HHPR incurs, regardless of whether or not litigation is initiated, including but not limited to reasonable attorney's fees, court costs, and charges for HHPR staff time (at HHPR's standard rates).

Notice of Claims. Client shall, and expressly agrees to, provide HHPR immediate written notice of any facts that could potentially result in any potential claim against HHPR, including but not limited to any dispute, any claimed damages, any perceived failure by HHPR, or otherwise. As a condition precedent to any recovery from HHPR, Client shall give HHPR written notice of any such claim or facts that could result in a claim not later than ten (10) days after the date the client receives notice of the potential claim. Client's failure to provide such notice, for any reason, shall constitute waiver of such claim.

Venue. Any litigation initiated in connection with this agreement shall take place in Clark County, Washington, unless such case involves a lien claim that must be litigated elsewhere as a matter of law. All claims of any nature that relate to this Agreement shall be subject to Washington law, unless such claims relate to the foreclosure of a lien and are, as a matter of law, subject to the laws of another state.

Enforceability / All Terms Material. All provisions herein are material to HHPR's agreement to provide services, and were expressly negotiated by the parties. In case any one or more of the provisions contained in this agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired.

March 31, 2016

Ms. Anita Ashton
City of Camas Department of Public Works – Engineering
616 Northeast Fourth Avenue
P.O. Box 1055
Camas, Washington 98607
Phone: 360-817-7231
Email: aashton@cityofcamas.us

**Re: Contract for Construction Testing Services
Cooper's View Park – Project No. P-890
Camas, WA**

Ms. Ashton:

Columbia West Engineering, Inc. (Columbia West) is pleased to provide this proposal agreement / contract with attached standard terms and conditions and fee schedule (Exhibits A and B, 3 pages) for requested testing services.

It is our understanding that you are requesting the following testing services for the above-referenced project located in Camas, WA. The terms and conditions set forth in this contract are to provide the basis for the relationship between Columbia West and City of Camas Department of Public Works – Engineering.

Scope of Services.

- Provide on call construction testing to include, but not be limited to: Field and laboratory testing of soil, aggregate, asphaltic and PCC concrete. Services will be provided on an on-call basis. Electronic copies of reports will be distributed to relevant and requested parties.

Payment. Services will be conducted on a time-and-expense basis in accordance with the schedule of fees and billing rates provided in the attached Professional Services Schedule of Fees (Exhibit B, 2 pages). The estimated fee for work performed above and identified in Exhibit C is \$14,625.00. Please note this is not a fixed lump sum, but rather a best estimate based upon the anticipated scope of services. If unforeseen circumstances arise and warrant additions to the scope of services, Columbia West will contact you prior to performing further efforts. Columbia West will send an invoice on a monthly basis and be compensated in full within 30 days of receipt of the invoice.

Start Time/Completion Time/Schedule. Services will be performed at an on-call basis according to your request and schedule.

Limitation of Remedy. By signing this proposal agreement / contract, you agree to have read this document and the attached standard contract terms and provisions, including the limitation of remedy paragraph, and agree to be bound by all of the terms. The undersigned certifies that he/she is authorized to act on behalf of City of Camas Department of Public Works – Engineering.

This proposal and the attached terms and conditions constitute the entire agreement between the parties.

Date: _____

Date: _____

Columbia West Engineering, Inc.

City of Camas Dept. of Public Works – Engineering.

Name and Title: Lance V. Lehto, PE, GE, President

Name and Title: _____

Signature: _____

Signature: _____

1. General. Columbia West Engineering, Inc. ("Columbia West") shall perform for Client the professional engineering services as outlined in the body of the Letter Agreement/Contract to which this applies. No additional services shall be performed nor required of Columbia West absent written agreement of the parties.

2. Client's Responsibilities. Client shall provide all reasonable information as to Client's requirements for the Project, and will designate a person to act with authority on Client's behalf for all aspects of the Project. Said person will examine and promptly respond to Columbia West's submissions and requests for information, and shall give prompt written notice to Columbia West should Client observe or otherwise become aware of any defect in the work performed under this Agreement. Columbia West shall be entitled to reasonably rely on all information provided to it by Client.

3. Payment. Fees and other charges will be billed in accordance with the terms and conditions outlined in the letter agreement. Additionally, the amount of each billing shall be due and payable 30 days after the date of such billing. Any portion of a billing not paid within thirty days of the billing date shall be delinquent and shall bear a service charge of one and one-half percent per month on the unpaid balance. If any billing is not paid within thirty days after the billing date, then in addition to any other remedies as may be available to Columbia West, it may cease performing work upon delivery of written notice to Client of its intention to do so. Columbia West shall additionally have the right but not the obligation to cease performing work under any other contract as may then be outstanding between Client and Columbia West.

4. Limitation of Remedy. To the fullest extent permitted by law, and not withstanding any other provision of this contract, the total liability, in the aggregate, of Columbia West and its officers, directors, partners, employees, agents and subconsultants, and any of them, to the Client and anyone claiming by or through the Client, and all other contractors, subcontractor, consultants or others providing services for the project for any and all claims, losses, costs of damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the project from any cause or causes arising out of Columbia West's services on the project (whether described in this agreement or any subsequent agreement between the parties, except as expressly agreed otherwise), including any indemnity obligation owed hereunder or otherwise, shall not exceed \$50,000.00 or the compensation received under this contract, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, including negligence, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or other acts giving rise to liability based on contract, tort, or statute, unless otherwise prohibited by law.

5. Standard of Care. Columbia West will provide its services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of its profession currently practicing under similar conditions and time period in the locality of the project. Columbia West makes no other representation regarding its services, and no guarantee or warranty, express or implied, is included or intended as to any findings, recommendations, specifications, reports, opinions, documents or other instruments of service prepared by Columbia West. No agent or representative of Columbia West has any authority to modify this disclaimer of warranty. Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are to be made by Columbia West. Client acknowledges that the interpretations and recommendations made by Columbia West are based solely on the information available to Columbia West. Client agrees that Columbia West has been engaged to provide technical professional services only, and that Columbia West does not owe any fiduciary responsibility to the Client, or the project Owner, if different from Client.

6. Client's Termination of Work. Client may, by written notice, terminate Columbia West's work prior to completion. Columbia West shall nevertheless be entitled to payment of all fees and expenses incurred up to termination, and may additionally complete such work as may be necessary to place its files in order and to complete a report on work performed to date of termination. A termination charge to cover the costs thereof may be imposed at the discretion of Columbia West, said termination charge not to exceed ten percent of all charges incurred up to the date of notice of termination.

7. Utilities. In the prosecution of its work, Columbia West will take reasonable precautions to avoid any injury or damage to underground structures or utilities. Client agrees to defend, indemnify and hold Columbia West harmless for any damages or claims of damage to any such underground structures or utilities not called to Columbia West's attention or incorrectly shown on surveys or plans furnished to Columbia West.

8. Samples. Columbia West will retain uncontaminated samples of soil or rock taken in connection with this work. [Columbia West will retain such samples for thirty days. Retention of such samples beyond thirty days will occur only at Client's request and in return for payment of storage charges incurred.] All contaminated or environmentally impacted material or samples are the sole property of the client. Client maintains responsibility for proper disposal.

9. Right of Entry. Client will provide for the right of entry to Columbia West, its employees, agents or consultants, and for all equipment reasonably necessary to complete the work. Columbia West will take reasonable precautions in accordance with the Standard of Care to minimize any damage to property. It is understood by Client, however, that in the normal course of work, some damage may occur, in which event Columbia West is not obliged to restore the property to its state prior to the performance of such work.

10. Re-use of Documents. Any reuse or modification of documents by Client or anyone obtaining it through Client will be at Client's sole risk and without liability to Columbia West. Client will defend, indemnify and hold Columbia West harmless from all third party claims, demands, actions, and expenses (including reasonable attorney's fees, expert fees, and other costs of defense) arising out of or in any way related to the reuse or modification of the Work by Client or anyone obtaining it through Client.

11. Cost and Other Estimates. Client recognizes that Columbia West has no control over the cost of labor, materials, equipment or services provided by others, or over the contractor's methods of determining prices, or of market conditions. Any cost estimates as may be provided are made only on the basis of Columbia West's experience and judgment. No warranty is given, express or implied, that proposals or bids or actual project construction costs will not vary from cost estimates provided by Columbia West. Additionally, Columbia West makes no representations concerning estimates of area or volumes. Such estimates are estimates only. No warranty is made that estimates of areas or volumes will not be different from actual quantities.

12. Construction Monitoring. If Columbia West is retained by Client to provide services to monitor or observe portions of construction work, foundation excavations, or other field activities, Columbia West will report its observations and opinions to Client or Client's designated agent. Columbia West will report any observed geotechnically-related work that, in Columbia West's opinion, does not conform to plans or specifications. Client acknowledges that Columbia West has no right to reject or stop work of any contractor, subcontractor or agent of the Client. Columbia West's construction monitoring or foundation observation does not include nor consist of exploratory investigation, subsurface evaluation, seismic evaluation, groundwater analysis or any other activities associated with site investigation. Construction monitoring is limited to materials tested and observed during the construction phase of the project and is not a warranty or evaluation of subsurface conditions. Columbia West claims no past or prior knowledge of site conditions other than those documented in our reports. Should Columbia West not be retained by Client for the purpose of monitoring construction work or field activities, Columbia West shall not be held liable or responsible for any such activities, or for the geotechnical performance of the completed Project. Monitoring of construction work or field activities and the performance of the complete Project will then be the sole responsibility of Client or of any other parties designated by Client. Client in such event agrees to defend, indemnify and hold harmless Columbia West from any loss or judgment incurred by Columbia West as a result of a claim or lawsuit resulting from Client's failure to monitor construction work or field activities for which Columbia West has not been retained.

13. Means, Methods and Techniques; Safety. Columbia West is not responsible for and will not have control of means, methods, techniques, sequences or procedures of construction or other field activities of any contractor, subcontractor, agent or representative of Client. It is agreed that Columbia West has no control over any person or parties not employees or consultants of Columbia West. Columbia West has not been engaged and is not responsible for any safety precautions or programs related to construction for non-employees or non-consultants of Columbia West.

14. Assignments. During the term of this Agreement and following its expiration or termination for any reason, neither Client nor Columbia West shall transfer, assign, convey or sublet any right, claims, duty or obligation under it, nor any other interest therein without the prior written consent of the other party.

15. Disputes. In the event of a disagreement, Client and Columbia West agree that they will use their best efforts to resolve same in good faith negotiations or discussions with one another. If unsuccessful in resolving the dispute, the parties shall mediate any dispute prior to and as a precondition to commencement of a lawsuit by either.

16. Certifications: Client agrees not to require that Columbia West execute any certification with regard to services performed or work tested and/or observed under this agreement unless: (1) Columbia West believes that it has performed sufficient services to provide a sufficient basis to issue the certification, (2) Columbia West believes that the services performed or work tested and/or observed meet the criteria of the proposed certification, and (3) Columbia West has reviewed and approved in writing the exact form of such certification prior to execution of this agreement. Any certification by Columbia West is limited to an expression of professional opinion based upon the services performed by it, and does not constitute or imply a warranty or guarantee of any kind.

17. No Personal Liability: Client expressly waives any right to sue, or otherwise make any claim against, any of Columbia West's officers or employees, past or present, as individuals, for any cause.

18. Consequential Damages: Neither Client nor Columbia West will be liable to the other for any special, consequential, incidental or penal losses or damages including but not limited to losses, damages or claims related to the unavailability of property or facilities, shutdowns or service interruptions, loss of use, profits, revenue, or inventory, or for use charges, cost of capital, or claims of the other party and/or its customers.

19. No Third Party Beneficiaries: Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than Client and Columbia West. No third party beneficiaries are created or intended by this Agreement.

EXHIBIT B - Professional Services Schedule of Fees

SPECIAL INSPECTION AND CONSTRUCTION MONITORING

	<u>TYPE</u>	<u>RATE</u>
➤ Services		
Laboratory Technician.....	hourly	\$40.00
Concrete Testing Technician (ACI-certified concrete testing).....	hourly	\$50.00
Engineering Technician (compaction testing soil & asphalt).....	hourly	\$50.00
Special Inspection (reinforced concrete).....	hourly	\$50.00
Special Inspection (proprietary anchors, lateral wood, and cold-formed steel).....	hourly	\$50.00
Special Inspection (masonry, grout, CMU).....	hourly	\$50.00
Special Inspection (fireproofing).....	hourly	\$50.00
Special Inspection (structural steel, bolting, and welding).....	hourly	\$55.00
Non-Destructive Testing Inspector.....	hourly	\$60.00
Floor Flatness Technician.....	hourly	\$55.00
Senior Engineering Technician.....	hourly	\$55.00
Asphalt Coring and Concrete Coring.....	hourly	\$65.00
Cement-Treated-Soil Testing and Inspection.....	hourly	\$55.00
Concrete Strength-Maturity Testing.....	hourly	\$70.00
Subgrade Evaluation.....	hourly	\$65.00
Laboratory Manager.....	hourly	\$80.00
Project Manager.....	hourly	\$80.00
Administrative Assistant.....	hourly	\$40.00
Skidmore Wilhelm – Bolt Testing (equipment fee).....	per day	\$45.00
Floor Flatness (equipment fee).....	per day	\$185.00
Anchor Proof Loading Hydraulic Ram and Deflection Gauges (equipment fee).....	per day	\$240.00
Ultra-Sonic Testing Equipment (equipment fee).....	per day	\$15.00
Concrete Strength-Maturity Electronic Meter/Reader (equipment fee).....	per day	\$35.00
Strength-Maturity Loggers.....	each	\$95.00

ENGINEERING CONSULTING

➤ Personnel	<u>TYPE</u>	<u>RATE</u>
Principal Engineer.....	hourly	\$125.00
Project Engineer.....	hourly	\$95.00
Senior Staff Engineer.....	hourly	\$80.00
Staff Engineer.....	hourly	\$75.00
Project Geologist.....	hourly	\$95.00
Staff Geologist.....	hourly	\$75.00
Environmental Engineer.....	hourly	\$85.00
➤ Geotechnical Services	<u>TYPE</u>	<u>RATE</u>
Bearing Capacity and Settlement Analysis.....	site specific	quoted
Foundation Design.....	site specific	quoted
Geotechnical Plan Review.....	hourly	\$90.00
Geotechnical Site Investigation.....	site specific	quoted
Retaining Wall Design.....	site specific	quoted
Rigid and Flexible Pavement Design.....	site specific	quoted
Slope Stability Analysis.....	site specific	quoted
Soil Infiltration Testing.....	site specific	quoted
Deep Foundation and Pile Design.....	site specific	quoted
➤ Environmental Services	<u>TYPE</u>	<u>RATE</u>
Stormwater Sampling – 1200 COLS.....	site specific	quoted
Stormwater Sampling – 1200 A.....	site specific	quoted
Stormwater Sampling – 1200 Z.....	site specific	quoted
Monthly Stormwater Monitoring.....	site specific	quoted
Stormwater Pollution Control Plan.....	site specific	quoted
Spill Prevention / Accidental Spill Plans.....	site specific	quoted
Critical Aquifer Recharge Area (CARA) Site Evaluation Report.....	site specific	quoted
Phase I Environmental Assessment.....	site specific	quoted
Phase II Environmental Assessment.....	site specific	quoted

MATERIALS TESTING SERVICES

➤ **Soils & Aggregate**

	<u>TYPE</u>	<u>RATE</u>
Atterberg Limits	each	\$105.00
Direct Shear	each	\$425.00
California Bearing Ratio	each	\$425.00
One-dimensional Consolidation	each	quoted
Fractured Face Determination.....	each	\$50.00
Flat & Elongated particles	each	\$125.00
Hydrometer Analysis	each	\$135.00
Moisture Content	each	\$25.00
Organic Content	each	\$75.00
Organic Impurities.....	each	\$75.00
pH (soil)	each	\$50.00
Permeability (Constant Head).....	each	\$350.00
Permeability (Falling Head).....	each	\$250.00
Percent Wood Waste.....	each	\$50.00
Proctor Moisture-Density	each	\$200.00
Proctor Moisture-Density with oversize	each	\$220.00
Sand Equivalent	each	\$95.00
Sieve Analysis < ¾ inch maximum particle size.....	each	\$105.00
Sieve Analysis ¾ inch to 2-inch maximum particle size.....	each	\$135.00
Sieve Analysis > 2-inch maximum particle size.....	each	\$250.00
Specific Gravity of Coarse Aggregate.....	each	\$85.00
Specific Gravity of Fine Aggregate.....	each	\$130.00
Uncompacted Void Content.....	each	\$125.00
Unconfined Compression	each	\$150.00
Soil Classification	each	\$25.00

➤ **Treated Soils**

	<u>TYPE</u>	<u>RATE</u>
Proctor Moisture-Density	each	\$250.00
CBR (7-day cure)	each	\$560.00
Compressive Strength Test	per set	\$300.00

➤ **Portland Cement Concrete / Masonry / Rock**

	<u>TYPE</u>	<u>RATE</u>
Concrete Cylinder Compressive Strength	each	\$20.00
Mortar/Grout 2 inch Cube Compressive Strength.....	each	\$18.00
Mortar Cylinder Compressive Strength.....	each	\$18.00
Core Compressive Strength (peak strength only).....	each	\$55.00
Core Unconfined Compressive Strength (stress-strain relationship).....	each	\$145.00
Grout Prism Compressive Strength Test.....	each	\$40.00
CMU Prism Compressive Strength Test.....	each	\$125.00
Calcium Chloride Moisture Kit.....	each	\$20.00

➤ **Asphalt Concrete**

	<u>TYPE</u>	<u>RATE</u>
Rice Density	each	\$95.00
Core Density and Thickness	each	\$45.00
Oil Content Calibration - Ignition.....	each	\$400.00
Oil Content & Gradation - Ignition	each	\$195.00
Moisture Content of Bituminous Mixtures.....	each	\$20.00

MISCELLANEOUS

	<u>TYPE</u>	<u>RATE</u>
Concrete Equipment Fee.....	daily	\$00.00
Coring Equipment Fee.....	daily	\$90.00
Core Bit Wear	per core	\$4.00
Nuclear Densometer	daily	\$00.00
Vehicle Fee.....	daily	\$20.00
Mileage (outside of service area)	mile	\$0.60
Outside Services.....	each	cost + 20%

Personnel rates are portal to portal. All requested geotechnical observations, inspections, and/or testing have a 3-hour minimum charge. Hours in excess of eight per day and all work on weekends will be invoiced at 1.5 times the quoted rate. Work on holidays will be invoiced at two times the quoted rate. Rushed laboratory testing (turnaround less than two days) will be invoiced at 1.5 times the indicated rate. Laboratory rates do not include pick up or delivery to Columbia West's laboratory. (514)

Exhibit C
Cooper's View Park
Camas, Washington
Construction Testing Estimate



ESTIMATE BASED ON ASSUMED NUMBER OF SITE VISITS

Item					Billing Rate	Estimated Total					
Compaction											
Soil/ Agg Technician	22	trips at	4	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$4,840.00
Asphalt Technician	3	trips at	8	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$1,260.00
subtotal =										\$6,100.00	
Concrete											
Concrete Technician	8	trips at	5	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$2,160.00
Sample Pick-up			6	trips	\$20	mileage	3	hours	\$50	/hr	\$1,020.00
subtotal =										\$3,180.00	
Laboratory Services											
Concrete Compressive Strength Tests			4	per set			8	sets	\$20.00	/ea	\$640.00
Sand Equivalent							2	tests	\$95.00	/ea	\$190.00
Fracture Face Count							2	tests	\$50.00	/ea	\$100.00
Moisture Density Relationship							4	tests	\$220.00	/ea	\$880.00
Coarse Agg Spec Gravity							1	tests	\$85.00	/ea	\$85.00
Sieve Analysis 0-3/4"							2	tests	\$105.00	/ea	\$210.00
Rice Density							4	tests	\$95.00	/ea	\$380.00
Moisture Content							1	tests	\$25.00	/ea	\$25.00
Fine Agg Spec Gravity							1	tests	\$130.00	/ea	\$130.00
Uncompacted Void Content							1	tests	\$125.00	/ea	\$125.00
Asphalt Ignition Oven Calibration							1	tests	\$400.00	/ea	\$400.00
Asphalt Ignition/Gradation							2	tests	\$195.00	/ea	\$390.00
subtotal =										\$3,555.00	
Miscellaneous Services											
Material Sampling (ac/agg)	3	trips at	3	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$510.00
Administrative Support							8	hours	\$40	/hr	\$320.00
Laboratory Manager							4	hours	\$80	/hr	\$320.00
Project Management / Meetings							8	hours	\$80	/hr	\$640.00
subtotal =										\$1,790.00	
TOTAL ESTIMATED COST:										\$14,625.00	

Cooper's View Revenue and Expenditure Summary

Cooper's View Project Funding - REET		Revenue	Expenditures
2016 Readopted Budget		\$350,000.00	
Administrative Package		\$165,000.00	
	Revenue Total	\$515,000.00	

Cooper's View Project Costs - Base Bid Only

Construction Base Bid (Includes 8.4% sales tax)		\$399,158.20
Total Construction Cost (Base Bid)		\$399,158.20

Other Project Costs

Construction Contingency (10%)		\$39,915.82
Construction Management (Consultant services, testing services, SDC for water service, printing & ad costs, etc.)		\$48,888.11
Total Other Project Costs		\$88,803.93

Total Project Costs (Base Bid + Other Costs) = \$487,962.13

Cooper's View Project Costs - Base Bid & Add. #1

Base Bid Construction Costs		\$399,158.20
Additive Alternate #1 Construction Costs		\$18,315.13
Total Construction Costs (Base Bid + Add. #1)		\$417,473.33

Total Project Costs (Base Bid + Add. #1 + Other Costs) = \$506,277.26

Cooper's View Project Costs - Base Bid & Add. #1 & #2

Base Bid Construction Costs		\$399,158.20
Additive Alternates #1 & #2 Construction Costs		\$26,137.69
Total Construction Costs (Base Bid + Add. #1 & #2)		\$425,295.89

Total Project Costs (Base Bid + Add. #1 + Add. #2 + Other Costs) = \$514,099.82

~ PROCLAMATION ~

WHEREAS, there are more than 500,000 Taiwanese Americans in the United States, with a significant Taiwanese American population in Camas; and

WHEREAS, Taiwanese Americans have made enormous contributions to the diversity and prosperity of American society, consistently contributing to the promotion of democracy and security for their motherland of Taiwan; and

WHEREAS, Taiwanese Americans have succeeded as successful and notable artists, Nobel Laureate, scientists, researchers, engineers, human rights activists, and business leaders; and

WHEREAS, this week recognizes the longstanding friendship between the United States and Taiwan; and

WHEREAS, during this special week, Taiwanese Americans are able to embrace America's diversity and celebrate the spirit of community that binds us together as one nation.

NOW, THEREFORE, BE IT RESOLVED that I, Scott Higgins, Mayor of Camas, do hereby proclaim **May 8-14, 2016**, as

“Taiwanese American Heritage Week”

in Camas, Washington and encourage all citizens to join in this observance.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 2nd day of May, 2016



Scott Higgins, Mayor

RESOLUTION NO. 16-008

A RESOLUTION amending the City of Camas fee schedule as adopted by Resolution No. 15-018.

WHEREAS, the City of Camas, on December 7, 2015, adopted by Resolution No. 15-018, a City of Camas fee schedule; and

WHEREAS, it is in the interest of the City of Camas to amend said fee schedule to correct certain fees thereon and to adopt additional fees to the schedule.

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

I

The fees and charges as set forth within Exhibit "A" of Resolution No. 15-018 as the City of Camas fee schedule, is hereby amended in the following respects:

1. Updating Equipment Rental Rates to the fee schedule to incorporate actual model rates from 2015. These rates will be retroactive for the fiscal year 2016.

II

The fees and charges on the attached Exhibit "A" are adopted and made part of the City of Camas fee schedule, as heretofore adopted.

III

The fees and charges, as amended herein, as noted in the attached Exhibit "A" shall be effective June 1, 2016.

IV

On January 1 of each year, the fees set forth in this Resolution may increase (if allowed by law) by the rate of increase, if any, of the Consumer Price Index for All Urban Consumers for Portland-Vancouver, All Items, June to June Index, published by the Bureau of Labor Statistics in the

RESOLUTION NO. 15-007

year prior. Fees will be rounded to the next highest whole dollar.

V

ADOPTED by the Council of the City of Camas and approved by the Mayor this 2nd day of
May, 2016.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
ADMINISTRATIVE FEES			
Public Records			
Postage			actual cost
All Other Records Photocopied - Black & White	per page		\$0.15
All Other Records Photocopied - Color	per page		\$0.75
Map - 11 x 17 Color			\$3.50
Map - 24 x 36 print			\$3.50
Map - 24 x 36 color original			\$7.00
Map - 42 x 36 print			\$7.00
Map - 42 x 36 color original			\$13.50
Camas Municipal Code Book			actual cost
Photos			actual cost
Photos - Digital Black & White	per page		\$0.15
Photos - Digital Color	per page		\$1.10
Compact Disk of Council Meeting	each		\$0.75
Tape of Council Meeting			\$5.50
COMMUNITY DEVELOPMENT, BUILDING & PLANNING FEES			
Building Permit Fees			
Total Valuation			
\$1.00 to \$500.00			\$25.00
\$501.00 to \$2,000.00	plus \$3.50 for each additional \$100 ,or fraction thereof, to and including \$2,000.00		\$3.50
\$2,001.00 to \$25,000.00	plus \$15.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00		\$15.00
\$25,001.00 to \$50,000.00	plus \$11.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00		\$11.00
\$50,001.00 to \$100,000.00	plus \$7.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00		\$7.50
\$100,001.00 to \$500,000.00	plus \$6.50 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00		\$6.50
\$500,001.00 to \$1,000,000.00	plus \$5.50 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00		\$5.50
\$1,000,001.00 and up	plus \$4.00 for each additional \$1,000.00 or fraction thereof.		\$4.00
Other Inspections & Fees			
Inspections During Non-Business Hours (minimum charge 2 hours)	per hour		\$70.00
Re-inspection Fees	per hour		\$70.00
Inspections for which No Fee is Specifically Indicated (minimum charge - one half hour)	per hour		\$70.00
Additional Plan Review for Changes, Additions or Revisions to Plans (minimum charge - one half hour)	per hour		\$70.00
Use of Outside Consultants for Plan Checking and Inspections, or both			Actual Costs ¹
Reissue of Lost Permit			\$35.00
Reissue of Lost or Damaged Approved Construction Plans & Documents			\$70.00
Transfer of Developer Credits	per redemption		\$50.00
¹ Actual costs include administrative and overhead costs.			

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Building Valuation Table			
Building Valuation Table	100% of ICC Building Safety Journal Building Valuation Data		
Grading Plan Review Fees			
50 cubic yards (38.2m ³) or less			
51 to 100 cubic yards (40m ³ to 76.5m ³)			\$25.00
101 to 1,000 cubic yards (77.2m ³ to 764.6m ³)			\$40.00
1,001 to 10,000 cubic yards (765.3m ³ to 7645.5m ³)			\$55.00
10,001 to 100,000 cubic yards (7646.3m ³ to 76455m ³), plus \$14.00 for each additional 10,000 cubic yards or fraction thereof			\$14.00
100,001 to 200,000 cubic yards (76456m ³ to 152911m ³), plus \$14.00 for each additional 10,000 (7645.5m ³) cubic yards or fraction thereof.			\$14.00
200,001 (152912m ³) cubic yards or more, plus \$8.00 for each additional 10,000 (7656.5m ³) cubic yards or fraction thereof.			\$8.00
Other Grading Plan Fees			
Additional Plan Review required by Changes, Additions or Revisions to Approved Plans (minimum charge - one half hour)	per hour		\$70.00
Grading Permit Fees¹			
50 cubic yards (38.2m ³) or less			
51 to 100 cubic yards (40m ³ to 76.5m ³)			\$25.00
101 to 1,000 cubic yards (77.2m ³ to 764.6m ³)			\$40.00
1,001 to 10,000 cubic yards (7646.3m ³ to 76455m ³)			\$55.00
10,001 to 100,000 cubic yards (76456m ³ to 76455m ³), plus \$14.00 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.			\$14.00
100,001 to 200,000 cubic yards (76456m ³ to 152911m ³), plus \$14.00 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.			\$14.00
200,001 cubic yards (152912m ³), plus \$8.00 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.			\$8.00
Other Grading Fees			
Inspections Outside of Normal Business Hours (minimum charge - 2 hours)	per hour		\$70.00
Reinspection Fees, per Inspection	per hour		\$70.00
Inspections for which no fee is specifically indicated (minimum charge -one half hour)	per hour		\$70.00
¹ The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.			
Mechanical Permit Fees			
Mechanical Permit			\$35.00
Unit Fee Schedule - Does not include permit issuance fee			
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)			\$25.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3kW)			\$30.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
For the installation or relocation of each floor furnace, including vent			\$25.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater			\$25.00
Appliance Vents			
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit			\$12.00
Repairs or Additions			
Repair or alteration or addition to heating appliance, refrigeration unit, cooking unit, absorption unit or heating, cooling, absorption or evaporative cooling system including installation of controls regulated by Mechanical Code			\$21.00
Boilers, Compressor and Absorption Systems			
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3kW)			\$25.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW), to and including 15 horsepower (52.7 kW) or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)			\$45.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW), to or including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)			\$60.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW), to or including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)			\$85.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)			\$140.00
Air Handlers			
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code			\$18.00
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719L/s)			\$30.00
Evaporative Coolers			
For each evaporative cooler, other than a portable type			\$17.00
Ventilation & Exhaust			
For each ventilation fan connected to a single duct			\$12.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit			\$18.00
For the installation of each hood which is served by a mechanical exhaust, including ducts for such hood			\$18.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Incinerators			
For the installation or relocation of each domestic-type incinerator			\$30.00
For the installation or relocation of each commercial or industrial-type incinerator			\$22.00
Miscellaneous			
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table			\$16.00
Gas Piping System			
For each gas piping system of one to four outlets			\$8.00
For each gas piping exceeding four, each			\$2.50
For each hazardous process piping system (HPP) of one to four outlets			\$8.00
For each hazardous process piping of five or more outlets, per outlet			\$2.50
For each non-hazardous process piping system (NPP) of one to four outlets			\$4.00
For each non-hazardous piping system of five or more outlets, per outlet			\$2.00
Other Inspections & Fees			
Inspections outside of normal business hours, per hour (minimum charge 2 hours)	per hour		\$70.00
Reinspection fees, per inspection			\$70.00
Inspections for which a fee is specifically indicated, per hour (minimum charge one half hour)	per hour		\$70.00
Additional plan review time required by changes, additions, or revisions to plans or plans for which an initial review has been completed, per hour (minimum charge - one half hour)	per hour		\$70.00
Plumbing Permit Fees			
For issuance of each permit			\$35.00
Unit Fee Schedule (in addition to 2 items above)			
For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection thereof)			\$12.00
For each building sewer and each trailer park sewer			\$25.00
Rainwater systems - per drain (inside building)			\$12.00
For each water heater and/or vent			\$12.00
For each gas-piping system of one to five outlets			\$8.00
For each additional gas-piping systems outlet, each outlet			\$2.50
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps			\$12.00
For each installation, alteration or repair of water piping and/or water treating equipment, each			\$12.00
For each repair or alteration of drainage or vent piping, each fixture			\$12.00
For each lawn sprinkler system on any one meter including backflow protection devices thereof			\$12.00
For atmospheric-type vacuum breaker not included in item above: one to five			\$8.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
over five, each			\$2.50
For each backflow protective device other than atmospheric type vacuum breakers:			
two inch (51 mm) diameter and smaller			\$12.00
over two inch (51 mm) diameter			\$25.00
For each graywater system			\$60.00
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	per hour		\$70.00
For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas			\$75.00
For each additional medical gas inlet(s)/outlet(s)			\$8.00
Other Inspections & Fees			
Inspections outside of normal business hours (minimum charge - two hours)	per hour		\$70.00
Reinspection fees, per inspection			\$70.00
Inspections for which no fee is specifically indicated (minimum charge - one half hour)	per hour		\$70.00
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge - one half hour)	per hour		\$70.00
*Per hour for each hour worked, minimum charge: one hour			
Encroachment Permit	first \$1500 construction value		\$30.00
Encroachment Permit	over \$1500 construction value \$26.00 plus 2.5% of construction value		
Encroachment Permit extension			\$260.00
Planning Fees			
Annexation - 10% petition			\$260.00
Annexation - 60% petition			\$1,300.00
Appeal Fee			\$350.00
Archaeological Review			\$120.00
Binding Site Plan	plus \$21 per unit		\$1,650.00
Boundary Line Adjustment			\$90.00
Comprehensive Plan Amendment			\$1,730.00
Conditional Use Permit - Residential	plus \$95 per unit		\$3,000.00
Conditional Use Permit - Non-Residential			\$3,800.00
Continuance of Public Hearing			\$300.00
Critical or Sensitive Areas	fee per type - wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat		\$680.00
Design Review - Minor			\$380.00
Design - Review -Committee			\$1,750.00
Development Agreement	first hearing		\$770.00
Development Agreement Continuance	each additional hearing		\$300.00
Engineering Review Fee	3% of estimated construction costs		
Home Occupation - Minor Notification			none
Home Occupation - Major			\$60.00
LI/BP Development	plus \$36.00 per 1,000 sf of GFA		\$3,800.00
Lot Line Adjustment			\$90.00
Minor Modifications to Approved Development			\$175.00
Modification to Approved Construction Plans			\$370.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Planned Residential Development	\$30 per unit plus subdivision fee		\$30.00
Plat, Preliminary - Short Plat	4 lots or less: \$1,700 per lot		\$1,700.00
Plat, Preliminary - Short Plat	5 lots or more: \$6,300 plus \$220 per lot		\$6,300.00
Plat, Preliminary Subdivision	\$6,300 plus \$220 per lot		\$6,300.00
Plat, Final - Short Plat			\$175.00
Plat, Final - Subdivision			\$1,050.00
Plat Modification/Alteration			\$540.00
Pre-Application Conference for Type III or IV	General		\$310.00
Pre-Application Conference for Type III or IV	Subdivision		\$800.00
SEPA			\$710.00
Shoreline Permit			\$770.00
Sign Permit - General Sign	exempt if building permit is required		\$35.00
Sign Permit - Master Sign Permit			\$110.00
Site Plan Review - Residential	\$1,010 plus \$30 per lot		\$1,010/\$30
Site Plan Review - Non-Residential	\$2,525 plus \$60 per 1,000 sf of GFA		\$2525/\$60
Site Plan Review - Mixed Use	\$3,560 plus \$30 per residential unit plus \$60 per 1,000 sf of GFA		\$3,560/\$30/\$60
Temporary Use Permit			\$70.00
Unclassified Use Permit - Residential	\$3,010 plus \$100 per unit		\$3,010/\$100
Unclassified Use Permit - Non-Residential			\$3,800.00
Variance	minor or major		\$610.00
Zone Change	single tract		\$1,720.00
Sexually Oriented Businesses			
Live Entertainment Application Fee			\$780.00
Live Entertainment License Fee	Renewal Date 12/31		\$260.00
Live Entertainment Renewal Fee			\$260.00
Live Entertainment Renewal Fee - 1/2 Year	After 6/30		\$135.00
Other Sexually Oriented Business Application Fee			\$520.00
Other Sexually Oriented Business License Fee	Renewal Date 12/31		\$260.00
Other Sexually Oriented Business Renewal Fee			\$260.00
Other Sexually Oriented Business Renewal Fee - 1/2 Year	After 6/30		\$135.00
Manager's License Application Fee			\$110.00
Manager's License Fee	Renewal Date 12/31		\$55.00
Manager's License Renewal Fee			\$55.00
Manager's License Renewal Fee - 1/2 Year	After 6/30		\$30.00
Entertainer's License Application Fee			\$110.00
Entertainer's License Fee	Renewal Date 12/31		\$55.00
Entertainer's License Renewal Fee			\$55.00
Entertainer's License Renewal Fee - 1/2 Year	After 6/30		\$30.00
FINANCE FEES			
Ambulance			
ALS In-District			\$720.00
ALS Out-of-District			\$1,150.00
BLS In-District			\$720.00
BLS Out-of-District			\$1,150.00
Non-emergency transport			\$540.00
Patient treated - no transport			\$190.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Extra Attendant			\$160.00
Mileage (in district)	per mile		\$17.00
Mileage (out of district)	per mile		\$19.00
Late Fee			\$30.00
Ambulance - annual license			\$55.00
Cemetery			
In City Rates			
Lots - Full Burial			
Adult - Flat Marker			\$990.00
Adult - Upright Marker			\$1,870.00
Child under 5 years in Garden of Angels			\$270.00
Cremaains			
Single Niche Garden of Faith			\$780.00
Single Niche Premium			\$940.00
Single Niche Standard			\$780.00
Double Niche Premium			\$1,550.00
Double Niche Standard			\$1,300.00
4 x 4 Foot Ground Lot			\$470.00
Out of City Rates			
Lots - Full Burial			
Adult - Flat Marker			\$1,480.00
Adult - Upright Marker			\$2,800.00
Child under 5 year in Garden of Angels			\$270.00
Cremaains			
Single Niche Garden of Faith			\$1,170.00
Single Niche Premium			\$1,400.00
Single Niche Standard			\$1,170.00
Double Niche Premium			\$2,330.00
Double Niche Standard			\$1,950.00
4 x 4 Foot Ground Lot			\$700.00
Both In City/Out of City Rates			
Liners			
Cremaain Liner (Single Urn Vaults)			\$210.00
Cremaain Liner (Double Urn Vaults)			\$350.00
Niche Wall (Single Bronze Urns)			\$150.00
Open & Close Fees			
Cremaains - Added with a Full Burial Lot			\$350.00
Cremaains - 4 x 4 Lot			\$350.00
Cremaains - Niche Wall	does not include engraving		\$300.00
Engraving of Niche Wall	pass through from vendor		
Saturday Services - (in addition to)			\$210.00
Sunday/Holiday Services - (in addition to)			\$320.00
Disinterment Charges			\$1,040.00
Locating Fees & Staking Fees			
Staking & Inspection (grave lots)			\$95.00
Staking & Inspection (cremaain lots)			\$95.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Markers			
Remembrance Wall - Inscription			\$160.00
Miscellaneous Additional Charges			
Maintenance Fund Lot			\$160.00
Maintenance Fund Niche			\$80.00
Deed Transfers/Replacement Deeds			\$30.00
Second Rite of Burial	one full burial & two cremains/three cremains per lot		\$320.00
Other License & Permits			
Dog License - life time			\$30.00
Dog License - replacement			\$5.00
Guard Dog			\$55.00
Pawnbroker's/Second Hand Dealer - 2 yr. license			\$110.00
Solicitor's License application/back ground check			\$45.00
Solicitor's License			\$30.00
Special Event Permit			\$40.00
Taxicab - annual license	issued after 7/1 - half of fee		\$40.00
Taxicab per vehicle			\$12.00
Taxi Driver's license			\$6.00
Taxi Driver's License Renewal			\$6.00
Utilities			
Lien Filing Fee	pass through fees from Clark County		
New Utility Account Set-Up Fee			\$25.00
Title Check Fee	plus pass through fee from vendor		\$25.00
Utility Service Call Fee	first call free, additional each		\$25.00
Water - Sewer			
Water meter testing			\$200.00
Water Connection - 3/4" Meter			\$360.00
Water Connection - 1" Meter			\$400.00
Water Connection - 1.5" Meter			\$765.00
Water Connection - 1.5" Turbine Meter			\$965.00
Water Connection - 2" Meter			\$1,865.00
Water Connection by City	time and materials as determined by PW Director, minimum		\$1,520.00
Sewer Connection by City	time and materials as determined by PW Director, minimum		\$1,420.00
STEP/STEF Inspection			\$155.00
Sanitation			
Extra items			
Barbeque			\$6.00
Bicycle			\$11.00
Car Tire			\$7.00
Car Tire w/Rim			\$11.00
Chair/Recliner			\$11.00
Christmas Tree			\$11.00
Microwave (Large)			\$7.00
Microwave (Small)			\$4.00
Table			\$22.00
Toilet			\$13.00
Truck Tire			\$23.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Truck Tire w/rim			\$34.00
Other Items not listed			TBD by PW Director
FIRE DEPARTMENT			
Development Review			
Commercial Site Plans - Review Fee			\$185.00
Commercial Site Plans - Inspection Fee			\$185.00
Subdivision or PRD - Review Fee			\$155.00
Subdivision or PRD - Inspection Fee			\$155.00
Pre-Application Conference - Review Fee			\$125.00
Other Land Use Applications - Review Fee			\$125.00
Other Land Use Applications - Inspection Fee			\$125.00
Building Construction/Change of Use or Occupancy			
A, B, E, F, M, R Occupancies 0-1,000 sq.ft. - Review Fee			\$95.00
A, B, E, F, M, R Occupancies 0-1,000 sq.ft. - Inspection Fee			\$65.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq.ft. - Review Fee			\$125.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq.ft. - Inspection Fee			\$95.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq.ft. - Review Fee			\$155.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq.ft. - Inspection Fee			\$125.00
A, B, E, F, M, R Occupancies 10,001-40,000 sq.ft. - Review Fee			\$230.00
A, B, E, F, M, R Occupancies 10,001-40,000 sq.ft. - Inspection Fee			\$155.00
Each Additional 40,000 sq. ft. - Review Fee			\$230.00
Each Additional 40,000 sq. ft. - Inspection Fee			\$155.00
Portable Classroom - Review Fee			\$140.00
Portable Classroom - Inspection Fee			\$140.00
H1 Occupancy - Review Fee			\$370.00
H1 Occupancy - Inspection Fee			\$370.00
H2 Occupancy - Review Fee			\$370.00
H2 Occupancy - Inspection Fee			\$370.00
H3 Occupancy - Review Fee			\$410.00
H3 Occupancy - Inspection Fee			\$410.00
H4 Occupancy - Review Fee			\$280.00
H4 Occupancy - Inspection Fee			\$280.00
H5 Occupancy - Review Fee			\$510.00
H5 Occupancy - Inspection Fee			\$510.00
I Occupancy - Review Fee			\$280.00
I Occupancy - Inspection Fee			\$185.00
S Occupancy - Review Fee			\$185.00
S Occupancy - Inspection Fee			\$185.00
Each additional 10,000 sq. ft. - Review Fee			\$95.00
Each additional 10,000 sq. ft. - Inspection Fee			\$95.00
Building or Structure for Special or Temporary Use - Review Fee			\$140.00
Building or Structure for Special or Temporary Use - Inspection Fee			\$140.00
Fire Alarm System			
Fire Alarm System - One Zone - Review Fee			\$140.00
Fire Alarm System - One Zone - Inspection Fee			\$140.00
Fire Alarm System - Two Zones - Review Fee			\$280.00
Fire Alarm System - Two Zones - Inspection Fee			\$185.00
Each Additional Zone - Review Fee			\$65.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Each Additional Zone - Inspection Fee			\$65.00
Fire Extinguishing System			
New System NFPA 13 - Single Riser - Review Fee			\$280.00
New System NFPA 13 - Single Riser - Inspection Fee			\$280.00
Each Additional Riser - Review Fee			\$280.00
Each Additional Riser - Inspection Fee			\$280.00
New System NFPA 13D (Single Family) - Inspection Fee			\$95.00
Alteration to Fire Sprinkler Systems - Review Fee			\$95.00
Alteration to Fire Sprinkler Systems - Inspection Fee			\$95.00
New System NFPA 13R (Per Building) - Review Fee			\$185.00
New System NFPA 13R (Per Building) - Inspection Fee			\$185.00
Underground Fire Sprinkler Mains - Review Fee			\$140.00
Underground Fire Sprinkler Mains - Inspection Fee			\$140.00
Standpipe System - Review Fee			\$95.00
Standpipe System - Inspection Fee			\$95.00
Commercial Cooking Extinguishing System/Protection - Review Fee			\$140.00
Commercial Cooking Extinguishing System/Protection - Inspection Fee			\$140.00
Other Extinguishing Systems - Review Fee			\$230.00
Other Extinguishing Systems - Inspection Fee			\$230.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Review Fee			\$230.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Inspection Fee			\$230.00
Hazardous Operations			
Smoke Removal Systems - Review Fee			\$230.00
Smoke Removal Systems - Inspection Fee			\$230.00
Application of Flammable Finishes - Review Fee			\$230.00
Application of Flammable Finishes - Inspection Fee			\$230.00
Commercial Drying Ovens - Review Fee			\$140.00
Commercial Drying Ovens - Inspection Fee			\$140.00
Organic Coating Systems - Review Fee			\$140.00
Organic Coating Systems - Inspection Fee			\$140.00
Dip Tanks, Listed Spray Booths - Review Fee			\$125.00
Dip Tanks, Listed Spray Booths - Inspection Fee			\$95.00
Unlisted Spray Booths - Review Fee			\$185.00
Unlisted Spray Booths - Inspection Fee			\$125.00
Semiconductor Fabrication HPM Tool Installation - Review Fee			\$230.00
Semiconductor Fabrication HPM Tool Installation - Inspection Fee			\$230.00
Other Hazardous Material Equipment & Systems - Review Fee			\$230.00
Other Hazardous Material Equipment & Systems - Inspection Fee			\$230.00
Compressed Gas System (greater than exempt amounts) - Review Fee			\$280.00
Compressed Gas System (greater than exempt amounts) - Inspection Fee			\$280.00
Refrigeration Systems - Review Fee			\$230.00
Refrigeration Systems - Inspection Fee			\$125.00
LPG Tank Installation (greater than 125 gal.) - Review Fee			\$140.00
LPG Tank Installation (greater than 125 gal.) - Inspection Fee			\$140.00
Dispensing of LPG - Review Fee			\$155.00
Dispensing of LPG - Inspection Fee			\$125.00
Aerosols - Review Fee			\$140.00
Aerosols - Inspection Fee			\$140.00
Hazardous Materials			
Storage, Dispensing & Use of Hazardous Materials - Review Fee			\$370.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Storage, Dispensing & Use of Hazardous Materials - Inspection Fee			\$370.00
HMIS - Review Fee			\$185.00
HMIS - Inspection Fee			\$185.00
HMMP - Review Fee			\$280.00
HMMP - Inspection Fee			\$280.00
Explosive Materials			
Explosive Storage & Use/Blast Permit - Review Fee			\$370.00
Explosive Storage & Use/Blast Permit - Inspection Fee			\$185.00
Blast Permit Review Fee - if costs exceed standard fee			actual cost
Blast Permit Inspection Fee - if costs exceed standard fee			actual cost
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Review Fee			\$95.00
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Inspection Fee			\$95.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Review Fee			\$125.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Inspection Fee			\$95.00
Other storage, use, handling, or demolition of explosives or explosive material - Review Fee			\$380.00
Other storage, use, handling, or demolition of explosives or explosive material - Inspection Fee			\$125.00
Magazines (Explosives) - Review Fee			\$185.00
Magazines (Explosives) - Inspection Fee			\$185.00
Fireworks Stand - Review Fee			\$50.00
Fireworks Stand - Inspection Fee			\$50.00
Fireworks Display - Review Fee			\$185.00
Fireworks Display - Inspection Fee			\$185.00
Pyrotechnic special effects - Review Fee			\$95.00
Pyrotechnic special effects - Inspection Fee			\$95.00
Decommissioning Underground Storage Tank - Review Fee			\$140.00
Decommissioning Underground Storage Tank - Inspection Fee			\$95.00
High-Piled Combustible Storage			
Designated storage area 501 - 2,500 sq. ft. - Review Fee			\$125.00
Designated storage area 501 - 2,500 sq. ft. - Inspection Fee			\$95.00
Designated storage area 2,501 - 12,000 sq. ft. - Inspection Fee			\$155.00
Designated storage area 2,501 - 12,000 sq. ft. - Review Fee			\$125.00
Designated storage area 12,001 - 20,000 sq. ft. - Review Fee			\$185.00
Designated storage area 12,001 - 20,000 sq. ft. - Inspection Fee			\$155.00
Designated storage area 20,001 - 30,000 sq. ft. - Review Fee			\$230.00
Designated storage area 20,001 - 30,000 sq. ft. - Inspection Fee			\$185.00
Each additional 30,000 sq. ft. or portion thereof - Review Fee			\$280.00
Each additional 30,000 sq. ft. or portion thereof - Inspection Fee			\$230.00
Cryogenic Systems, process or product - Review Fee			\$140.00
Cryogenic Systems, process or product - Inspection Fee			\$140.00
Each tank or vessel - Review Fee			\$50.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Each tank or vessel - Inspection Fee			\$40.00
Candles & Open Flames in Places of Assembly - Review Fee			\$20.00
Other Fire Permits			
Revision to plan previously submitted	per hour		\$95.00
Investigation Fee (work started without a permit) - Review Fee			Double
Investigation Fee (work started without a permit) - Inspection Fee			Double
Re-inspection Fees			\$95.00
Use of Consultant for Plan Review and Inspections - Review Fee			Actual Cost
Use of Consultant for Plan Review and Inspections - Inspection Fee			Actual Cost
Emergency Generators - Review Fee			\$95.00
Emergency Generators - Inspection Fee			\$95.00
Privacy/Security Gates - Review Fee			\$95.00
Privacy/Security Gates - Inspection Fee			\$95.00
Other plan reviews or permits required by the International Fire Code - Review Fee	per hour		\$95.00
Other plan reviews or permits required by the International Fire Code - Inspection Fee	per hour		\$95.00
Training Burn	\$.50 per sq. ft. minimum \$1,000, maximum \$2,000		
Hydrants			
Witness Flow Test - Inspection Fee			\$95.00
LIBRARY			
Meeting Rooms			
Room A			
Maintenance Charge:			
Non-Profit			no charge
Private Functions	per hour		\$45.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
For-Profit	per hour		\$45.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
Room B			
Maintenance Charge:			
Non-Profit			no charge
Private Functions	per hour		\$45.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
For-Profit	per hour		\$45.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
Rooms A & B			
Maintenance Charge:			
Non-Profit			no charge
Private Functions	per hour		\$85.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
For-Profit	per hour		\$90.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
Kitchen Use			
Non-Profit			\$15.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Private Functions			\$30.00
For Profit			\$30.00
Closed Hours Staffing Fee			
Non-Profit	per hour in addition to hourly charge		\$55.00
Private Functions	per hour in addition to hourly charge		\$55.00
For Profit	per hour in addition to hourly charge		\$55.00
Non-refundable application fee			
Non-Profit			
Private Functions			\$15.00
For Profit			\$15.00
Non-Resident Annual Fees			
Household			\$120.00
Operational Charges			
Photocopy/Printing	10 black and white per person, per day		no charge
Black & White Photocopy/Printing	over 10 per person, per day, each		\$0.10
Color Photocopy/Printing	each		\$0.50
Lost & Damaged Materials: Default prices if not noted in bib record			
Adult hardback books			\$30.00
Juvenile & young adult hardback			\$25.00
Picture book			\$25.00
Trade paperbacks - adult			\$25.00
Trade paperbacks - easy, juvenile, young adult			\$16.00
Mass market paperback			\$10.00
Board book			\$5.50
Reference book			replacement price
Magazines & pamphlets			\$6.50
Interlibrary loan	when overdue one day		\$55.00
Audio tape or CD set			replacement price
Audio cassettes (single)			\$11.00
Audio cassette or CD case			\$11.00
Audio CD (single)			\$16.00
Playaway	minimum		\$50.00
Video			replacement price
Video case - single			\$2.00
Video case - double			\$4.00
DVD	or replacement price		\$40.00
DVD case			\$2.50
Music Cassette			replacement price
Music CD			replacement price
CD jewel case			\$2.50
Book discussion kit			\$110.00
Processing Fee			replacement price
PARKS & RECREATION FEES			
Camas Community Center Rental			
Reception Room - Midweek	per day		\$75.00
Reception Room - Weekend	per day		\$150.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Reception Room - Long Term Use	per hour		\$10.00
Conference Room - Midweek	per day		\$50.00
Conference Room - Weekend	per day		\$100.00
Conference Room - Long Term Use	per hour		\$10.00
Ball Room - Midweek	per day		\$150.00
Ball Room - Weekend	per day		\$300.00
Ballroom - Long Term Use	per hour		\$10.00
Kitchen - Midweek	per day		\$30.00
Kitchen - Weekend	per day		\$50.00
Kitchen - Long Term Use	per hour		\$10.00
Sound System - Midweek,	per day		\$75.00
Sound System - Weekend	per day		\$75.00
Sound System Projector - Midweek	per day		\$100.00
Sound System Projector - Weekend	per day		\$100.00
Deposit - refundable			\$200.00
Alcohol Use Fee			\$100.00
Key Call Back Fee			\$150.00
Midweek is Monday through Thursday and Friday until 2:00 p.m.			
Weekends are Fridays after 2:00 p.m. through Sunday			
No rental fee will be charged to non-profit groups who are community-based and IRS recognized, City of Camas sponsored events, school sponsored events or governmental agencies that reserve the facility Monday through Thursday, between the hours of 8:00 a.m. and 5:00 p.m. and Friday before 2:00 p.m.			
Camas residents will receive 20% discount			
Long Term Users will be charged \$7.75/hr. - must pay for 6 months to be long term user			
Fallen Leaf Lake Park Rental			
Fridays, Saturdays, Sundays and Holidays	per day		\$350.00
Monday through Thursday	per day		\$200.00
Deposit - refundable			\$200.00
Alcohol Use Fee			\$100.00
Key Call Back Fee			\$150.00
Camas residents will receive 20% discount			
Non-profit groups renting on weekends will be charged mid-week rates			
Lacamas Lake Lodge Rental			
Main Hall	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum		\$175.00
Deposit - refundable	per day		\$500.00
Room 1A	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum		\$30.00
Deposit - refundable	per day		\$200.00
Room 1B	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum		\$30.00
Deposit - refundable	per day		\$200.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
AV Equipment	per day		\$100.00
Alcohol Use Fee			\$100.00
Key Call Back Fee			\$150.00
Non-profit will receive a 50% discount off the hourly rate			
Cancellation must be received a minimum of 61 days prior to the event to receive a full refund. A 50% refund will be allowed if cancellation notices is received 30-60 days prior to the event. No refunds will be made with less than a 30 day notice.			
Camas residents will receive 20% discount			
Swimming Pool Fees			
General Admission			\$4.00
General Pass - 10			\$32.00
General Pass - 25			\$80.00
Season Pass			to be determined
Swim Lessons			\$65.00
Private Swim Lessons - Single			\$30.00
Private Swim Lessons - 10			\$270.00
Rentals	per hour up to 40 swimmers, \$50.00 per 30 minutes thereafter, \$5.00 per person after first 40		\$250.00
Other Activities			to be determined
POLICE DEPARTMENT			
Police Case Reports (no charge to victim)	per page		\$0.15
State Accident Reports (no charge to driver)			\$6.00
Immigration Checks			\$11.00
Visa/Clearance Letters			\$11.00
Fingerprint Cards	per card		\$15.00
Record Checks/Non-Criminal Justice Agency inc. Military Services			\$11.00
Work crew Sign-Up Fee			\$25.00
EQUIPMENT RENTAL			
revised 4/2016		2016 Active	2016 Reserve
Sewer Cleaners	A	\$7,482.00	\$272.00
Street Sweepers	B	\$5,532.00	\$272.00
Tractor Backhoe	C	\$1,680.00	\$138.00
One Ton Dump Trucks	D	\$930.00	\$272.00
Two Ton Dump Trucks	E	\$1,147.00	\$68.00
Five Yard Dump Trucks	F	\$487.00	\$606.00
Refuse Packers	G	\$6,939.00	\$3,624.00
Three-Wheel Scooters	H	\$831.00	\$99.00
Refuse Scooters	I	\$428.00	\$136.00
Trucks/Pick-ups 1 ton and 3/4 ton	J	\$921.00	\$512.00
Fire SUV or Pick-ups 1/2 ton	K	\$1,167.00	\$540.00
Smaller Pickups	L	\$626.00	\$481.00
Vans	M	\$682.00	\$239.00
Police Vehicles - Patrol	N	\$2,166.00	\$673.00
General Use Autos	O	\$776.00	\$537.00
Large Tractors	P	\$660.00	\$68.00

2016 City of Camas Fee Schedule			
Fee Description	Notes	Fee	
		2016 Active	2016 Reserve
<i>revised 4/2016</i>			
Small Tractors	Q	\$739.00	\$462.00
Small Trailers	R	\$620.00	\$272.00
Large Trailers	S	\$363.00	\$272.00
Specialty Service Vehicle	T	\$1,549.00	\$272.00
Police Vehicles - Non Patrol	U	\$1,042.00	\$455.00
Large Mowers	V	\$869.00	\$81.00
Small Mowers	W	\$713.00	\$272.00
Forklift	X	\$390.00	\$272.00
Hook Lift Truck	Y	\$2,445.00	\$272.00
Police SUV	Z	\$900.00	\$272.00

ORDINANCE NO. 16-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CAMAS, WASHINGTON AMENDING THE CITY'S 2015-2016
BUDGET ORDINANCE 15-025.

WHEREAS, the City Council of the City of Camas approved Ordinance No. 15-025 updating 2015-2016 biennium budget for fiscal year 2016; and,

WHEREAS, the City Council of the City of Camas desires to effectively utilize and manage the City's financial resources; and,

WHEREAS, the City will receive additional revenues that were not anticipated at the time of adopting the budget for 2015-2016; and,

WHEREAS, funds received in excess of estimated revenues during the current fiscal year when authorized by an ordinance amending the original budget, may be included in the expenditure limitation [RCW 35A.33.120(4)]; and,

WHEREAS, the City desires to undertake activities, which were not foreseen at the time of adopting the 2015-2016 budget; and,

WHEREAS, the financial activities in the following funds could not have been reasonably foreseen at the time of adopting the 2015-2016 budget;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CAMAS DO ORDAIN
AS FOLLOWS:

SECTION 1

Budget Amendment: The City of Camas 2015-2016 Budget as adopted in Ordinance No. 15-025 is to be amended as follows:

1. Supplement the 2016 Budget for a City-Wide Salary Study.
2. Supplement the 2016 Budget for Labor Negotiations Attorney Costs.

3. Modify the 2016 Budget a Wellness Grant and associated expenditures.
4. Modify the 2016 Budget to extend the Swimming Pool Season with a private grant.
5. Modify the 2016 Budget to replace the Library Chiller and insurance proceeds.
6. Modify the 2016 Budget with updated 2016 ERR Rates.
7. Modify the 2016 Budget with Police equipment and a private grant.
8. Modify the 2016 Budget with Police Rifle purchase with surplus sale proceeds.
9. Supplement the 2016 Budget for Development Review Assistance.
10. Carry Forward 2015 Budget to 2016 for Station 42 repairs.
11. Supplement the 2016 Budget for ambulance replacement acquisition.
12. Supplement the 2016 Budget to adjust Storm Water Baseline Budget.
13. Supplement the 2016 Budget to adjust the Solid Waste Baseline Budget.
14. Supplement the 2016 Budget for a Solid Waste Study.
15. Carry Forward 2015 Budget to 2016 for Radio Meter replacement.
16. Carry Forward 2015 Budget to 2016 for Septic Tank Pumping Contract.
17. Removed.
18. Carry Forward 2015 Budget to 2016 for Water System Plan Update.
19. Carry Forward 2015 Budget to 2016 for TV Program for I/I Repairs.
20. Supplement the 2016 Budget to adjust the Water/Sewer Baseline Budget.
21. (C-1) Carry Forward the 2015 Budget to 2016 for the 6th and Norwood Roundabout Project.
22. (C-2) Carry Forward the 2015 Budget to 2016 for the Street Lighting LED Project.
23. (C-3) Supplement the 2016 Budget for the Franklin Street Rehabilitation Project for Streets and Water and Sewer transmission lines with partial CDBG grant funding, water and sewer rates and street preservations funds.
24. (C-4) Carry Forward the 2015 Budget to 2016 for Fallen Leaf Lake Project.
25. (C-5) Supplement the 2016 Budget for the Heritage Trailhead Parking – Goodwin Road Project with Real Estate Excise Tax funds.

26. (C-6) Modify the 2016 Budget for the Cooper's View Project with the removing of the Dorothy Fox Park Project.
27. (C-7) Supplement the 2016 Budget for the Stair Repair Project (Trail Linkage) with Real Estate Excise Tax funds.
28. (C-8) Supplement the 2016 Budget for the Oak Mitigation for Friberg/Strunk Project with Real Estate Excise Tax funds.
29. (C-9) Supplement the 2016 Budget with the Storm Damage on Lacamas Lane and Forest Home Road with FEMA funding and Storm Water rates.
30. (C-10) Modify the 2016 Budget with Wetland Mitigation realignment.
31. (C-11) Carry Forward 2015 Budget to 2016 for the Sewer Transmission Main Project.
32. (C-12) Supplement the 2016 Budget for the WWTP Septage Receiving Station Project with sewer rates.

SECTION 2

Budget Amendment- Effect on Fund Revenues and Expenses. The foregoing increases affect the City funds as shown on Attachment A.

SECTION 3

This ordinance shall take effect and be in force five (5) days from and after its passage, approval, and publication, as accordance with law.

PASSED by the Council and APPROVED by the Mayor this 2nd day of May 2016.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

2016 Budget Amendment - Fund Summary

	Beg Fund Balance	Budget Revenues (1)	Budget Expenses (1)	Estimated End Fund Balance	Budget Amendment Revenues	Budget Amendment Expenses	Amended Fund Balance	Note: Budget Packages
Operating Funds								
General	\$ 2,833,686	\$ 19,579,574	\$ (19,531,701)	\$ 2,881,559	\$ 71,806	\$ (185,602)	\$ 2,767,763	1,2,3,4,5,6,7,8,9
Streets	\$ 96,738	\$ 2,368,385	\$ (2,470,385)	\$ (5,262)		\$ 16,214	\$ 10,952	1,2,6,C-1,C-3
Camas/Washougal Fire & EMS	\$ 25,536	\$ 8,865,816	\$ (8,505,353)	\$ 385,999	\$ 250,000	\$ (293,121)	\$ 342,879	1,2,6,10,11
Cemetery	\$ 2,688	\$ 167,312	\$ (167,127)	\$ 2,873	\$ 930	\$ (1,687)	\$ 2,116	1,2,6
Capital/Enterprise Funds								
Unlimited GO Debt Service	\$ 37,056	\$ 625,000	\$ (622,637)	\$ 39,419			\$ 39,419	
Limited GO Debt Service	\$ -	\$ 1,315,502	\$ (1,315,502)	\$ -			\$ -	
Growth Management Act Projects	\$ 2,872,330	\$ 3,515,319	\$ (3,288,192)	\$ 3,099,457	\$ 625,000	\$ (1,055,000)	\$ 2,669,457	C-1,C-3,C-4,C-5,C-6,C-7,C-8
NW 38th Ave. Construction	\$ -			\$ -			\$ -	
Friberg Rd. Construction	\$ -	\$ 20,000	\$ (20,000)	\$ -	\$ 30,000	\$ (30,000)	\$ -	C-8
Brady Road Construction	\$ 550,306	\$ 639,500	\$ (1,278,000)	\$ (88,194)			\$ (88,194)	
6th and Norwood Construction	\$ 2,011,154	\$ 3,000	\$ (1,950,000)	\$ 64,154	\$ 551,579	\$ (551,579)	\$ 64,154	C-1
Street Lighting LED Project	\$ 2,352,221	\$ 703,500	\$ (1,172,869)	\$ 1,882,852		\$ (1,653,639)	\$ 229,213	C-2
Bond Fund Capital Projects	\$ 802,341	\$ 3,500	\$ (800,000)	\$ 5,841			\$ 5,841	
Storm Water	\$ 1,576,769	\$ 1,333,121	\$ (1,391,474)	\$ 1,518,416	\$ 2,422,500	\$ (3,032,221)	\$ 908,695	1,2,12,C-9,C-10
Solid Waste	\$ 1,292,750	\$ 2,467,990	\$ (2,191,346)	\$ 1,569,394		\$ (348,884)	\$ 1,220,510	1,2,6,13
Water/Sewer	\$ 4,619,622	\$ 21,478,870	\$ (21,773,738)	\$ 4,324,754	\$ 600,228	\$ (2,029,893)	\$ 2,895,089	1,2,6,15,16,18,19,20,C-1,C-3,C-11,C-12
WS Capital Reserve	\$ 3,411,472	\$ 1,559,805	\$ (429,000)	\$ 4,542,277			\$ 4,542,277	
WS Bond Reserve	\$ 1,563,559	\$ 15,000	\$ -	\$ 1,578,559			\$ 1,578,559	
NUGA Sewer Construction Project	\$ 16,868,838	\$ 214,000	\$ (2,800,000)	\$ 14,282,838		\$ (120,000)	\$ 14,162,838	C-3
				\$ -				
Reserve Funds								
Lodging Tax	\$ 12,927	\$ 8,715	\$ (15,000)	\$ 6,642			\$ 6,642	
Firemen's Pension	\$ 2,552,619	\$ 31,811	\$ (18,523)	\$ 2,565,907			\$ 2,565,907	
Equipment Rental and Replacement	\$ 1,004,086	\$ 1,905,297	\$ (1,773,469)	\$ 1,135,914	\$ 30,315	\$ (2,990)	\$ 1,163,240	1,2,6
				\$ -				
	\$ 44,486,699	\$ 66,821,017	\$ (71,514,316)	\$ 39,793,400	\$ 4,582,358	\$ (9,288,402)	\$ 35,087,357	
				\$ -			\$ -	

(1) Budgeted revenues and expenses reflect the 2016 Adopted Budget

Attachment A

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget		Rev Increase Exp Decrease	Rev Decrease Exp Increase	Impact to Budget
1	City-Wide Salary Study	Supplemental	001	\$ 6,723	\$ 42,363	001-06-518100-41		\$ (35,640)	\$ (35,640)
1	Adjust Fund Balance	Supplemental	001	\$ 2,881,559	\$ 2,845,919	001.00.508.000.00	\$ 35,640		\$ 35,640
1	City-Wide Salary Study	Supplemental	112	\$ 385,305	\$ 387,177	112-00-543-300-41		\$ (1,872)	\$ (1,872)
1	Adjust Fund Balance	Supplemental	112	\$ (5,262)	\$ (7,134)	112.00.508.000.00	\$ 1,872		\$ 1,872
1	City-Wide Salary Study	Supplemental	125	\$ 6,788	\$ 7,181	125-00-536-500-41		\$ (393)	\$ (393)
1	Adjust Fund Balance	Supplemental	125	\$ 2,873	\$ 2,480	125.00.508.000.00	\$ 393		\$ 393
1	City-Wide Salary Study	Supplemental	115	\$ 157,921	\$ 178,144	115-00-522-710-41		\$ (20,223)	\$ (20,223)
1	Adjust Fund Balance	Supplemental	115	\$ 385,999	\$ 365,776	115.00.508.000.00	\$ 20,223		\$ 20,223
1	City-Wide Salary Study	Supplemental	419	\$ 184,483	\$ 185,794	419-00-553-516-41		\$ (1,311)	\$ (1,311)
1	Adjust Fund Balance	Supplemental	419	\$ 1,518,416	\$ 1,517,105	419.00.508.000.00	\$ 1,311		\$ 1,311
1	City-Wide Salary Study	Supplemental	422	\$ 102,782	\$ 104,317	422-00-537-700-41		\$ (1,535)	\$ (1,535)
1	Adjust Fund Balance	Supplemental	422	\$ 1,569,394	\$ 1,567,859	422.00.508.000.00	\$ 1,535		\$ 1,535
1	City-Wide Salary Study	Supplemental	424	\$ 613,618	\$ 621,108	424-00-538-100-41		\$ (7,490)	\$ (7,490)
1	Adjust Fund Balance	Supplemental	424	\$ 4,324,754	\$ 4,317,264	424.00.508.000.00	\$ 7,490		\$ 7,490
1	City-Wide Salary Study	Supplemental	523	\$ 31,287	\$ 32,823	523-00-548-690-41		\$ (1,536)	\$ (1,536)
1	Adjust Fund Balance	Supplemental	523	\$ 1,135,914	\$ 1,134,379	523.00.508.000.00	\$ 1,536		\$ 1,536
2	Labor Negotiations Attorney Costs	Supplemental	001	\$ 6,723	\$ 36,163	001-06-518100-41		\$ (29,440)	\$ (29,440)
2	Adjust Fund Balance	Supplemental	001	\$ 2,881,559	\$ 2,852,119	001.00.508.000.00	\$ 29,440		\$ 29,440
2	Labor Negotiations Attorney Costs	Supplemental	112	\$ 385,305	\$ 386,942	112-00-543-300-41		\$ (1,637)	\$ (1,637)
2	Adjust Fund Balance	Supplemental	112	\$ (5,262)	\$ (6,899)	112.00.508.000.00	\$ 1,637		\$ 1,637
2	Labor Negotiations Attorney Costs	Supplemental	125	\$ 6,788	\$ 7,152	125-00-536-500-41		\$ (364)	\$ (364)
2	Adjust Fund Balance	Supplemental	125	\$ 2,873	\$ 2,509	125.00.508.000.00	\$ 364		\$ 364
2	Labor Negotiations Attorney Costs	Supplemental	115	\$ 157,921	\$ 176,112	115-00-522-710-41		\$ (18,191)	\$ (18,191)
2	Adjust Fund Balance	Supplemental	115	\$ 385,999	\$ 367,808	115.00.508.000.00	\$ 18,191		\$ 18,191
2	Labor Negotiations Attorney Costs	Supplemental	419	\$ 184,483	\$ 185,393	419-00-553-516-41		\$ (910)	\$ (910)
2	Adjust Fund Balance	Supplemental	419	\$ 1,518,416	\$ 1,517,506	419.00.508.000.00	\$ 910		\$ 910
2	Labor Negotiations Attorney Costs	Supplemental	422	\$ 102,782	\$ 104,237	422-00-537-700-41		\$ (1,455)	\$ (1,455)
2	Adjust Fund Balance	Supplemental	422	\$ 1,569,394	\$ 1,567,939	422.00.508.000.00	\$ 1,455		\$ 1,455
2	Labor Negotiations Attorney Costs	Supplemental	424	\$ 613,618	\$ 620,167	424-00-538-100-41		\$ (6,549)	\$ (6,549)
2	Adjust Fund Balance	Supplemental	424	\$ 4,324,754	\$ 4,318,205	424.00.508.000.00	\$ 6,549		\$ 6,549
2	Labor Negotiations Attorney Costs	Supplemental	523	\$ 31,287	\$ 32,741	523-00-548-690-41		\$ (1,454)	\$ (1,454)
2	Adjust Fund Balance	Supplemental	523	\$ 1,135,914	\$ 1,134,460	523.00.508.000.00	\$ 1,454		\$ 1,454
3	Wellness Grant	Administrative	001	\$ 34,222	\$ 36,472	001.00.367.000.00	\$ 2,250		\$ 2,250
3	Wellness Grant	Administrative	001	\$ 3,584	\$ 5,834	001-06-518-100-31		\$ (2,250)	\$ (2,250)
4	Swimming Pool Season Ext. Donation	Administrative	001	\$ 34,222	\$ 51,222	001.00.367.000.00	\$ 17,000		\$ 17,000
4	Swimming Pool Season Ext. Donation	Administrative	001	\$ 76,666	\$ 86,455	001-18-576-200-11		\$ (9,789)	\$ (9,789)
4	Swimming Pool Season Ext. Donation	Administrative	001	\$ 13,800	\$ 15,372	001-18-576-200-21		\$ (1,572)	\$ (1,572)
4	Swimming Pool Season Ext. Donation	Administrative	001	\$ 10,821	\$ 12,054	001-18-576-200-31		\$ (1,233)	\$ (1,233)
4	Swimming Pool Season Ext. Donation	Administrative	001	\$ 14,553	\$ 16,211	001-18-576-200-41		\$ (1,658)	\$ (1,658)
4	Swimming Pool Season Ext. Donation	Administrative	001	\$ 21,688	\$ 24,159	001-18-576-200-47		\$ (2,471)	\$ (2,471)
4	Swimming Pool Season Ext. Donation	Administrative	001	\$ 2,435	\$ 2,712	001-18-576-200-53		\$ (277)	\$ (277)
5	Library Chiller Replacement	Administrative	001	\$ -	\$ 21,000	001-00-360-000-00	\$ 21,000		\$ 21,000
5	Library Chiller Replacement	Administrative	001	\$ 26,850	\$ 56,850	001-30-572-500-48		\$ (30,000)	\$ (30,000)

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget		Rev Increase Exp Decrease	Rev Decrease Exp Increase	Impact to Budget
5	Adjust Fund Balance	Administrative	001	\$ 2,881,559	\$ 2,872,559	001-00-508-000-00	\$ 9,000		\$ 9,000
6	2016 ERR Rate Changes	Administrative	001	\$ 32,322	\$ 26,815	001-07-518-900-45	\$ 5,507		\$ 5,507
6	2016 ERR Rate Changes	Administrative	001	\$ 26,471	\$ 30,465	001-08-521-100-45		\$ (3,994)	\$ (3,994)
6	2016 ERR Rate Changes	Administrative	001	\$ 272,929	\$ 241,051	001-08-521-220-45	\$ 31,878		\$ 31,878
6	2016 ERR Rate Changes	Administrative	001	\$ 18,720	\$ 19,283	001-08-521-700-45		\$ (563)	\$ (563)
6	2016 ERR Rate Changes	Administrative	001	\$ 10,874	\$ 8,182	001-10-523-300-45	\$ 2,692		\$ 2,692
6	2016 ERR Rate Changes	Administrative	001	\$ 41,544	\$ 41,938	001-13-518-910-45		\$ (394)	\$ (394)
6	2016 ERR Rate Changes	Administrative	001	\$ 27,888	\$ 32,376	001-18-571-200-45		\$ (4,488)	\$ (4,488)
6	2016 ERR Rate Changes	Administrative	001	\$ 175,656	\$ 215,080	001-18-576-600-45		\$ (39,424)	\$ (39,424)
6	Transfer to Cemetery Fund	Administrative	001	\$ 120,000	\$ 120,930	001-00-597-125-00		\$ (930)	\$ (930)
6	Adjust Fund Balance	Administrative	001	\$ 2,881,559	\$ 2,781,552	001-00-508-000-00	\$ 9,716		\$ 9,716
6	2016 ERR Rate Changes	Administrative	112	\$ 160,974	\$ 150,967	112-00-542-300-45	\$ 10,007		\$ 10,007
6	2016 ERR Rate Changes	Administrative	112	\$ 10,728	\$ 11,049	112-00-542-900-45		\$ (321)	\$ (321)
6	2016 ERR Rate Changes	Administrative	112	\$ 104,000	\$ 93,963	112-00-544-200-45	\$ 10,037		\$ 10,037
6	Adjust Fund Balance	Administrative	112	\$ (5,262)	\$ 14,461	112-00-308-000-00		\$ (19,723)	\$ (19,723)
6	2016 ERR Rate Changes	Administrative	115	\$ 8,000	\$ 14,006	115-00-522-710-45		\$ (6,006)	\$ (6,006)
6	2016 ERR Rate Changes	Administrative	115	\$ 63,516	\$ 57,938	115-00-522-210-45	\$ 5,578		\$ 5,578
6	2016 ERR Rate Changes	Administrative	115	\$ 12,324	\$ 5,603	115-00-522-720.45	\$ 6,721		\$ 6,721
6	Adjust Fund Balance	Administrative	115	\$ 385,999	\$ 392,292	115-00-308-000-00		\$ (6,293)	\$ (6,293)
6	2016 ERR Rate Changes	Administrative	125	\$ 34,842	\$ 35,772	125.00.536.500.45		\$ (930)	\$ (930)
6	Transfer from GF	Administrative	125	\$ 120,000	\$ 120,930	125.00.397.001.00	\$ 930		\$ 930
6	2016 ERR Rate Changes	Administrative	422	\$ 330,791	\$ 339,685	422.00.537.900.45		\$ (8,894)	\$ (8,894)
6	Adjust Fund Balance	Administrative	422	\$ 1,569,394	\$ 1,560,500	422.00.508.000.00	\$ 8,894		\$ 8,894
6	2016 ERR Rate Changes	Administrative	424	\$ 10,728	\$ 11,049	424.00.535.811.45		\$ (321)	\$ (321)
6	2016 ERR Rate Changes	Administrative	424	\$ 76,236	\$ 78,612	424.00.535.850.45		\$ (2,376)	\$ (2,376)
6	2016 ERR Rate Changes	Administrative	424	\$ 115,208	\$ 116,137	424.00.538.100.45		\$ (929)	\$ (929)
6	Adjust Fund Balance	Administrative	424	\$ 4,324,754	\$ 4,321,128	424.00.508.000.00	\$ 3,626		\$ 3,626
6	2016 ERR Rate Changes	Administrative	523	\$ 1,626,170	\$ 1,656,485	523-00-348-100-00	\$ 30,315		\$ 30,315
6	Adjust Fund Balance	Administrative	523	\$ 1,135,914	\$ 1,166,229	523-00-508-000-00		\$ (30,315)	\$ (30,315)
7	Police - Citizen Donation	Administrative	001	\$ 34,222	\$ 57,222	001.00.367.000.00	\$ 23,000		\$ 23,000
7	Police - Graphic Reader Board	Administrative	001	\$ -	\$ 23,000	001.08-594-210.64		\$ (23,000)	\$ (23,000)
8	Police - Rifle Sale	Administrative	001	\$ 5,325	\$ 13,881	001-00-341-710-00	\$ 8,556		\$ 8,556
8	Police - Rifles	Administrative	001	\$ 67,485	\$ 76,041	001-08-521-220-35		\$ (8,556)	\$ (8,556)
9	Development Review Assistance	Supplemental	001	\$ 9,032	\$ 39,032	001-13-518-910-41		\$ (30,000)	\$ (30,000)
9	Adjust Fund Balance	Supplemental	001	\$ 2,881,559	\$ 2,851,559	001-00-508-000-00	\$ 30,000		\$ 30,000
10	Station 42 Repairs	Carry Forward	115	\$ 10,000	\$ 21,000	115.09.522.500.48		\$ (11,000)	\$ (11,000)
10	Adjust Fund Balance	Carry Forward	115	\$ 385,999	\$ 374,999	115.00.508.000.00	\$ 11,000		\$ 11,000
11	Ambulance	Supplemental	115	\$ -	\$ 250,000	115.00.594.260.64		\$ (250,000)	\$ (250,000)
11	Debt Proceeds	Supplemental	115	\$ -	\$ 250,000	115.00.391.800.00	\$ 250,000		\$ 250,000
12	Adjust Storm Water Baseline	Supplemental	419	\$ 8,803	\$ 10,803	419.00.553.500.31		\$ (2,000)	\$ (2,000)
12	Adjust Storm Water Baseline	Supplemental	419	\$ 39,093	\$ 49,093	419.00.553.500.41		\$ (10,000)	\$ (10,000)
12	Adjust Storm Water Baseline	Supplemental	419	\$ 82,580	\$ 100,580	419.00.553.500.48		\$ (18,000)	\$ (18,000)

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget		Rev Increase Exp Decrease	Rev Decrease Exp Increase	Impact to Budget
12	Adjust Fund Balance	Supplemental	419	\$ 1,518,416	\$ 1,488,416	419.00.508.000.00	\$ 30,000		\$ 30,000
13	Adjust Solid Waste Baseline	Supplemental	422	\$ 568,485	\$ 668,485	422.00.537.500.47		\$ (100,000)	\$ (100,000)
13	Adjust Solid Waste Baseline	Supplemental	422	\$ 389,496	\$ 419,496	422.00.537.600.41		\$ (30,000)	\$ (30,000)
13	Adjust Solid Waste Baseline	Supplemental	422	\$ 2,535	\$ 5,035	422.00.537.800.42		\$ (2,500)	\$ (2,500)
13	Adjust Solid Waste Baseline	Supplemental	422	\$ 12,439	\$ 15,439	422.00.537800.49		\$ (3,000)	\$ (3,000)
13	Adjust Solid Waste Baseline	Supplemental	422	\$ 98,064	\$ 110,064	422.00.537.800.53		\$ (12,000)	\$ (12,000)
13	Adjust Solid Waste Baseline	Supplemental	422	\$ 330,791	\$ 394,291	422.00.537.900.45		\$ (63,500)	\$ (63,500)
13	Adjust Solid Waste Baseline	Supplemental	422	\$ 72	\$ 1,072	422.00.537.900.49		\$ (1,000)	\$ (1,000)
13	Adjust Fund Balance	Supplemental	422	\$ 1,569,394	\$ 1,357,394	422.00.508.000.00	\$ 212,000		\$ 212,000
14	Solid Waste Study	Supplemental	422	\$ 102,782	\$ 227,782	422.00.537.700.41		\$ (125,000)	\$ (125,000)
14	Adjust Fund Balance	Supplemental	422	\$ 1,569,394	\$ 1,444,394	422.00.508.000.00	\$ 125,000		\$ 125,000
15	Radio Meter Project Carry Forward	Carry Forward	424	\$ 490,884	\$ 680,884	424.00.534.810.35		\$ (290,000)	\$ (290,000)
15	Adjust Fund Balance	Carry Forward	424	\$ 4,324,754	\$ 4,134,754	424.00.508.000.00	\$ 290,000		\$ 290,000
16	Septic Tank Pumping Carry Forward	Carry Forward	424	\$ 18,261	\$ 38,261	424-00-535-830-41		\$ (20,000)	\$ (20,000)
16	Adjust Fund Balance	Carry Forward	424	\$ 4,324,754	\$ 4,304,754	424.00.508.000.00	\$ 20,000		\$ 20,000
18	Water System Plan Update	Carry Forward	424	\$ 250,592	\$ 275,000	424-00-534-810-41		\$ (275,000)	\$ (275,000)
18	Adjust Fund Balance	Carry Forward	424	\$ 4,324,754	\$ 4,049,754	424.00.508.000.00	\$ 275,000		\$ 275,000
19	TV Program for I/I Repair	Carry Forward	424	\$ 2,279	\$ 72,279	424-00-535-811.41		\$ (70,000)	\$ (70,000)
19	I/I Repair	Carry Forward	424	\$ 145,000	\$ 250,000	424-00-535-811-48		\$ (250,000)	\$ (250,000)
19	Adjust Fund Balance	Carry Forward	424	\$ 4,324,754	\$ 4,004,754	424-00-508-000-00	\$ 320,000		\$ 320,000
20	Adjust Water Baseline	Supplemental	424	\$ 176,640	\$ 244,640	424.00.534.810.45		\$ (68,000)	\$ (68,000)
20	Adjust Water Baseline	Supplemental	424	\$ 371,356	\$ 390,356	424.00.534.810.47		\$ (19,000)	\$ (19,000)
20	Adjust Water Baseline	Supplemental	424	\$ 2,204	\$ 5,204	424.00.534.810.49		\$ (3,000)	\$ (3,000)
20	Adjust Sewer Baseline	Supplemental	424	\$ 610	\$ 1,010	424.00.535.811.42		\$ (400)	\$ (400)
20	Adjust Sewer Baseline	Supplemental	424	\$ 10,728	\$ 18,728	424.00.535.811.48		\$ (8,000)	\$ (8,000)
20	Adjust Sewer Baseline	Supplemental	424	\$ 320	\$ 1,020	424.00.535.811.49		\$ (700)	\$ (700)
20	Adjust Sewer Baseline	Supplemental	424	\$ 2,605	\$ 3,505	424.00.535.830.42		\$ (900)	\$ (900)
20	Adjust Sewer Baseline	Supplemental	424	\$ 128	\$ 2,128	424.00.535.850.35		\$ (2,000)	\$ (2,000)
20	Adjust Sewer Baseline	Supplemental	424	\$ 2,992	\$ 3,992	424.00.535.850.42		\$ (1,000)	\$ (1,000)
20	Adjust Sewer Baseline	Supplemental	424	\$ 76,236	\$ 96,236	424.00.535.850.45		\$ (20,000)	\$ (20,000)
20	Adjust Sewer Baseline	Supplemental	424	\$ 180,364	\$ 200,364	424.00.535.850.47		\$ (20,000)	\$ (20,000)
20	Adjust Sewer Baseline	Supplemental	424	\$ 16,535	\$ 20,535	424.00.538.100.42		\$ (4,000)	\$ (4,000)
20	Adjust Fund Balance	Supplemental	424	\$ 4,324,754	\$ 4,177,754	424.00.508.000.00	\$ 147,000		\$ 147,000
C-1	6th and Norwood - REET	Carry Forward	316	\$ -	\$ 385,000	316-00-397-300-00	\$ 385,000		\$ 385,000
C-1	6th and Norwood - Water	Carry Forward	316	\$ -	\$ 55,000	316-00-397-424-00	\$ 55,000		\$ 55,000
C-1	6th and Norwood - Sewer	Carry Forward	316	\$ -	\$ 10,000	316-00-397-424-00	\$ 10,000		\$ 10,000
C-1	6th and Norwood - Street Preservation	Carry Forward	316	\$ -	\$ 100,000	316-00-397-112-00	\$ 100,000		\$ 100,000
C-1	6th and Norwood - Interest	Carry Forward	316	\$ 3,000	\$ 4,579	316-00-361-112-00	\$ 1,579		\$ 1,579
C-1	6th and Norwood - Construction	Carry Forward	316	\$ 1,950,000	\$ 2,501,579	316-00-595-300-65		\$ (551,579)	\$ (551,579)
C-1	6th and Norwood - REET	Carry Forward	300	\$ -	\$ 385,000	300-00-597-316-00		\$ (385,000)	\$ (385,000)
C-1	Adjust Fund Balance	Carry Forward	300	\$ 3,099,457	\$ 2,714,457	300-00-508-000-00	\$ 385,000		\$ 385,000

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget		Rev Increase Exp Decrease	Rev Decrease Exp Increase	Impact to Budget
C-1	6th and Norwood - Water/Sewer	Carry Forward	424	\$ -	\$ 65,000	424-00-597-316-00		\$ (65,000)	\$ (65,000)
C-1	Adjust Fund Balance	Carry Forward	424	\$ 4,324,754	\$ 4,259,754	424-00-508-000-00	\$ 65,000		\$ 65,000
C-1	6th and Norwood - Street Preservation	Carry Forward	112	\$ -	\$ 100,000	112-00-597-316-00		\$ (100,000)	\$ (100,000)
C-1	6th and Norwood - Street Preservation	Carry Forward	112	\$ 705,012	\$ 605,012	112-76-595-300-65	\$ 100,000		\$ 100,000
C-2	Street Lighting LED Project	Carry Forward	317	\$ 1,000,000	\$ 2,653,639	317-00-595-630-65		\$ (1,653,639)	\$ (1,653,639)
C-2	Adjust Fund Balance	Carry Forward	317	\$ 1,882,852	\$ 229,213	317-00-508-000-00	\$ 1,653,639		\$ 1,653,639
C-3	Franklin Street - North	Supplemental	300	\$ 850,000	\$ 600,000	300-00-595-300-65	\$ 250,000		\$ 250,000
C-3	Franklin Street - North Street Preservation	Supplemental	300	\$ -	\$ 60,000	300-00-397-112-00	\$ 60,000		\$ 60,000
C-3	Franklin Street - North CDBG Grant	Supplemental	300	\$ 210,000	\$ 250,000	300-00-333-140-00	\$ 40,000		\$ 40,000
C-3	Franklin Street - North W/S Contribution	Supplemental	300	\$ 430,000	\$ 290,000	300-00-397-424-00		\$ (140,000)	\$ (140,000)
C-3	Franklin Street - South	Supplemental	300	\$ -	\$ 665,000	300.00.595.310.65		\$ (665,000)	\$ (665,000)
C-3	Franklin Street - South CDBG Grant	Supplemental	300	\$ -	\$ 225,000	300-00-333-140-00	\$ 225,000		\$ 225,000
C-3	Franklin Street - NUGA Revenue Bond	Supplemental	300	\$ -	\$ 120,000	300-00-397-427-00	\$ 120,000		\$ 120,000
C-3	Franklin Street -South W/S Contribution	Supplemental	300	\$ -	\$ 320,000	300-00-397-424-00	\$ 320,000		\$ 320,000
C-3	Franklin Street - Street Preservation	Supplemental	112	\$ -	\$ 60,000	112-00-597-300-00	\$ -	\$ (60,000)	\$ (60,000)
C-3	Franklin Street - Street Preservation	Supplemental	112	\$ 705,012	\$ 645,012	112-76-595-300-65	\$ 60,000		\$ 60,000
C-3	Franklin Street - W/S Contribution	Supplemental	424	\$ 430,000	\$ 610,000	424-00-597-300-00		\$ (180,000)	\$ (180,000)
C-3	Adjust Fund Balance	Supplemental	424	\$ 4,324,754	\$ 4,144,754	424-00-508-000-00	\$ 180,000		\$ 180,000
C-3	Franklin Street - NUGA Revenue Bond	Supplemental	427	\$ -	\$ 120,000	427-00-597-300-00		\$ (120,000)	\$ (120,000)
C-3	Adjust Fund Balance	Supplemental	427	\$ 14,282,838	\$ 14,162,838	427-00-508-000-00	\$ 120,000		\$ 120,000
C-4	Fallen Leaf Lake - Cable Installation	Carry Forward	300	\$ 35,000	\$ 40,000	300-00-594-761-63		\$ (5,000)	\$ (5,000)
C-4	Adjust Fund Balance	Carry Forward	300	\$ 3,099,457	\$ 3,094,457	300-00-508-000-00	\$ 5,000		\$ 5,000
C-5	Heritage Trailhead Parking - Goodwin	Supplemental	300	\$ 250,000	\$ 480,000	300-00-594-763-63		\$ (230,000)	\$ (230,000)
C-5	Adjust Fund Balance	Supplemental	300	\$ 3,099,457	\$ 2,869,457	300-00-508-000-00	\$ 230,000		\$ 230,000
C-6	Cooper's View Park	Administrative	300	\$ 350,000	\$ 515,000	300-00-594-760-65		\$ (165,000)	\$ (165,000)
C-6	Dorothy Fox Restroom	Administrative	300	\$ 200,000	\$ -	300-00-594-761-65	\$ 200,000		\$ 200,000
C-6	Adjust Fund Balance	Administrative	300	\$ 3,099,457	\$ 3,134,457	300-00-308-000-00		\$ (35,000)	\$ (35,000)
C-7	Stair Repair - Trail Linkage	Supplemental	300	\$ 200,000	\$ 225,000	300-00-597-762-61		\$ (25,000)	\$ (25,000)
C-7	Adjust Fund Balance	Supplemental	300	\$ 3,099,457	\$ 3,074,457	300-00-508-000-00	\$ 25,000		\$ 25,000
C-8	Oak Mitigation - Friberg/Strunk Project	Supplemental	314	\$ 20,000	\$ 50,000	314.00.397.300.00	\$ 30,000		\$ 30,000
C-8	Oak Mitigation - Friberg/Strunk Project	Supplemental	314	\$ 20,000	\$ 50,000	314.00.595.300.65		\$ (30,000)	\$ (30,000)
C-8	Transfer to Friberg/Strunk	Supplemental	300	\$ 20,000	\$ 50,000	300-00.597.314.00		\$ (30,000)	\$ (30,000)
C-8	Adjust Fund Balance	Supplemental	300	\$ 3,099,457	\$ 3,069,457	300.00.508.000.00	\$ 30,000		\$ 30,000
C-9	Storm Damage-Lacamas Lane Landslide	Supplemental	419	\$ -	\$ 1,500,000	419.00.594.537.63		\$ (1,500,000)	\$ (1,500,000)
C-9	FEMA Funding - Lacamas Lane	Supplemental	419	\$ -	\$ 1,125,000	419.00.331.930.09	\$ 1,125,000		\$ 1,125,000
C-9	Storm Damage-Forest Home Road	Supplemental	419	\$ -	\$ 1,500,000	419.00.594.538.63		\$ (1,500,000)	\$ (1,500,000)
C-9	Federal ER Funding-Forest Home Road	Supplemental	419	\$ -	\$ 1,297,500	419.00.331.930.09	\$ 1,297,500		\$ 1,297,500
C-9	Adjust Fund Balance	Supplemental	419	\$ 1,518,416	\$ 940,916	419.00.508.000.00	\$ 577,500		\$ 577,500
C-10	Wetland Mitigation NW 38th Ave Ph 1	Administrative	419	\$ 54,000	\$ 31,766	419.00.594.533.63	\$ 22,234		\$ 22,234
C-10	Wetland Mitigation NW Friberg	Administrative	419	\$ 16,000	\$ 64,924	419.00.594.534.63		\$ (48,924)	\$ (48,924)

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget		Rev Increase Exp Decrease	Rev Decrease Exp Increase	Impact to Budget
C-10	Wetland Mitigation NW 38th Ave Ph 2	Administrative	419	\$ 64,000	\$ 31,405	419.00.594.534.63	\$ 32,595		\$ 32,595
C-10	Wetland Mitigation NW Leadbetter	Administrative	419	\$ 12,000	\$ 31,905	419.00.594.535.63		\$ (19,905)	\$ (19,905)
C-10	Wetland Mitigation Grass Valley	Administrative	419	\$ 14,000	\$ -	419.00.594.536.63	\$ 14,000		\$ 14,000
C-11	Sewer Transmission Main Proj Wrap-up	Carry Forward	424	\$ 360,000	\$ 960,228	424.00.594.351.65		\$ (600,228)	\$ (600,228)
C-11	Sewer Transmission Main Proj Wrap-up	Carry Forward	424	\$ 8,660,000	\$ 9,260,228	424.00.382.800.00	\$ 600,228		\$ 600,228
C-12	WWTP Septage Receiving Station	Supplemental	424	\$ 100,000	\$ 215,000	426.00.594.355.65		\$ (115,000)	\$ (115,000)
C-12	Adjust Fund Balance	Supplemental	424	\$ 4,324,754	\$ 4,109,754	424.00.508.000.00	\$ 115,000		\$ 115,000



STAFF REPORT

REPEAL CAMAS MUNICIPAL CODE CHAPTER 18.22 MIXED USE PLANNED DEVELOPMENT OVERLAY

FILE #MC16-02

To: Mayor Higgins
City Council

Public Hearing: To be determined
Report date: February 24, 2016

From: Sarah Fox, Senior Planner on behalf of the Planning Commission

Compliance with state agencies: Notice of the public hearing before Planning Commission was published in the Camas Post Record on February 9, 2016 (publication no. 553571). Expedited review was sent to the Department of Commerce on February 3, 2016 (Material ID#22060).

SUMMARY

Generally, a Mixed Use Planned Development Overlay is a tool for changing the zoning of commercial and industrial properties, through a development agreement, to allow for a mix of residential and other uses.

Over the past two years, the city has been working on an extensive update to their comprehensive plan document and maps. Through this process, interest was generated for development of a subarea plan in the commercial and industrial areas on the west side of the city, also referred to as "Grass Valley". The city is preparing to adopt an updated comprehensive plan by the state mandated deadline of June. It is anticipated that soon after adoption, the city will begin a process of analysis, citizen involvement, and ultimately, development of a subarea plan in Grass Valley.

A public hearing was held on February 17, 2016 before the Planning Commission. The Commission forwarded a recommendation to Council to repeal Camas Municipal Code (CMC) Chapter 18.22 Mixed Use Planned Development Overlay.

DRAFT COMPREHENSIVE PLAN (2016-2035)

The following is an excerpt from the comprehensive plan update that is in progress, and has not yet been adopted. The selected section is the proposed policies for Grass Valley, which is mostly comprised of industrial and commercial properties on the western side of the city. Proposed policies ED-3.1 and ED-3.2 support the development of a subarea plan. Policy ED-3.3 requires additional protection of employment areas from conversion to residential uses. Together, these proposed policies discourage piecemeal rezoning until a subarea plan is developed.

An excerpt from the draft Camas 2035 Comprehensive Plan: "Grass Valley is home to several national and international technology and manufacturing firms. Land uses in Grass Valley include large technology and manufacturing campuses, surrounded by retail and commercial services and

residential development. The City has invested in significant infrastructure improvements in Grass Valley in support of high-tech industrial development, which is still the focus for this area.

Grass Valley Economic Development Goal

ED 3: Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

Grass Valley Economic Development Policies

ED-3.1: Promote the development of a subarea plan that will capitalize on the creation and retention of industries that provide family-wage jobs.

ED-3.2: Subarea planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal.

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval."

The sub-area planning process allows for more specific planning based on the individual needs of an area. A subarea plan can include goals, objectives, actions, address design standards, and target densities on a smaller scale than the original comprehensive plan. In sum, subarea plans must be consistent with the elements of the comprehensive plan.

ANALYSIS

(A) Vesting: Chapter 18.22 was adopted in 2004, entitled "Mixed Use". The title of the chapter was amended in 2009 to read "Mixed Use Planned Developments (MXPDP)" to distinguish it from another mixed use zone. The current title of "Mixed Use Planned Development Overlay" was adopted in 2015, along with updates to procedures, definitions, and uses allowed within the overlay area.

Two MXPDP applications are under review. One application (Parklands) is subject to the former MXPDP code that was in effect at the time of submittal, and one is subject to the current MXPDP Overlay standards (Kate's Crossing).

FINDINGS: There are two applications vested in MXPDP overlay codes. Staff is unaware of any other MXPDP development proposals that are pending submittal, and Staff has not conducted any pre-application meetings for such proposals.

(B) Jobs to residential housing ratios: By 2035, the City is expected to accommodate a population of 34,098, and provide 11,182 new jobs. Through the annual comprehensive plan review process the city consistently finds that it can accommodate job and housing growth as required to accommodate the planned population. Chapter 18.22 MXPDP Overlay is a zoning tool that allows residential housing on commercial and industrial zoned properties. Concern has been raised that with adequately zoned lands to accommodate the planned population, continuing to utilize MXPDP to create additional housing will accelerate residential growth and lead to a higher than planned population at a faster rate. There isn't a cap to population growth, however the community is not in support of growing too fast or dense, so as to exceed planned population targets.

Public investment in infrastructure improvements in the Grass Valley area was targeted to support economic development and job creation. Phil Bourquin, Community Development Director, has discussed slowing the rate of residential development with Council along with the need for re-evaluating our employment lands related to geography, types of desired employment uses, and design standards (e.g. building setbacks, height, landscaping). The resultant direction from Council was to support a work plan that included development of a subarea plan for all of the greater west Camas employment area, and repealing the MXPDP overlay code.

FINDINGS: Staff finds that MXPDP Overlay zoning would increase residential uses and density within employment lands, without the benefit of subarea planning. Further, staff finds that the current acreage of residential zoning will support the city’s projected housing targets by 2035.

RECOMMENDATION

That City Council conducts a public hearing, accepts testimony, deliberates and makes a motion to repeal CMC Chapter 18.22 MXPDP Overlay.

Repeal CMC Chapter 18.22 – Mixed Use Planned Development Overlay (MXPDP)

18.22.010 – Purpose

The city recognizes that opportunities for employment may be increased through the development of master-planned, mixed-use areas. Consistent with this, the city has created the mixed-use planned development overlay zone (MXPDP) to provide for a mix of compatible light industrial, service, office, retail, and residential uses. Standards for development in the mixed-use planned development overlay zone are intended to achieve a pedestrian friendly, active, and interconnected environment with a diversity of uses.

18.22.020 – Applicability

The provisions of this chapter shall apply to parcels designated with MXPDP zoning overlay.

18.22.030 – Definitions

In addition to those definitions listed in CMC Chapter 18.03, the following definitions shall also apply to this chapter:

"Base zone or underlying zone" means the zoning district of the properties, which the overlay zone is applied. The standards of the overlay zone are in addition to those standards and criteria of the underlying zoning district.

"Development agreement" means a binding agreement between the city and a developer relative to a specific project and piece of property. The agreement may specify and further delineate, and may include, but is not limited to, development standards; vesting; development timelines; uses and use restrictions; integration within or outside of the subject development; construction of transportation, sewer and water facilities; and allocation of capacity for transportation, sewer and water facilities. The agreement shall clearly indicate the mix of uses and shall provide a general phasing schedule, as reviewed and approved by city council, so as to ensure that the commencement of construction of the commercial, industrial, and/or office uses occur within a reasonable time frame of the construction of the overall project.

"Master plan" as used in this chapter, is a proposal for development that describes and illustrates the proposed project's physical layout; its uses; the conceptual location, size and capacity of the urban service infrastructure necessary to serve it; its provision for open spaces, landscaping, trails or other public or common amenities; its proposed building orientation; its internal transportation and pedestrian circulation plan; and the integration of utility, transportation, and pedestrian aspects of the project with surrounding properties.

"Site plan" means a detailed drawing to scale, accurately depicting all proposed buildings, parking, landscaping, streets, sidewalks, utility easement, stormwater facilities, wetlands or streams and their buffers, and open space areas.

18.22.040 – Allowed uses

- A. The mix of uses may include residential, commercial, retail, office, light industrial, public facilities, open space, wetland banks, parks, and schools, in stand alone or in multi-use buildings.
- B. Residential uses are allowed either:
 1. In buildings with commercial uses; or
 2. As multi-family units, as provided for in Section 18.22.070(A) of this chapter.
- C. Commercial and retail uses are permitted, but not required, on the ground floor of multi-use buildings throughout this district.
- D. Uses under CMC Section 18.07.030 Table 1 for Community Commercial.

18.22.050 – Required mix of uses

The master plan must provide a mix of uses. No single use shall comprise less than twenty-five percent of the development area (i.e., residential, commercial, industrial), and no more than fifty percent of the net acreage of the master plan shall be residential that is not otherwise contained within a mixed-use building. The remaining master plan may be a mix of employment uses as allowed in Section 18.22.040 of this chapter. The minimum use percentage shall not apply to public facilities, schools, parks, wetland banks, or open space.

18.22.060 – Process

A. General. The applicant for a development in the MXP zone shall be required to submit a proposed master plan, as defined in Section 18.22.030 of this chapter, and a proposed development agreement as authorized under RCW Chapter 36.70B.

B. Contents. The proposed master plan shall include the following information:

1. Boundaries. A legal description of the total site proposed for development is required.
2. Uses and Functions. The master plan must include a description of present uses, affiliated uses, and proposed uses. The description must include information about the general amount and type of functions of the use, the hours of operation, and the approximate number of member employees, visitors, and special events. For projects that include residential units, densities, number of units, and building heights must be indicated.
3. Critical Areas. All critical areas shall be identified on the master plan.
4. Transportation. The master plan shall include information on projected transportation impacts for each phase of the development. This includes the expected number of trips (peak and daily), an analysis of the impact of those trips on the adjacent street system, and the proposed mitigation measures to limit any projected negative impacts. Mitigation measures may include improvements to the street system, or specific programs to reduce traffic impacts, such as encouraging the use of public transit, carpool. A transportation impact study may be substituted for these requirements.
5. Circulation. The master plan shall address on-site and integration with off-site circulation of pedestrians, bicycles, and vehicles. All types of circulation on and off the site shall be depicted in their various connections throughout the project, and their linkages to the project and adjacent properties.
6. Phases. The master plan shall identify proposed development phases, probable sequence of future phases, estimated dates, and interim uses of the property awaiting development. In addition, the plan shall identify any proposed temporary uses, or locations of uses during construction periods.
7. Density. The master plan shall calculate the proposed residential density for the development, which shall include the number and types of dwelling units.
8. Conceptual Utility Plans. Utility plans should generally address stormwater treatment and detention areas on the site, existing utilities, proposed utilities, and where connections are being made to existing utilities.

C. Design Review Committee. The proposed master plan shall be reviewed by the Design Review Committee and their recommendations must be forwarded to City Council to be consolidated with any other required approvals.

D. Approval. The master plan and development agreement must be approved by the city council after a public hearing. Once approved, the applicant may submit individual site plans for various portions or phases of the master plan, which will provide engineering and design detail, and which will demonstrate consistency with the originally approved master plan and other applicable standards. Individual site plans shall comply with requirements in CMC Chapter 18.18 Site Plan Review, and be processed in accordance with that chapter. It is the intent that site plans shall not be required to reanalyze the environmental and other impacts, which were previously analyzed in the master plan and approved by Council.

- ~~E. Site Construction. Subsequent to approval of a master plan, the property owner must develop and submit construction plans and specifications in substantial conformance to the MXPD master plan, and obtain engineering approval for installation of improvements.~~
- ~~F. Building Permits Required. Approval of a master plan and development agreement does not constitute approval to obtain building permits or begin construction of the project. Building permits may be issued after a site construction plan has been approved in compliance with the master plan, development agreement and other applicable city standards.~~

18.22.070 - Criteria for master plan approval

The following criteria shall be utilized in reviewing a proposed master plan:

- ~~A. Residential Densities and Employment Targets. Unless otherwise provided for in a transition area to mitigate impacts of increasing density, the minimum average density of eight dwelling units per net acre of residentially developed area is required. The maximum average density shall be twenty-four dwelling units per net acre. For employment generating uses, the master plan shall provide an analysis of how many jobs will be produced, the timing of those jobs, and the phasing of the employment and non-employment portions of the proposal. For estimate purposes, the target employment figure shall generally be consistent to the number of jobs produced that would otherwise occur in the base zoning districts, which is typically six jobs per developable acre for the nonresidential portion of the project. The city may authorize a development with less than six jobs per developable acre based upon a finding that appropriate measures have been taken to achieve six jobs per developable acre to the extent practicable. "Appropriate measures" may be demonstrated based upon the following:
 - ~~1. The six jobs per developable acre cannot be achieved due to special circumstances relating to the size, shape, topography, location, or surroundings of the subject property;~~
 - ~~2. The likely resultant jobs per developed acres ratio would not adversely affect the implementation of the comprehensive plan;~~
 - ~~3. The proposed development would not commit or clearly trend the zoning district away from job creation.~~~~
- ~~B. Setback and Height Requirements. Building setbacks shall be established as part of the master planning process. Setbacks in all future site plans shall be consistent with those established in the master plan. Landscape and setback standards for areas adjacent to residentially zoned property shall meet or exceed those provided for in Table 18.22.080A. The applicant may propose standards that will control development of the future uses that are in addition to, or substitute for, the requirements of this chapter. These may be such things as height limits, setbacks, landscaping requirements, parking requirements, or signage.~~
- ~~C. Off-Street Parking and Loading. Off-street parking and loading shall be provided in accordance with CMC Chapter 18.11 Parking, unless reduced as allowed in this chapter (see subsection 18.22.100-Incentives).~~
- ~~D. Utilities. Utilities and other public services sufficient to serve the needs of the proposed development shall be made available, including open spaces, drainage ways, streets, alleys, other public ways, potable water, transit facilities, sanitary sewers, parks, playgrounds, sidewalks, and other improvements that assure safe walking conditions for students who walk to and from school.~~
- ~~E. Environmental Impacts. The probable adverse environmental impacts of the proposed development, together with any practical means of mitigating adverse impacts, have been considered such that the proposal shall not have a probable significant adverse environmental impact upon the quality of the environment, in accordance with CMC Title 16 Environment and RCW Chapter 43.21C.~~
- ~~F. Access. The proposed development shall provide at least two access points (where a mixed-use planned development does not have access to a primary or secondary arterial) that distribute the traffic impacts to adjacent streets in an acceptable manner.~~

- G. ~~Professional Preparation. All plans and specifications required for the development shall be prepared and designed by engineers and/or architects licensed in the State of Washington.~~
- H. ~~Engineering Standards. The proposed development satisfies the standards and criteria as set forth in this chapter and all engineering design standards that are not proposed for modification.~~
- I. ~~Design Review. The proposed development satisfies the standards and criteria as set forth in the Camas Design Review Manual: Gateways, Commercial, Mixed Use and Multi-Family Uses.~~

18.22.080 - Landscape requirements and buffering standards

- A. ~~Minimum landscaping or open space, as a percent of gross site area, shall be a minimum of fifteen percent. All landscaping shall comply with the applicable landscape provisions in CMC Chapter 18.13 Landscaping of this code. The entire street frontage will receive street trees/landscaping that will create a unifying effect throughout the area. Tree groupings shall be located for interest and variety. Plantings shall conform to the approved selection list available from the city, if available.~~
- B. ~~Landscape buffers shall be in compliance with the below referenced table:~~

Table 1 – Landscaping Buffering Standards Zoning of Land Abutting Development Site

Proposed Mix of Uses on Development Site (this column)	Single-Family		Multifamily		Commercial		Office		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Residential Multifamily	5' L2	5' L1	10' L1	5' L1	10' L3	5' L2	5' L2	10' L2	10' L2 and F2 Fence	10' L3
Commercial	10' L3	5' L2	10' L3	5' L1	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 and F2 Fence	L2	10' L2 and F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1
Office, Public facilities, and other uses not listed above	5' L1	5' L1	5' L2	10' L1	10' L3	10' L2	10' L2	10' L2	10' L2 and F2 Fence	10' L3

~~C. Landscaping and Screening Design Standards.~~

~~1. L1, General Landscaping.~~

- a. ~~Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.~~
- b. ~~Required Materials. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.~~

~~2. L2, Low Screen.~~

- a. ~~The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.~~
- b. ~~Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A 42-inch high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.~~

~~3. L3, High Screen.~~

- a. ~~The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.~~
- b. ~~Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety five percent opaque year round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.~~

~~4. Fences.~~

~~a. F1, Partially Sight-Obscuring Fence.~~

- i. ~~Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.~~
- ii. ~~Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.~~

~~b. F2, Fully Sight-Obscuring Fence.~~

- i. ~~Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.~~
- ii. ~~Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.~~

~~5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:~~

- a. ~~A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards as provided in CMC Chapter 18.13 Landscaping of this code.~~
- b. ~~The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.~~
- c. ~~Landscaping required for stormwater management purposes may not be used to satisfy the landscaping area requirements of this chapter, unless integrated as a park-like feature of the overall plan (not a fenced area).~~
- d. ~~Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.~~

~~18.22.090 Reserved~~

18.22.100 – Incentives

A. ~~Parking Reduction. A reduction to the standard parking requirements of CMC Chapter 18.11- Parking, exclusive of ADA parking requirements, may be granted as follows:~~

- ~~1. When the MXPDP implements the following actions in Table 2-Incentives; or~~
- ~~2. A twenty percent reduction when the MXPDP includes underground or structured parking. A combination of both (1) and (2) is allowed,~~

Table 2 – Incentives

Action	Reduction
Construction of a meandering walkway connection to an arterial	1%
Installation of on-site sheltered bus stop (with current or planned service), or bus stop within ¼ mile of site with adequate walkways, if approved by C-TRAN	1%
Installation of bike lockers	1%
Connection to existing or future regional bike trail	1%
Direct walk/bikeway connection to destination activity (such as a commercial/retail facility, park, school, etc.) if residential development, or to origin activity (such as a residential area) if commercial/retail facility	1% if existing, 2% if constructed
Installation of parking spaces which will become paid parking (by resident or employee)	3%
Installation of preferential carpool/vanpool parking facilities	1%
Total, if all strategies were implemented	10%

ORDINANCE NO. 16-006

AN ORDINANCE revising Section 18.19.050 of the Camas Municipal Code and amending the Design Review Manual by adding design review standards for Gateways and Corridors, Commercial, Mixed-Uses, and Multi-Family developments.

WHEREAS, the City Council has heretofore adopted a Design Review Manual pursuant to the provisions of Chapter 18.19 – Design Review of the Camas Municipal Code; and

WHEREAS, the Design Review Manual was updated in 2002; and

WHEREAS, amendments to the Design Review Manual have been considered by the Planning Commission at a public hearing held March 15, 2016, and the Planning Commission has issued its recommendation for adoption; and

WHEREAS, the revisions to Camas Municipal Code Section 18.19.050 and the associated amendments to the Design Review Manual have been considered by the City Council at a public hearing held on April 18, 2016; and

WHEREAS, the Council desires to revise Section 18.19.050 of the Camas Municipal Code and adopt proposed amendments to the Design Review Manual relating to Gateways and Corridors, Commercial, Mixed-Uses, and Multi-Family developments.

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

Section I

Camas Municipal Code Section 18.19.050 – Design Principles is hereby amended to provide as follows:

18.19.050 – Design Principles

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted.

Standard principles shall apply to all commercial, mixed-use, or multi-family uses. Specific principles are used in addition to the standard principles for Gateways and Corridors, Commercial, Mixed-Uses, and Multi-Family (e.g. apartments, townhouses, duplexes).

Section II

The proposed amendments to the Design Review Manual are hereby adopted.

Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this _____ day of _____, 2016.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

RESOLUTION NO. 16-007

A RESOLUTION approving a Development Agreement between the City of Camas and Pahlisch Homes at Belz Place, LLC.

WHEREAS, Pahlisch Homes at Belz Place, LLC, is the owner of certain real property located within the City of Camas; and

WHEREAS, the parties have negotiated a Development Agreement relating to said property; and

WHEREAS, the Development Agreement sets forth certain development standards that will govern the development of the property; and

WHEREAS, the City Council has conducted a public hearing on the proposed Development Agreement on April 18, 2016, at which time it considered testimony from all interested parties; and

WHEREAS, the City Council finds that the agreement has been reviewed by the Director of Community Development and has been found to meet applicable planning requirements; and

WHEREAS, the City Council desires to approve the Development Agreement and authorize the Mayor to sign the Agreement on behalf of the City.

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

I

That certain Development Agreement with associated Master Plan between the City of Camas and Pahlisch Homes at Belz Place, LLC, relating to certain real property located within the City's municipal boundary is hereby approved. The Mayor is authorized and instructed to sign the agreement on behalf of the City.

II

Upon execution by all parties thereto, the Development Agreement shall be recorded with the Clark County Auditor, pursuant to the requirements of RCW 36.70B.190.

ADOPTED BY THE COUNCIL OF THE CITY OF CAMAS AND APPROVED BY
THE MAYOR this 2nd day of May, 2016.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

MAIL TAX STATEMENTS TO:

AFTER RECORDING RETURN TO:

Jordan Ramis PC
Attn: James D. Howsley
1499 S.E. Tech Center Place, Suite 380
Vancouver, WA 98683

This space provided for recorder's use.

INSTRUMENT TITLE: DEVELOPMENT AGREEMENT

GRANTOR(S): PAHLISCH HOMES AT BELZ PLACE, LLC, a
Washington limited liability company

GRANTEE: City of Camas, a Washington municipal corporation

ABBREVIATED LEGAL DESC: #120 SEC 3 T1NR3EWM 14.25A TO BE BELZ
PLACE PH 1 and #18 SEC 3 T1NR3EWM 17.51A

FULL LEGAL DESC: See **Exhibit A** to This Document

ASSESSOR'S PROPERTY TAX
PARCEL ACCOUNT NUMBER(S): 986037318; 124731000

REFERENCE NUMBER OF
RELATED DOCUMENTS: None

DEVELOPMENT AGREEMENT

Effective Date: _____, 2016

PARTIES:

PAHLISCH HOMES AT BELZ PLACE, LLC, a Washington limited liability company (“Developer”) is the owner of APNs 986037318 and 124731000 (“Property”). The legal description for these parcels is attached as **Exhibit A**.

City of Camas is a Washington municipal corporation (“City”), and is responsible for land use planning and permitting pursuant to the Growth Management Act.

Developer and City are collectively referred to as the Parties.

RECITALS:

Whereas, pursuant to RCW 36.70B.170, a development agreement may set forth the development standards and other provisions that will apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement, which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement will be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;

Whereas, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and

regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private, participation and comprehensive planning, and reduce the economic cost of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements;

Whereas, City previously approved a preliminary subdivision plat for a 107 lot single family subdivision for the Property (and for APN 124784000 which is no longer included in the subdivision and is not subject to this agreement), land use case file numbers SUB 05-14, in the Final Order dated July 10, 2006, attached as **Exhibit B** (the “2006 Approval”);

Whereas, Developer has proposed to realign the western segment of the right-of-way into property currently used for park purposes and owned by the City;

Whereas, the Developer proposed to construct amenities in Dorothy Fox Park to provide recreational opportunities for future residents of the subdivision in consideration for the shifting of the right-of-way into City-owned property, as referenced and described in Sections 3 and 4 herein, and for application of revised design elements as referenced and described in Sections 5, 6, and 7 herein;

Whereas, at the time of the preliminary subdivision plat application being deemed complete, certain density and dimension standards were in effect, and all references to the Camas Municipal Code as set forth herein shall be deemed to reference the terms therein in effect as of November 8, 2005.;

Whereas, CMC 18.09.060 established standards that pertain to Density transfers, and CMC 18.09.060(C) provides that where a land division proposes to set aside a tract for the protection of a critical area, natural open space network, or network connector (identified in the City of Camas parks plan), or approved as a residential area, lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040 Table-2; and

Whereas, CMC 18.09.080, historic sub-part (A) allowed reductions of up to 30% from setbacks and lot sizes.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

Section 1. Development Agreement. This Development Agreement is a development agreement to be implemented under the authority of and in accordance with RCW 36.70B.170 – 210.

It will become a contract between the Parties upon its approval by ordinance or resolution following a public hearing as provided in RCW 36.70B.170 and execution by the Parties.

Section 2. Term of Agreement. This Development Agreement will commence on the effective date and will remain in effect for four (4) years, unless extended, amended or terminated by mutual written consent of the Parties.

Section 3. Existing Right-of Way Realignment. The Parties agree the right-of-way for Tidland Parkway as shown on **Exhibit C** is being shifted to the north into property owned by the City and currently designated for park purposes. The Developer may submit for a road vacation for the remainder of the existing right-of-way and shall be responsible for all associated costs related to appraisals, closing, etc. necessary to process the road vacation. The City will schedule a public hearing to consider said road vacation, and if approved by the City Council, Developer agrees to concurrently dedicate the necessary right-of-way to offset the realigned roadway.

Section 3.1. Curb to Curb Street Improvements. Developer agrees, in addition to construction of the half-width improvements to Tidland Parkway located opposite the City Park parcel required per the Preliminary Plat land use approval, Developer shall construct full-width pavement improvements and curb-line improvements on the northeasterly side of Tidland Parkway (adjacent to the Park) in this area. The City shall be responsible for landscaping, sidewalk, any necessary street lights and other improvements located outside the curb-line with future development of the Park property.

Section 3.2 Curb Extensions. Developer agree to provide curb extensions (bump/bulb outs) along NW 23rd Avenue for safe crossing thereof and to harmonize the Belz Development with Dorothy Fox Park.

Section 4. Dorothy Fox Park Improvements. Developer agrees to design, submit permits for, and once approved by the City, construct a public bathroom in the Dorothy Fox Park near the existing tot lot. The bathroom shall be similar in materials, size and layout as that shown in **Exhibit D**. Developer also agrees to design, submit permits for, and once approved by the City, install playground equipment in the tot lot. The playground equipment shall be similar in size and complexity as that shown on **Exhibit D**. Developer agrees to utilize best efforts to construct all improvements in 2017.

Section 5. Applicable Density and Dimension Standards. Applicable Density and Dimension Standards are set forth in CMC 18.09.040 – Table 2 (R-7.5), subject to the following deviations for Front and Rear Yard Setbacks, Lot Coverage Percentages and Density Transfer Standards under CMC Section 18.09.040 Table-2.

Section 5.1. Front Yard Setback Deviation. A thirty-percent (30%) deviation from front yard setback standards shall apply, as depicted on **Exhibit E** to this Agreement.

Section 5.2. Rear Yard Setback Deviation. A thirty-percent (30%) deviation from rear yard setback standards shall apply, as depicted on **Exhibit E** to this Agreement.

Section 5.3. Side Yard Setback on Corner Lot Deviation. A ten-percent (10%) deviation from side yard setback on corner lot standards shall apply, as depicted on Exhibit E to this Agreement.

Section 5.4. Height and Stories of Adjacent Homes in Row. No more than two immediately adjacent homes with front-yards on a common street shall be two (2) or more stories in height; a home of less than two (2) stories shall separate each set of two immediately adjacent homes with front-yards on a common street; PROVIDED, that a home of one and one-half story (1 ½) story shall not constitute a two (2) story home. One and one-half story (1 ½) story homes are shown on Exhibit F or equivalent as determined by the Community Development Director or designee.

Section 6. Developer to Comply with City Aesthetic and Dimensional Standards. Subject to the specific terms and conditions set forth in this Agreement, the City may determine and impose reasonable aesthetic and more restrictive dimensional standards, and Developer agrees to comply with the same.

Section 7. Model Home. The City agrees to approve a building permit for the construction of a model home prior to the recording of a final plat. The Developer bears the risk and will hold the City harmless should the plat fail to record.

MISCELLANEOUS PROVISIONS

Recitals. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

Counterparts. This Agreement may be executed in counterparts; however all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument.

Effective Date. This Agreement is effective upon recording, which shall occur within thirty (30) days of City Council approval by Resolution, or the terms herein shall be null and void.

Termination. This Agreement will terminate upon the mutual agreement of the Parties in writing, which will be recorded, or upon expiration of the Term, whichever first occurs.

City's Reserved Authority. Notwithstanding anything in this Agreement to the contrary, the City will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B; provided, however that traffic congestion is not a serious threat to public health and safety, and that such action will only be taken by legislative act of the Camas City Council after appropriate public process.

Authorization. The persons executing this Agreement on behalf of City and Developer are authorized to do so and, upon execution by such parties, this Development Agreement will be a valid and binding obligation of such parties in accordance with its terms. The Parties have each

obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

Run with the Land. This Agreement will run with the land and be binding on the Parties' successors and assigns, and will be recorded with the Clark County Auditor.

Public Hearing. The Camas City Council has approved execution of this Agreement by resolution after a public hearing.

Dispute Resolution. Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

Venue. This Agreement will be construed in accordance with the laws of the State of Washington, and venue is in the Clark County Superior Court.

Attorneys' Fees. If a suit, action, or other proceeding of any nature whatsoever (including any proceeding under the U. S. Bankruptcy Code) is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights or obligations hereunder, the prevailing party will be entitled to recover its attorney, paralegal, accountant, and other expert fees and all other fees, costs, and expenses actually incurred and reasonably necessary, as determined by the court at trial or on any appeal or review, in addition to all other amounts provided by law.

Performance. Failure by any Party at any time to require performance by the other Parties of any of the provisions hereof will not affect the Parties' rights hereunder to enforce the same, nor will any waiver by a Party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this clause.

Severability. If any portion of this Agreement will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Agreement is held invalid or unenforceable such that a Party does not receive the benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

Inconsistencies. If any provisions of the Camas Municipal Code and land use regulations are deemed inconsistent with this Agreement, the provisions of this Agreement will prevail, excepting the County's reserved authority described above.

Amendments. This Agreement may only be amended by mutual written agreement of the Parties, and all amendments will be recorded in the Clark County deed records.

Survival. Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.

No Benefit to Third Parties. The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.

Entire Agreement. This Agreement constitutes the entire agreement between the Parties as to the subject matter.

Notices. All notices will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

City: Attn. City Administrator
616 NE 4th Avenue
Camas, WA 98607

Developer Pahlisch Homes
Attn. Chad Bettesworth
210 SW Wilson Ave., Suite 100
Bend, OR 97702

With a copy to: Jordan Ramis, PC
Attn: James D. Howsley
1499 SE Tech Center Place, Suite 380
Vancouver, WA 98683

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

Non-waiver. Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

Headings, Table of Contents. The section headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

Interpretation of Agreement; Status of Parties. This Agreement is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Agreement. Nothing contained in this Agreement will be construed as creating the relationship of principal and agent, partners, joint venturers, or any other similar relationship between the Parties.

Future Assurances. Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Agreement according to the Schedule so as to carry out the intent of this Agreement.

Signatures appear on the following pages.

EXHIBIT A

Legal Description

EXHIBIT A

LEGAL DESCRIPTION FOR
BELZ PLACE – PHASE 1
PERIMETER

March 9, 2016

That portion of the South half of the Southwest quarter of Section 3, Township 1 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northeast corner of the South half of said Southwest quarter;

THENCE North 88° 48' 14" West, along the North line of the South half of said Southwest quarter, a distance of 1166.47 feet to the TRUE POINT OF BEGINNING;

THENCE North 88° 48' 14" West, continuing along the North line of the South half of said Section 3, a distance of 315.72 feet to the Northwest corner of Parcel II of that parcel of land conveyed to Charles R. Tidland and Roberta J. Tidland, husband and wife, by deed recorded under Auditor's file Number G718009, records of Clark County, Washington;

THENCE South 01° 51' 49" West, along the West line of said Tidland parcel, a distance of 598.90 feet to the Southwest corner of Parcel A of City of Camas Boundary Line Adjustment BLA15-03 recorded under Auditor's File Number 5194014, records of Clark County, Washington;

THENCE the following five courses and distances along the Southerly and East lines of said Parcel A;

THENCE South 68° 30' 51" East, a distance of 238.26 feet;

THENCE South 25° 44' 04" East, a distance of 411.00 feet;

THENCE South 60° 35' 16" East, a distance of 580.69 feet;

THENCE South 88° 58' 07" East, a distance of 555.22 feet to the Southeast corner of said Parcel A;

THENCE North 01° 44' 39" East, along the East line of said Parcel A, a distance of 61.37 feet;

THENCE North 38° 22' 53" West, leaving the East line of said Parcel A, a distance of 86.64 feet;

THENCE North 52° 48' 00" West, a distance of 95.42 feet to a point on a 52.52 foot radius non-tangent curve to the right;

THENCE along said 52.52 foot radius non-tangent curve to the right (the long chord of which bears South 86° 08' 24" West, a distance of 48.23 feet), an arc distance of 50.10 feet;

THENCE North 66° 31' 54" West, a distance of 142.96 feet;

THENCE South 67° 47' 54" West, a distance of 28.11 feet;

THENCE South 45° 44' 11" West, a distance of 31.00 feet;

THENCE South 59° 07' 54" West, a distance of 48.80 feet to a point on a 50.00 foot radius curve to the right;

THENCE along said 50.00 foot radius curve to the right (the long chord of which bears North 85° 02' 22" West, a distance of 58.54 feet), an arc distance of 62.53 feet;

THENCE North 49° 12' 38" West, a distance of 24.21 feet;

THENCE North 29° 24' 44" East, a distance of 22.94 feet;

THENCE North 60° 35' 16" West, a distance of 446.94 feet;

THENCE North 31° 45' 58" West, a distance of 49.51 feet;

THENCE North 26° 07' 58" West, a distance of 48.47 feet;

THENCE North 03° 36' 14" East, a distance of 32.73 feet;

THENCE North 25° 44' 04" West, a distance of 129.99 feet;

THENCE North 64° 15' 56" East, a distance of 114.18 feet;

THENCE North 25° 44' 04" West, a distance of 116.85 feet;

THENCE North 73° 33' 11" East, a distance of 83.28 feet;

THENCE North 13° 09' 37" West, a distance of 121.16 feet;

THENCE North 01° 11' 46" East, a distance of 93.45 feet;

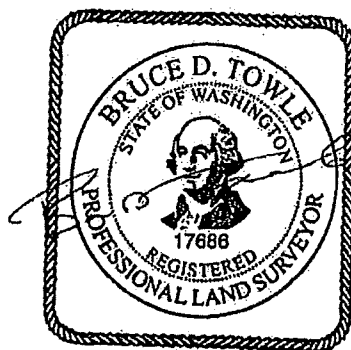
THENCE North 88° 48' 14" West, a distance of 250.00 feet;

THENCE North 01° 11' 46" East, a distance of 167.91 feet;

THENCE North 88° 48' 14" West, a distance of 34.26 feet to a point which bears
South 01° 11' 46" West, a distance of 102.00 feet, from the TRUE POINT OF BEGINNING;

THENCE North 01° 11' 46" East, a distance of 102.00 feet to the TRUE POINT OF
BEGINNING.

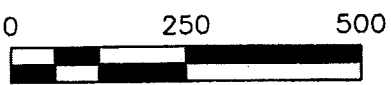
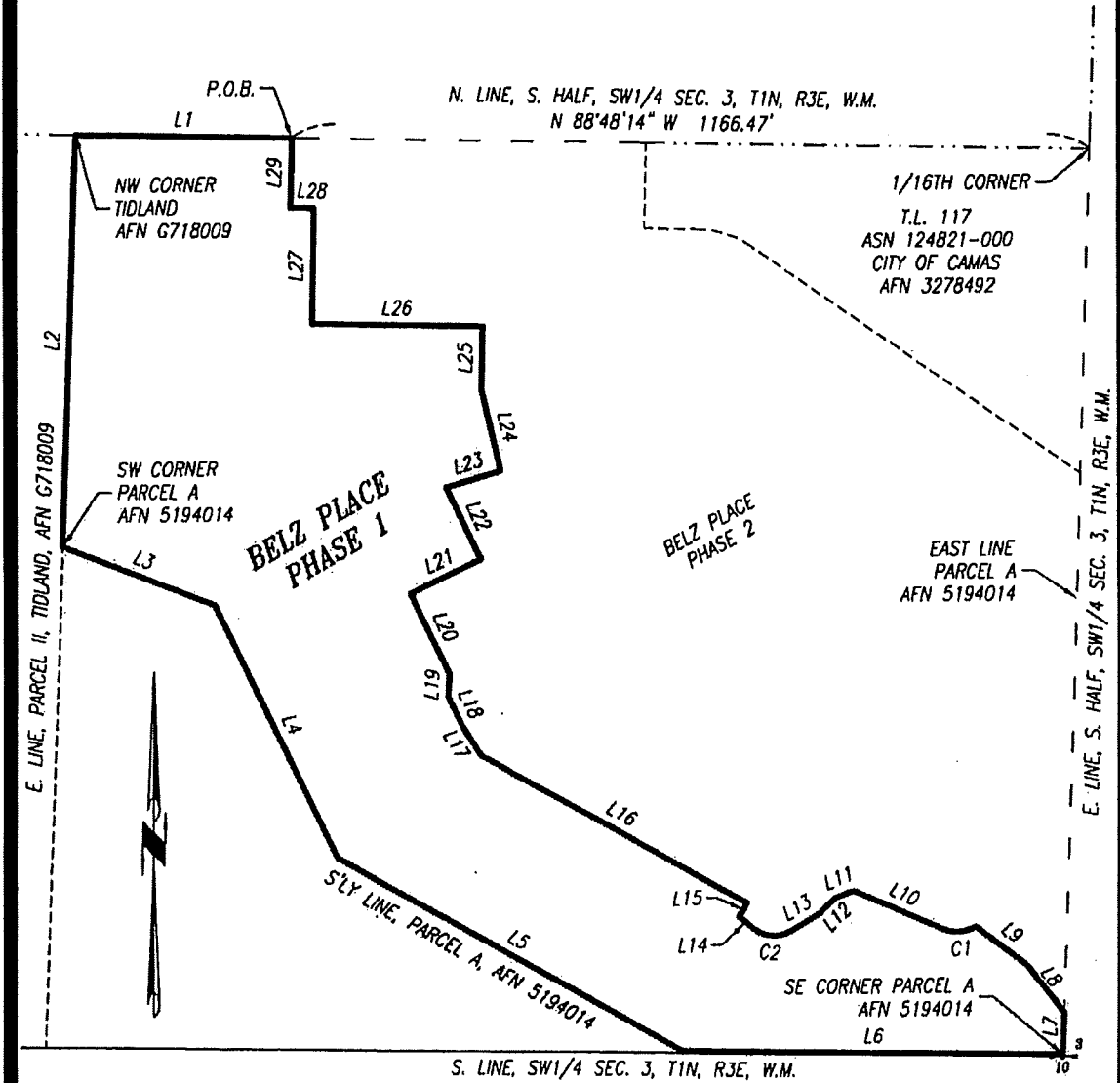
Contains 620,985 Square Feet, more or less.



3/9/16

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
BELZ PLACE - PHASE 1**

S1/2 OF THE SW1/4, SECTION 3, T. 1 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WA



OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

1-360-695-1385
1-503-269-9936

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
BELZ PLACE - PHASE 1**

S1/2 OF THE SW1/4, SECTION 3, T. 1 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°48'14" W	315.72'
L2	S 01°51'49" W	598.90'
L3	S 68°30'51" E	238.26'
L4	S 25°44'04" E	411.00'
L5	S 60°35'16" E	580.69'
L6	S 88°58'07" E	555.22'
L7	N 01°44'39" E	61.37'
L8	N 38°22'53" W	86.64'
L9	N 52°48'00" W	95.42'
L10	N 66°31'54" W	142.96'
L11	S 67°47'54" W	28.11'
L12	S 45°44'11" W	31.00'
L13	S 59°07'54" W	48.80'
L14	N 49°12'38" W	24.21'
L15	N 29°24'44" E	22.94'
L16	N 60°35'16" W	446.94'
L17	N 31°45'58" W	49.51'
L18	N 26°07'58" W	48.47'
L19	N 03°36'14" E	32.73'
L20	N 25°44'04" W	129.99'
L21	N 64°15'56" E	114.18'
L22	N 25°44'04" W	116.85'
L23	N 73°33'11" E	83.28'
L24	N 13°09'37" W	121.16'
L25	N 01°11'46" E	93.45'
L26	N 88°48'14" W	250.00'
L27	N 01°11'46" E	167.91'
L28	N 88°48'14" W	34.26'
L29	N 01°11'46" E	102.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	54°39'24"	52.52'	50.10'	S 86°08'24" W	48.23'
C2	71°39'28"	50.00'	62.53'	N 85°02'22" W	58.54'

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

1-360-695-1385
1-503-289-9936

LEGAL DESCRIPTION FOR
BELZ PLACE – PHASE 2 (DEVELOPMENT AGREEMENT)
PERIMETER

March 9, 2016

That portion of the South half of the Southwest quarter of Section 3, Township 1 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northeast corner of the South half of said Southwest quarter;

THENCE North 88° 48' 14" West, along the North line of the South half of said Southwest quarter, a distance of 1166.47 feet to the TRUE POINT OF BEGINNING;

THENCE South 01° 11' 46" West, a distance of 102.00 feet;

THENCE South 88° 48' 14" East, a distance of 34.26 feet;

THENCE South 01° 11' 46" West, a distance of 167.91 feet;

THENCE South 88° 48' 14" East, a distance of 250.00 feet;

THENCE South 01° 11' 46" West, a distance of 93.45 feet;

THENCE South 13° 09' 37" East, a distance of 121.16 feet;

THENCE South 73° 33' 11" West, a distance of 83.28 feet;

THENCE South 25° 44' 04" East, a distance of 116.85 feet;

THENCE South 64° 15' 56" West, a distance of 114.18 feet;

THENCE South 25° 44' 04" East, a distance of 129.99 feet;

THENCE South 03° 36' 14" West, a distance of 32.73 feet;

THENCE South 26° 07' 58" East, a distance of 48.47 feet;

THENCE South 31° 45' 58" East, a distance of 49.51 feet;

THENCE South 60° 35' 16" East, a distance of 446.94 feet;

THENCE South 29° 24' 44" West, a distance of 22.94 feet;

THENCE South 49° 12' 38" East, a distance of 24.21 feet to a point on a 50.00 foot radius curve to the left;

THENCE along said 50.00 foot radius curve to the left (the long chord of which bears South 85° 02' 22" East, a distance of 58.54 feet), an arc distance of 62.53 feet;

THENCE North 59° 07' 54" East, a distance of 48.80 feet;

THENCE North 45° 44' 11" East, a distance of 31.00 feet;

THENCE North 67° 47' 54" East, a distance of 28.11 feet;

THENCE South 66° 31' 54" East, a distance of 142.96 feet to a point on a 52.52 foot radius curve to the left;

THENCE along said 52.52 foot radius curve to the left (the long chord of which bears North 86° 08' 24" East, a distance of 48.23 feet), an arc distance of 50.10 feet;

THENCE South 52° 48' 00" East, a distance of 95.42 feet;

THENCE South 38° 22' 53" East, a distance of 86.64 feet to the East line of Parcel A of that City of Camas Boundary Line Adjustment BLA15-03 recorded under Auditor's File Number 5194014; records of Clark County, Washington, said point bears North 01° 44' 39" East, along said East line, a distance of 61.37 feet from the Southeast corner thereof;

THENCE North 01° 44' 39" East, along said East line, a distance of 786.21 feet to the North line of that public right-of-way conveyed to the City of Camas by deed recorded under Auditor's File Number 3278493, records of Clark County, Washington;

THENCE North 55° 09' 26" West, along said North right-of-way line, a distance of 589.35 feet to a point on a 130.00 foot radius curve to the left;

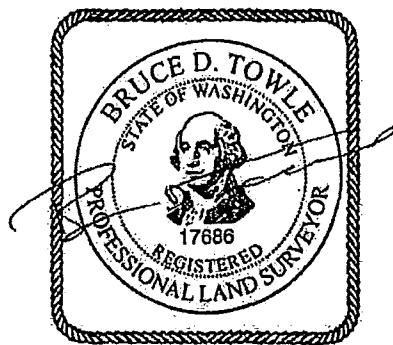
THENCE continuing along said North right-of-way line and along said 130.00 foot radius curve to the left (the long chord of which bears North 71° 58' 50" West, a distance of 75.25 feet), an arc distance of 76.34 feet to a point 125.00 feet South of, when measured at right angles to, the North line of the South half of said Southwest quarter;

THENCE North 88° 48' 14" West, continuing along said North right-of-way line parallel with the North line of the South half of said Southwest quarter, a distance of 80.12 feet to the Southwest corner of that parcel of land conveyed to the City of Camas by deed recorded under Auditor's File Number 3278492, records of Clark County, Washington;

THENCE North 01° 11' 46" East, along the West line of said City of Camas parcel, a distance of 125.00 feet to the North line of the South half of said Southwest quarter;

THENCE North 88° 48' 14" West, along the North line of the South half of said Southwest quarter, a distance of 519.17 feet to the TRUE POINT OF BEGINNING.

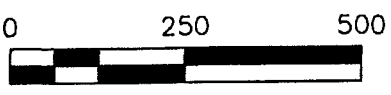
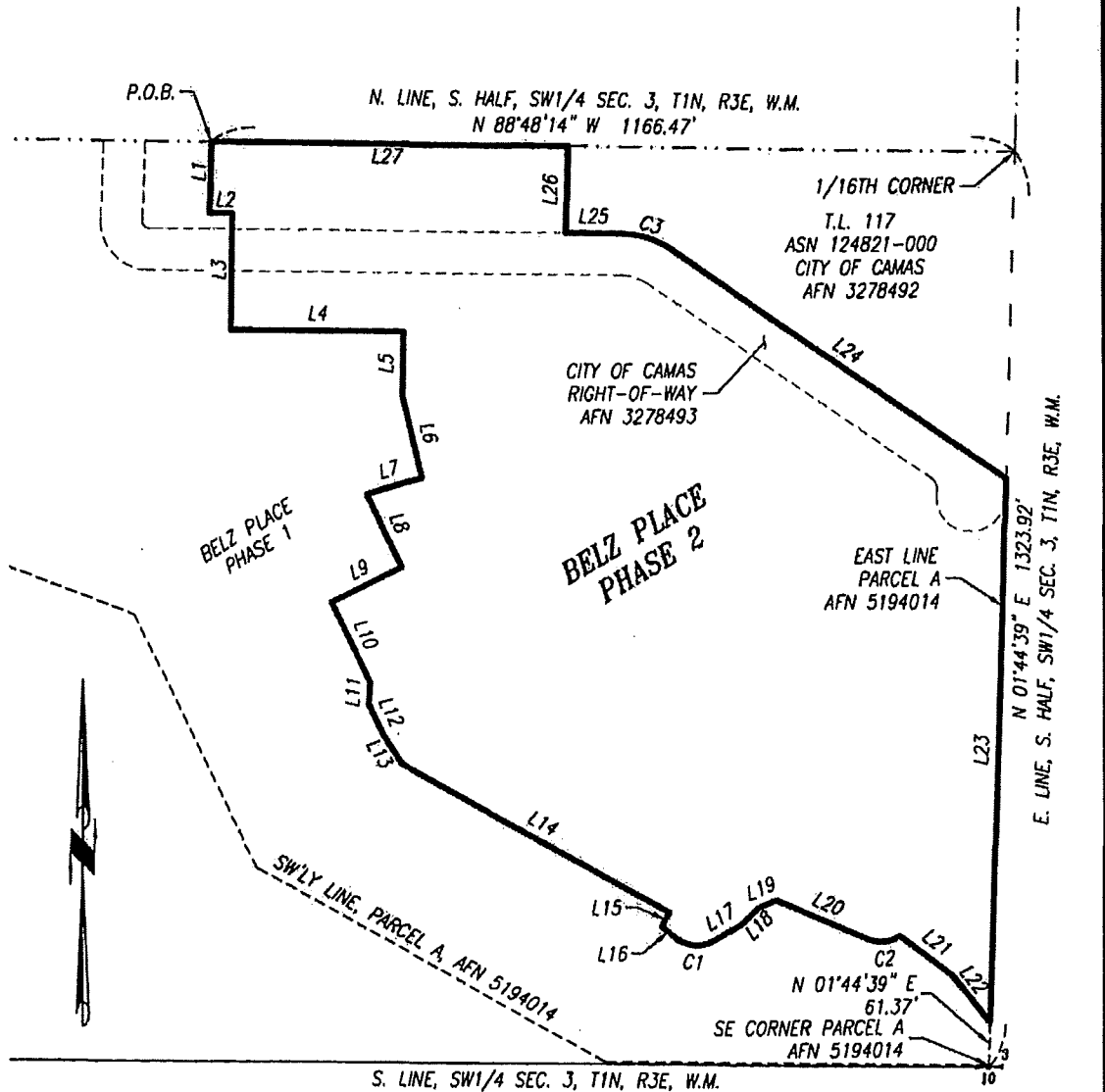
Contains 19.67 Acres, more or less.



3/9/16

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
BELZ PLACE - PHASE 2**

S1/2 OF THE SW1/4, SECTION 3, T. 1 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WA



OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

1-360-695-1385
1-503-289-9936

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
BELZ PLACE - PHASE 2**

S1/2 OF THE SW1/4, SECTION 3, T. 1 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°11'46" W	102.00'
L2	S 88°48'14" E	34.26'
L3	S 01°11'46" W	167.91'
L4	S 88°48'14" E	250.00'
L5	S 01°11'46" W	93.45'
L6	S 13°09'37" E	121.16'
L7	S 73°33'11" W	83.28'
L8	S 25°44'04" E	116.85'
L9	S 64°15'56" W	114.18'
L10	S 25°44'04" E	129.99'
L11	S 03°36'14" W	32.73'
L12	S 26°07'58" E	48.47'
L13	S 31°45'58" E	49.51'
L14	S 60°35'16" E	446.94'
L15	S 29°24'44" W	22.94'
L16	S 49°12'38" E	24.21'
L17	N 59°07'54" E	48.80'
L18	N 45°44'11" E	31.00'
L19	N 67°47'54" E	28.11'
L20	S 66°31'54" E	142.96'
L21	S 52°48'00" E	95.42'
L22	S 38°22'53" E	86.64'
L23	N 01°44'39" E	786.21'
L24	N 55°09'26" W	589.35'
L25	N 88°48'14" W	80.12'
L26	N 01°11'46" E	125.00'
L27	N 88°48'14" W	519.17'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	71°39'28"	50.00'	62.53'	S 85°02'22" E	58.54'
C2	54°39'24"	52.52'	50.10'	N 86°08'24" E	48.23'
C3	33°38'48"	130.00'	76.34'	N 71°58'50" W	75.25'

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
1-360-695-1385
1-503-289-9936

EXHIBIT B

2006 Approval



CITY OF CAMAS
616 Northeast Fourth Avenue
P.O. Box 1055
Camas, Washington 98607
<http://www.ci.camass.wa.us>

EXHIBIT B

STAFF REPORT
Belz Place Subdivision Application
File No. SUB #05-14
Staff Report Date: June 19, 2006

PROPOSAL: The applicant is proposing to subdivide approximately 36.9 acres in the R-10 zone into 107 lots for single-family homes.

TO: Joe Turner, Hearings Examiner

FROM: **STAFF**

HEARING DATE: July 27, 2006

LOCATION: Parcel # 124731-000 and 124784-000

OWNER / APPLICANT: C. B. I. LLC.
1514 NW Ostenson Canyon Road
Camas, WA 98607

CONTACT: Zack Goldfinch- Olson Engineering, Inc.
1111 Broadway
Vancouver, WA 98660

Application Submitted: **11/08/05**
Notice of Development Sign: **04/13/06**
Application Complete: **05/06/06**
SEPA Determination: MDNS Comment period ended: **05/30/06**
Notice of Application and SEPA: Mailed: (property owners within 300 feet of the site) **5/12/2006**
Published (Post Record): **05/16/2006**
Notice of Public Hearing: Mailed: (property owners within 300 feet of the site) **06/09/2006**
Published (Post Record) **06/13/2006 and 06/20/2006**

APPLICABLE LAW: The application was submitted on November 8th, 2005 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 17; Subdivisions; Title 18; Chapter 18.09 Density and Development, Chapter 18.07 Use Authorization, Chapter 18.31 Sensitive Areas and Open Space, Chapter 3.88 (Impact Fees), Title 16; Chapters 16.16 (SEPA), 16.05 (Archaeological Resources).

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I. BACKGROUND

Zoning: R-10

Proposed Lots:

- 107 lots- detached single family
- Range of lot sizes 6338 – 15,006 SF
- Average lot size: 8,489 SF

Acreages/Areas:

- Total site area: 36.9 acres
- Open Spaces: 7.93 acres

This Staff Report is formatted to include the applicable criteria, applicant's responses to the criteria, followed by staff comments or analysis supporting, clarifying, or presenting alternative findings or conclusions. The Hearings Examiner recommendation and approval on an application for preliminary plat approval shall be based on the following criteria:

II. SUBDIVISION APPROVAL CRITERIA AND ANALYSIS CMC 17.11.030(D)

1. The proposed subdivision is in conformance with the Camas Comprehensive Plan, Parks and Open Space Comprehensive Plan, Neighborhood Traffic Management Plan, and any other City adopted plans.

Applicant Response: Tab 4 (Received June 7, 2006), Item 1

Staff Comment: The Neighborhood Traffic Management (NTM) Plan of March 2001 recommends that new developments incorporate traffic calming measures in their design. The applicant is not proposing any traffic calming measures other than some of the internal streets are configured with a 28 foot paved width which is in accordance with the requirements of the City's NTM plan for acceptable traffic calming measures. Staff would note that appropriately sized traffic circles or other acceptable traffic calming measures may alter adjacent lot dimensions, lot access and or right-of-way widths and alignments slightly but appear to be feasible without creating substandard lots or a reduction in total lot count. The applicant should be required to incorporate traffic calming features in a number and location acceptable to the City prior to final engineering plan approval.

The applicant provided a preliminary layout of Lots 62, 63 and Tract "D" (dated June 2006). They proposed a **unique amenity** for this subdivision, which is to set aside Tract D as an area for a tot lot, pool and pool house to provide additional recreational opportunities for the future residents of the development. The applicant also proposes several locations for trails. The development of parks within a residential zone is a conditional use and is subject to design review approval. Staff is amenable to the proposed conditional use of Tract "D" and would recommend that the applicant be allowed to submit for design review and site plan approval prior to final plat approval. The completion of the improvements should occur prior to final acceptance of Phase I.

A note on the preliminary plat that was received on June 6, 2006, states, "There are no proposed park or open space features". This statement is obviously an error given the proposed 7.93 acres of open space. The applicant should correct this error at final engineering.

2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the subdivision that are consistent with current standards and plans as adopted in the Camas Design Standard Manual.

Applicants Response: Tab 4 (Received June 7, 2006), Item 2

Staff Comment: Staff agrees that adequate provisions for water, storm drainage, erosion control,

and sanitary sewage disposal have been provided for and/or are feasible as proposed. Staff would note that the applicant is proposing a long offsite extension of a conventional gravity sewer main with connection on NW 18th Loop

3. Provisions have been made for road, utilities, street lighting, street trees and other improvements that are consistent with the Six-Year Street Plan, the Camas Design Standards Manual and other State adopted standards and plans;

Applicant Response: Tab 4 (Received June 7, 2006), Item 3

Staff Comment: The applicant has generally made provisions for adequate roads, utilities, street lighting and other improvements consistent with the adopted standards. Staff would note one minor inconsistency with the proposed typical street sections that include a 4' planter strip and a 3' clear area behind the sidewalk. This configuration will only provide a clear planting area of 3.5' in width for street trees in the planter strip due to the width of the curb. The City's street tree planting requirements are a minimum of 2' of clearance from all concrete surfaces for street trees. The applicant should be required to revise the typical street sections to include a minimum 5' planter strip (4.5' clearance) with a 2' clear area behind the sidewalk.

The applicant's narrative discusses the City's dedication of 23' of City owned property along the Ostenson Canyon Park property frontage to complete the proposed full width street improvements to NW Tidland Parkway. The applicant's narrative is not as specific regarding whose responsibility the installation and construction of the full width street improvements. Staff would recommend the applicant be responsible for the installation and construction of the full width street improvements on NW Tidland Parkway along the entire frontage of the Ostenson Canyon Park property frontage. The city would also like to encourage the applicant to expand Phase I to include more initial construction of Tidland Parkway. This road will serve as the main connector to new ball fields that will be constructed adjacent to the site.

The applicant has not submitted a specific landscaping plan that identifies the proposed tree species to be located within the proposed street rights of way, landscaping of Tract D, model home/sales office, and stormwater facility landscaping. Staff would recommend that prior to final engineering approval the applicant submit a landscape plan for the stormwater detention facility, Tract D, and the model home/sales office.

4. Provisions have been made for dedications, easements and reservations;

Applicant Response: Tab 4 (Received June 7, 2006), Item 4

Staff Comment: Staff agrees the applicant has made adequate provisions for dedications, easements, and reservations.

5. The design, shape and orientation of the proposed lots are appropriate to the proposed use. In addition to meeting the minimum lot size density requirement, each residential lot must provide a building envelope that allows a building that at least conforms to the developers own building restrictions (CC and R's). Therefore corner lots, lots with easements, or lots with environmental constraints may have to be larger than other lots in the subdivision;

Applicant Response Tab 4 (Received June 7, 2006), Item 5

Staff Comment: The applicant has proposed lots that comply with setbacks of 20-feet (front), 5-foot (sides) and 25-feet (front) and has not requested any exceptions from these standards.

The design of lots with this proposal needs some revision to be in full compliance with §17.19.040(D) to include adjustments to side lot lines and lots with double frontage. Side lot lines of lots numbered 45, 46, 47, 72, 73, 92, 93, and 94 do not run at right angles to the curving roadway. These lots lines should be adjusted at final engineering.

Lots numbered 7 and 8 are double frontage lots and according to code, double frontage lots are to be avoided. Compounding the issue, Lot 7 is also a corner lot and has a smaller building envelope in comparison to adjacent lots and will be restricted from building privacy fencing. Staff notes that lot 7 has adequate space to site a 40' x 40' building envelope, consistent with code. In addition, the adjacent lots are of similar size to the proposed lots, and for that reason, staff would not expect this diversion from code to negatively impact the existing neighbors. However, to avoid potential future confusion with setbacks at Lot 7, the applicant should provide a note on the final plat that states that established setbacks of an approved plat shall govern individual lot construction and state that the both lots shall access from NW Tidland Parkway.

6. *The subdivision complies with the relevant requirements of the Camas subdivision and zoning codes, and all other relevant local regulations;*

Applicant Response: Tab 4 (Received June 7, 2006), Item 6

Staff Comment: See staff comments under Item 5,

7. *Appropriate provisions are made to address all impacts identified by the transportation impact study;*

Applicant Response: Tab 4 (Received June 7, 2006), Item 7

Staff Comment: Staff agrees that adequate provisions have been made to address the impacts identified in the transportation impact study.

8. *Appropriate provisions for maintenance of privately owned common facilities have been made;*

Applicant Response Tab 4 (Received June 7, 2006), Item 8

Staff Comment: Staff agrees that appropriate provisions for the maintenance of privately owned facilities have been made.

9. *Appropriate provisions, in accordance with RCW 58.17.110, is made for: (a) The public health, safety, and general welfare and for such open spaces, drainage ways, streets, or roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) The public use and interest will be served by the platting of such subdivision and dedication.*

Applicant Response: Tab 4 (Received June 7, 2006), Item 9

Staff Comments: Staff concurs.

10. *The application and plans shall be consistent with the applicable regulations of the adopted comprehensive plans, shoreline master plan, state and local environmental acts and ordinances in accordance with RCW 36.70B.030.*

Applicant Response: Tab 4 (Received June 7, 2006), Item 10

Staff Comments: Staff concurs.

III. STORMWATER EXCEPTION REQUEST – CRITERIA CMC 17.23.010(A)

(a) An exception shall not be granted unless there are special physical circumstances or conditions affecting the property, such that the strict application of the provisions of this code would deprive the applicant of the reasonable use of development of his land; (b) the exception is necessary to insure such property rights and privileges as are enjoyed by other properties in the vicinity and under similar circumstances; (c) and the granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity.

Applicant Response: Letter dated April 12, 2006, “Belz Place – request for Offsite Stormwater Facility”

Staff Comment In general, staff finds this exception acceptable to the City. The enhanced landscaping to include a trail, are in the best interest of the community at large. Staff would suggest that the applicant provide a final landscaping plan for all tracts to include, Tract A with final engineering. The landscape plan should include type and location of plants, appropriate watering system to assure landscaping success and bonding in the amount of 200% of the engineering cost estimate for installation.

IV. PUBLIC COMMENTS

As of the writing of this report, no public comments were received.

V. RECOMMENDATION

Staff recommends consolidated approval of the preliminary plat and conditional uses of Tract “D” and of Lots 62 and 63, with the following conditions:

VI. STANDARD CONDITIONS OF APPROVAL

1. Stormwater treatment and control 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.
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.
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.
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.
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.
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.

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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 and any storm drainage system or easements outside the City's right of way (if applicable).
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.
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.
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.

VI. SPECIAL CONDITIONS OF APPROVAL

Planning

1. Prior to the removal of trees, a forest practice permit shall be required. The applicant shall supply a copy of said permit with final engineering.
2. Consistent with SEPA mitigation measures, the applicant shall install 4'-high temporary construction fencing at perimeter of Tract C, prior to any earth moving activity.
3. Consistent with SEPA mitigation measures, the applicant shall install a minimum of 4'-high continuous, permanent fencing along the boundary of Tract C prior to final plat approval. Maintenance of this fencing shall be the responsibility of the homeowners association and shall be included in the HOA CC&R's.
4. The applicant shall provide a final landscaping plan for Tracts A and B, to be approved by staff during final engineering approval. The landscape plan shall include type and location of plants, and appropriate watering system to assure landscaping success. Landscaping of common areas shall be installed prior to substantial completion.
5. Pursuant to §17.19.040(D) side lot lines of lots numbered 45, 46, 47, 72, 73, 92, 93, and 94 shall run at right angles to the roadway. These lots lines shall be adjusted at final engineering.
6. A design review permit shall be required for Tract "D" per §18.19 CMC.

Engineering

1. The applicant shall incorporate traffic calming features in a number and location acceptable to the City prior to final engineering plan approval.
2. The applicant shall submit plans for the development of Tract D and trails as proposed and complete the proposed improvements prior to final acceptance of Phase I.
3. The applicant shall revise the proposed typical street sections to include a minimum 5' planter strip (4.5' clearance) with a 2' clear area behind the sidewalk.
4. The applicant shall complete the installation and construction of the full width street improvements on NW Tidland Parkway along the entire frontage of the Ostenson Canyon Park property frontage.

5. Prior to final engineering approval the applicant shall submit a landscape plan for the stormwater detention facility, Tract D, model home/sales office, the proposed street tree planting and the wetland mitigation/enhancement work.
6. 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.
7. 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 that disturbs an acre or more or adds 5000 square feet or more of impervious surface. In accordance with CMC 17.21.030 the applicant shall be required to furnish to the City an approved form of security (e.g. Erosion Control Bond). The bond is to be in the amount of 200% of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor. The City reserves the right to tap the bond to recover costs associated with enforcing, removing or rectifying any unauthorized dumping, filling or grading.
8. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7 AM to 7 PM Monday through Friday and 9 AM to 5 PM on Saturdays, excluding City observed holidays. Additionally this limitation shall apply to equipment maintenance vehicles.
9. A note shall be added to the final plat stating that each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.

VII. SEPA CONDITIONS (Comment period ended without appeal)

State Environmental Policy Act (SEPA MDNS, File SC-05-06-10) Mitigation Measures

1. An Erosion Control Plan consistent with City requirements to include compliance with the Stormwater Management Manual for Western Washington, February 2005 shall be prepared and submitted for review and approval, and implemented prior to any earth disturbing activities. Additional erosion control measures shall be implemented consistent with best available practices as necessary to control erosion. From May 1 to September 30, no soils should remain exposed and unworked for more than 7 days. Soil stabilization measures should be appropriate for the time of year, site conditions, estimated duration of use, and potential water quality impacts that stabilization agents may have on downstream waters.
2. Grading and all other earthwork to occur during periods of extended dry weather or as advised by Geocon Northwest, Inc. (September, 2005).
3. Fugitive emissions associated with construction must be controlled at the excavation site, during transportation of excavated material, and at any disposal site.
4. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual or as revised. Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge.
5. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (or as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.
6. The Revised Wetland and Buffer Mitigation Plan, as prepared by the Resource Company (dated March 1, 2006) shall be implemented as proposed. To include the following: (1)

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The applicant shall be required to install temporary, construction, fencing around the sensitive areas prior to earth disturbing activities; (2) Permanent signage shall be installed that reads "Wetland buffer – Please leave in a natural state." These signs shall be posted every 100 feet or at least one per lot, whichever is less; and (3) Permanent and continuous fencing shall be installed at the rear of lots adjacent to Tract "C", which includes Lots numbered 74 – 103, Tract D and Lot 106. Installation of fencing shall be constructed in a manner as to minimize habitat impacts.

7. Wetland mitigation shall be installed and shall require financial surety of 105% of the total cost of the initial installation to ensure mitigation success. Initial installation and financial surety shall be in place prior to substantial development of any phase. The monitoring and financial surety program will run a period of 5 years with annual submittal of monitoring reports required.

8. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7:00 a.m. to 7:00 p.m., Monday through Friday; 8:00 a.m. to 5:00 p.m. on Saturday, excluding city observed holidays and Sundays. Furthermore, maintenance and fueling of construction equipment shall be confined from said times and days.

9. The applicant shall secure all required local, state, or federal permits prior to construction of improvements.

- The delineated wetland buffer extends into lots 74 – 80, 84 - 88, 92 - 94, and 103 (See Figure 4, Revised Wetland Mitigation Plan). In compliance with codes, the applicant has proposed to retain all significant trees within the wetland tract and wetland buffer. The submitted Tree Plan indicates that several of the trees to be retained are located within individual lots (See Tree Plan, sheet 3, dated April 2006).

In an effort to ensure significant protected trees have a reasonable chance of survival the following additional measures shall be employed prior to and during the development process:

- Provide temporary, construction fencing around the drip lines of trees that are adjacent to or within individual lots. The temporary fencing shall be in place prior to any earthwork activities and remain in place through home construction.
- Final grading and site plans shall include the location of protected trees and shall be consistent with the intent to retain these significant trees.
- The applicant shall provide financial surety for the retainage of significant trees in an amount of 105% the replacement cost which shall include installation, monitoring and maintenance for a period of five years. Financial surety may be released upon substantial completion of the development.
- Significant trees identified for protection shall not be removed without prior written approval from the City and upon submittal of a certified arborist's recommendation.

VIII. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. FINDINGS OF FACT

1. The review and decision of the city shall be in accordance with the provisions of CMC 18.55.
2. Type III applications require that an eight-foot by four-foot sign is posted on the property pursuant to CMC 18.55.120. The site signage was posted on April 13, 2006.
3. Approval criteria for a subdivision are contained in §17.11.030 (D) CMC. The applicant responded to all ten criteria behind tab number 4 of their application and staff

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responded to those responses throughout the preceding staff report.

4. The Camas Municipal Code requires compliance with the requirements of Title 18, in particular the density and dimensions of the underlying zone and sensitive areas requirements. The applicant has proposed 107 lots at a density of 3.6 units per acre. The maximum units per acre in the R-10 zone is 4.3 units per acre.

5. The Camas Municipal Code requires compliance with all applicable design and development standards contained in §17.19 CMC which requires the demonstration of the availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for the applicable regulations.

6. The sales offices as proposed at Lots 62 and 63 are temporary uses that require a conditional use permit according to §18.07.040CMC.

7. The development of Tract "D" as recreational open space is defined as a conditional use and is subject to Design Review according to §18.07.040CMC.

8. The applicant has requested consolidated review of the preliminary plat and both conditional uses pursuant to §18.55 CMC.

B. CONCLUSIONS OF LAW

1. As verified by staff with a letter dated May 5, 2006, the applicant provided the required information and signage in compliance with CMC18.55
2. As conditioned, the application meets the criteria necessary for approval of a subdivision pursuant with §17.11.030 (D CMC).
3. As conditioned, the application is consistent with §17.19 CMC, having proposed adequate public road, utilities and other improvements to serve the site at the time development is to occur.
4. As proposed, the preliminary plat meets the R-10 zoning requirements with lots that comply with the dimensions of §18.09.040 Table 2 CMC.
5. Subject to Design Review §18.19 CMC, Tract "D" shall provide additional recreational amenities to the development to include a tot lot, pool and pool house.

IX. PLAT NOTES

The following notes shall be added to the final plat:

1. A homeowners association will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas.
2. No further short platting or subdividing will be permitted once the final plat has been recorded.
3. A final occupancy permit will not be issued by the Building Department until all subdivision improvements are completed and accepted by the City.
4. The lots in this subdivision are subject to traffic impact fees, fire impact fees, school 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 NFPA 13D are required in all structures accessed off streets with a 52' ROW and a 28' paved street width.
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 Public Works Department and OAHF.
7. All tracts to be owned and maintained by the Homeowners Association.
8. Tract "C" contains sensitive lands and associated buffers. No structures, including fences are to be built within sensitive lands or its buffer.

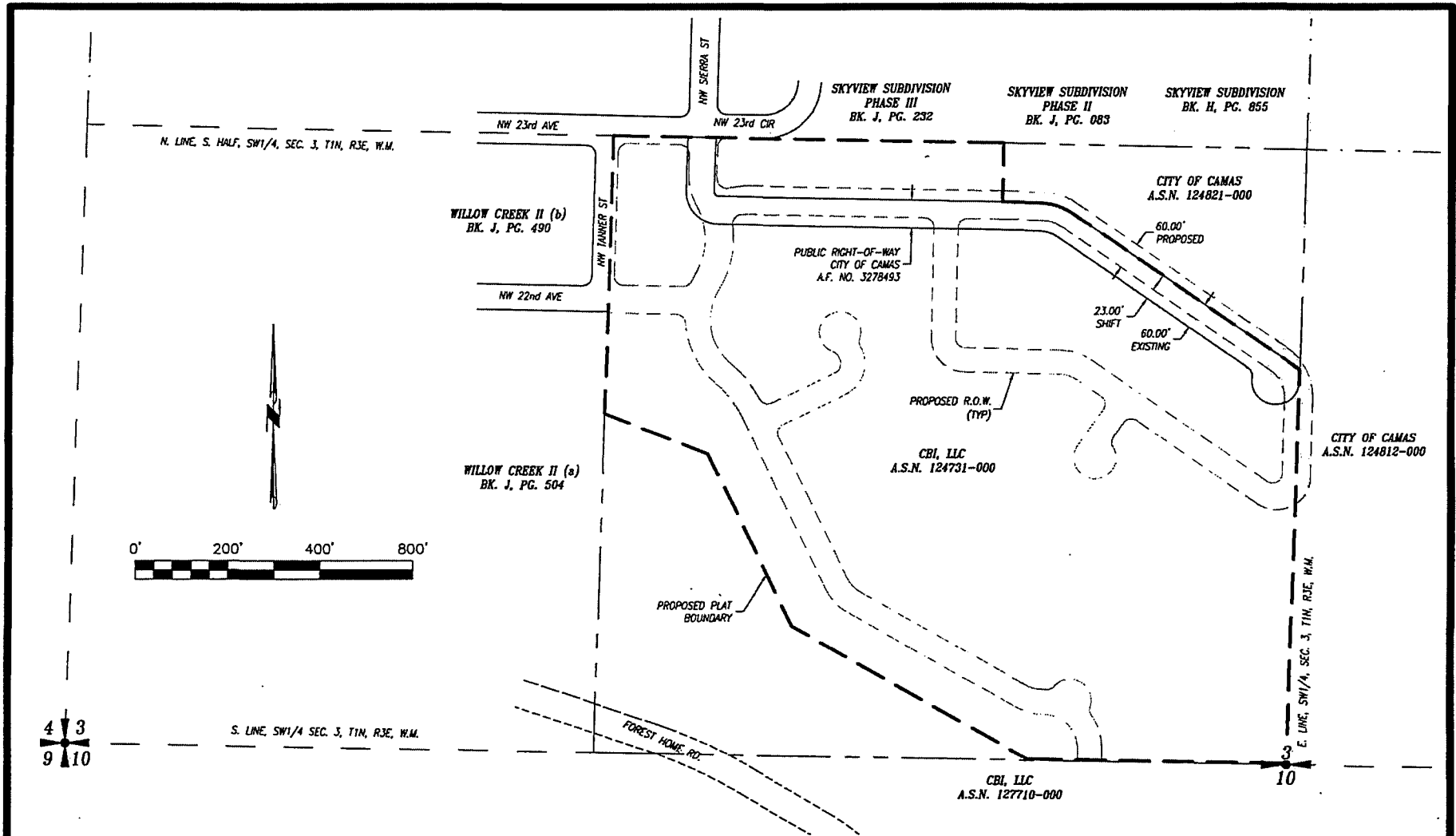
Exhibit B - Page 10 of 11

9. Tract "C" shall remain in its natural state. Modifications to the area may be allowed pursuant to §16.50.120 (B.5) CMC and with approval from the Community Development Director.
10. Developers of Lot 7, a peninsula-configured lot, shall be made aware of additional land use restrictions for building of fencing, retaining walls and accessory structures as provided in §18.17 CMC – Supplemental Development Standards. The front of this lot shall be along NW Tidland Parkway.

EXHIBIT C

Right-of-Way

EXHIBIT C

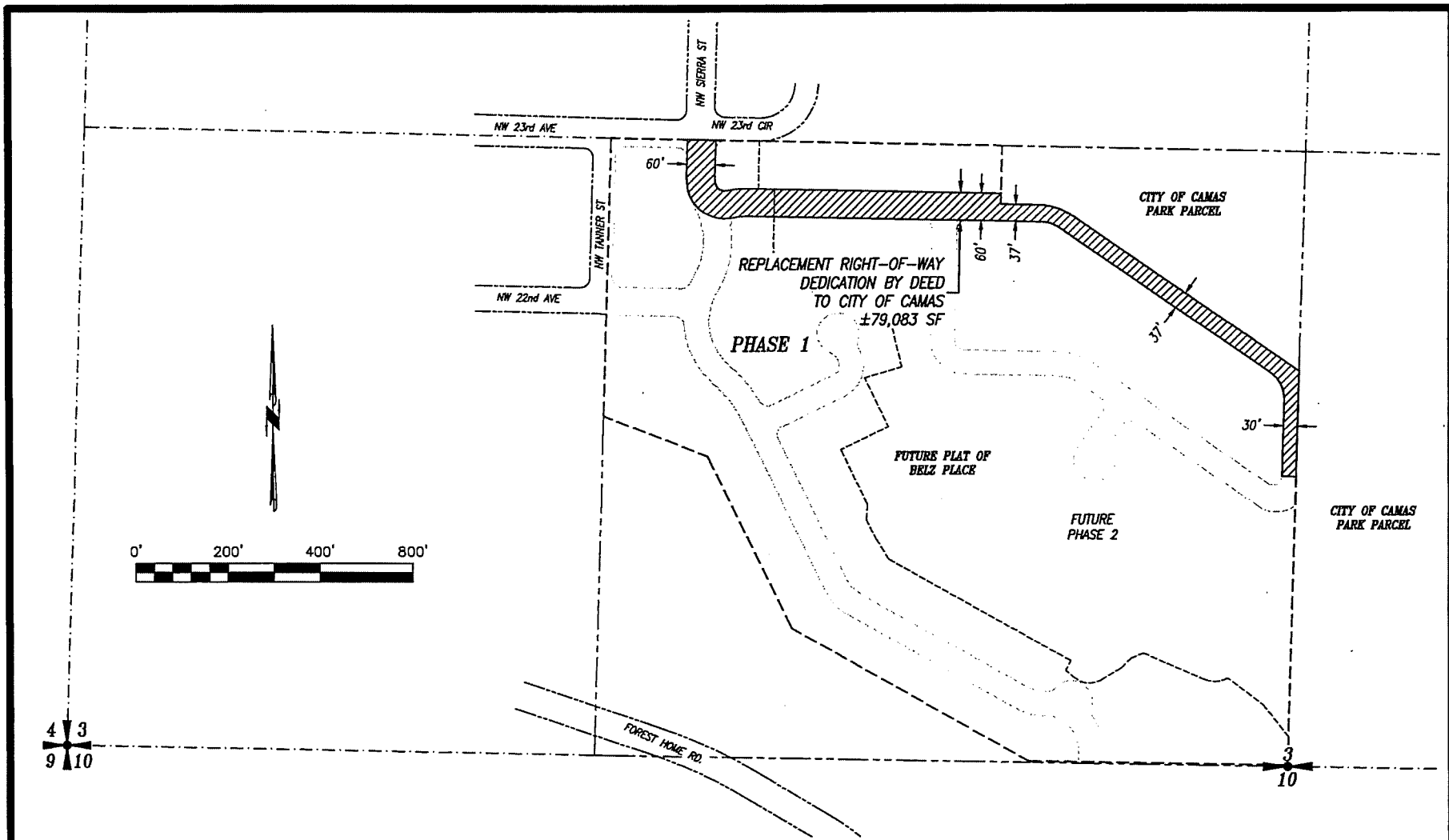


OLSON LAND SURVEYORS
ENGINEERS
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
 360-695-1385
 503-289-9936

EXHIBIT SKETCH OF EXISTING AND PROPOSED RIGHT-OF-WAY
BELZ PLACE
 SECTIONS 3 & 10, TOWNSHIP 1 NORTH, RANGE 3 EAST, W.M., CITY OF CAMAS, WA

DESIGN BY: T.D.M.	SCALE: 1"=200'	SHEET
DRAWN BY: T.D.M.	DATE: 02/18/15	1 of 1
CHECKED BY: K.F.S.	JOB NO: 6382.01.01	

EXHIBIT C



4 3
9 10

3
10

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9936

EXHIBIT SKETCH OF REPLACEMENT RIGHT-OF-WAY DEDICATION TO CITY OF CAMAS

BELZ PLACE

SECTIONS 3 & 10, TOWNSHIP 1 NORTH, RANGE 3 EAST, W.M., CITY OF CAMAS, WA

DESIGN BY: T.D.H.	SCALE: 1"=200'	SHEET
DRAWN BY: T.D.H.	DATE: 08/11/15	2 of 2
CHECKED BY: K.F.S.	JOB NO.: 6382.01.01	

EXHIBIT D

Park Improvements

ROMTEC
PLAN SET NO
17747

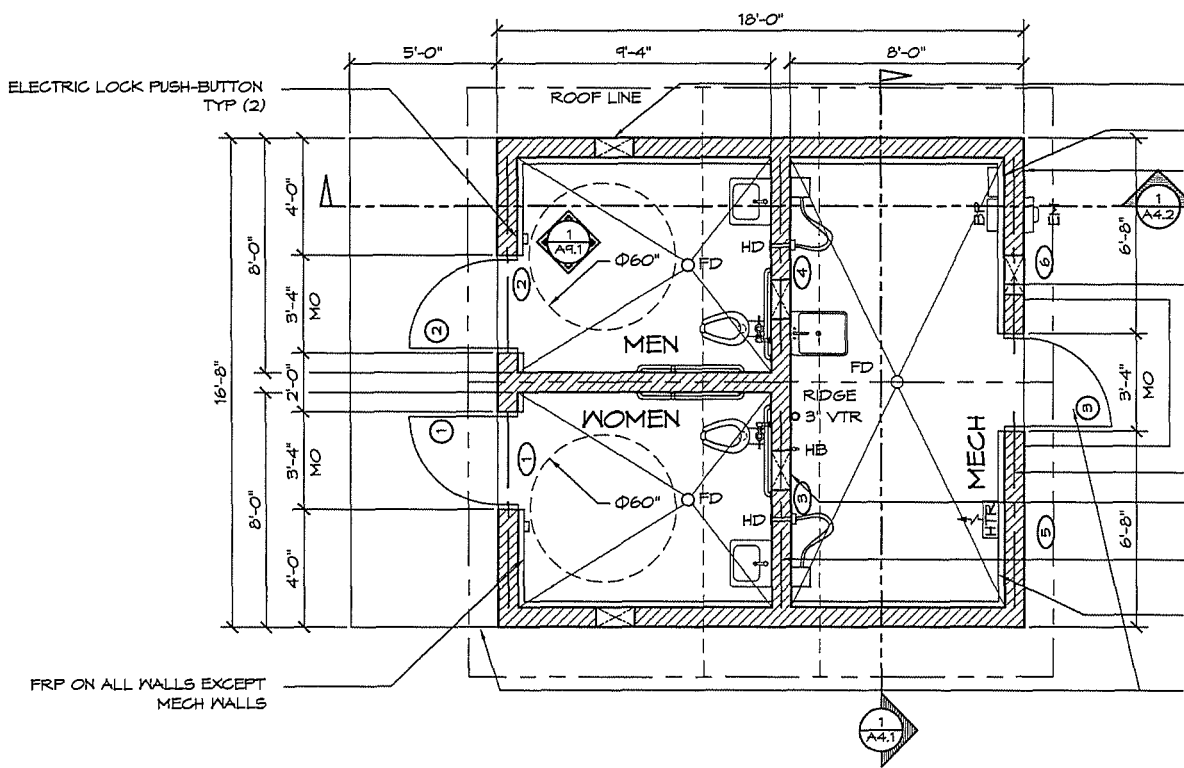
2024 - SIERRA II RESTROOM W/ 8' STORAGE/MECHANICAL ROOM

GOOT PARK
CAMAS, WASHINGTON


DRAFT
NOT FOR
CONSTRUCTION

WALL TYPE SCHEDULE

 8" DRY STACK CMU WALL REINFORCED & GROUT FILLED



- 16" x 24" KICK RESISTANT EXP. METAL VENT AND WINTERIZING KIT, E-1003 W/ INSECT SCREEN, TYP (3)
- ELECTRIC LOCK CONTROL PANEL
- 8" SPLIT FACE CMU WITH GROUND FACE INTERIOR CONCRETE BLOCK WALL
- TAMOSEAL INTERIOR OF ALL EXTERIOR WALLS AND ALL MECH WALLS, SLAB TO CEILING
- POLYCARBONATE WINDOW, TYP (4)
- 16" x 16" ROMTEC E-1062 VENT, TYP (2)
- WOOD FILLER WALL, TYP (2)
- 2" FURRED INSULATED WALL
- CONCRETE SLAB BY CONTRACTOR

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN NORTH 

NOTE:
FIXTURES AND ACCESSORIES
ARE DIMENSIONED ON SHT A9.1

PRELIMINARY

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PROJECT: SIERRA II RESTROOM W/ MECH STORAGE
GOOT PARK
CAMAS, WASHINGTON
 SHEET TITLE: FLOOR PLAN

PLAN SET: 17747

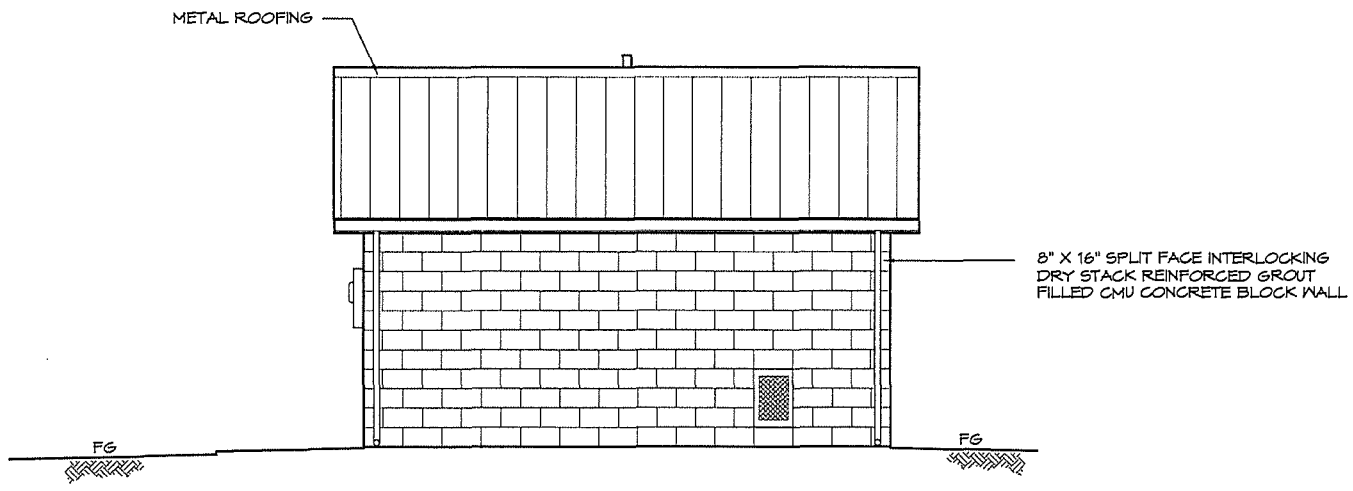
DATE: 07/13/09
 REVISIONS
 REV. DATE: BY

DRAWN BY: SK

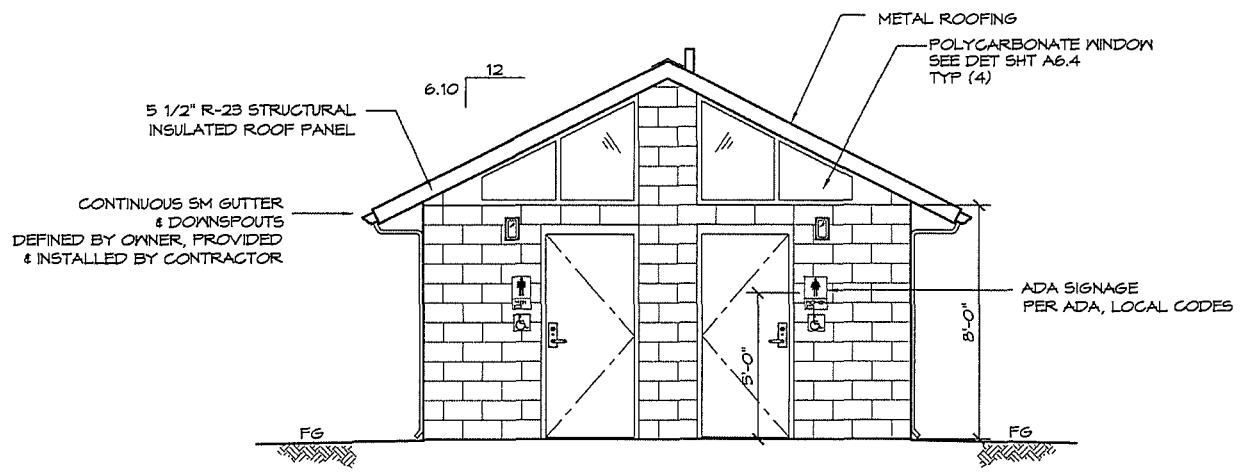
HCE
ARCHITECTS, ENGINEERS
SURVEYORS & PLANNERS
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1100 N. 10TH AVE. SUITE 200
CAMAS, WA 98607
509.865.1100

ROMTEC
1100 NORTHWAY ROAD, REVERSHAM, OR 97131
503.465.2400

SHEET NO.
A2.1



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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CONSTRUCTION

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PROJECT: SIERRA II RESTROOM / MEGH/STORAGE
 GOOT PARK
 CAMAS, WASHINGTON
 SHEET TITLE: EXTERIOR ELEVATIONS

PLAN SET: 17747
 DATE: 07/13/09
 REVISIONS
 NO. DATE BY
 DRAWN BY: SK

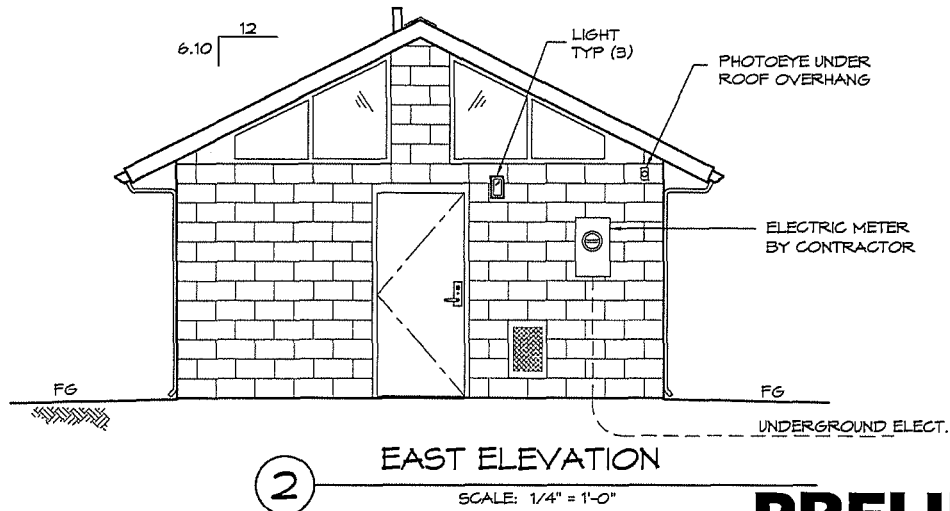
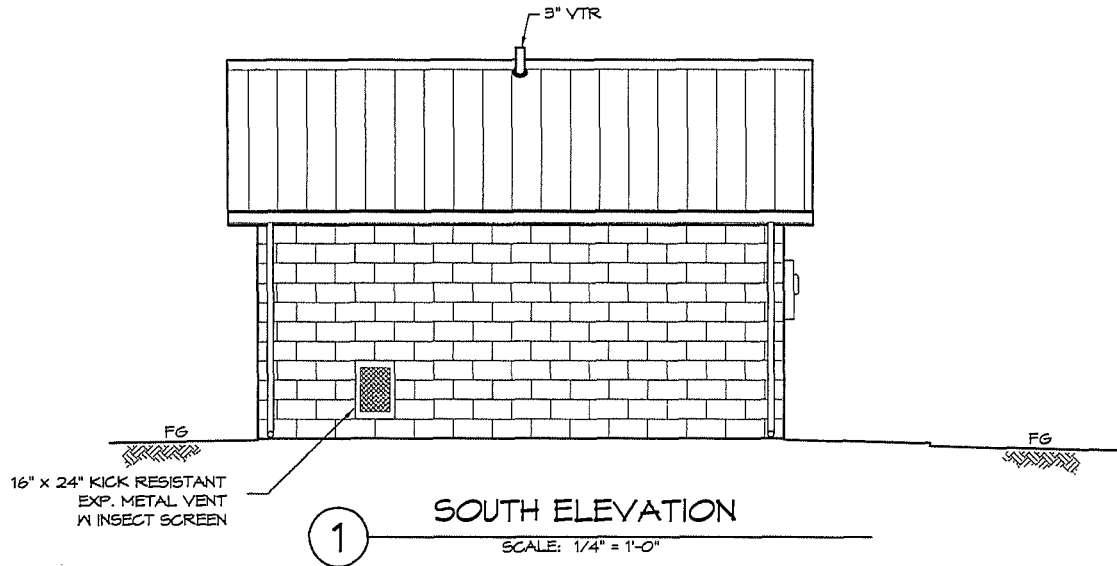
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PRELIMINARY

SHEET NO. A3.1

DRAFT
NOT FOR
CONSTRUCTION



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PROJECT: SIERRA II RESTROOM W/ MECH/STORAGE
 PLAN SET# 17747
 DATE: 01/13/09
 REVISIONS
 REV. DATE BY
 PREPARED BY: SK

HCE
**ARCHITECTS, ENGINEERS,
 SURVEYORS & PLANNERS**
1111 1st Avenue, Suite 200, Camas, WA 98607
 Phone: 360-833-7777 Fax: 360-833-7778

ROMTEC
1800 NORTH HAZARD ROAD, ROSSFORD, OH 44070
 419-331-7400

SHEET NO.
A3.2

PRELIMINARY

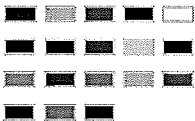


A PLAYCORE Company

PRIMETIME SWING



Metal



Model: 12583

Age Groups:

Features and Benefits

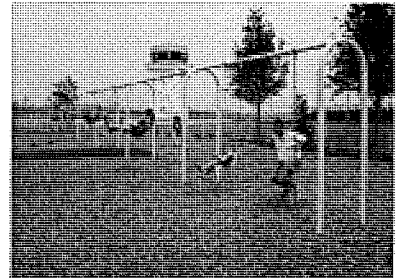


EXHIBIT E

Lot Standards

EXHIBIT E

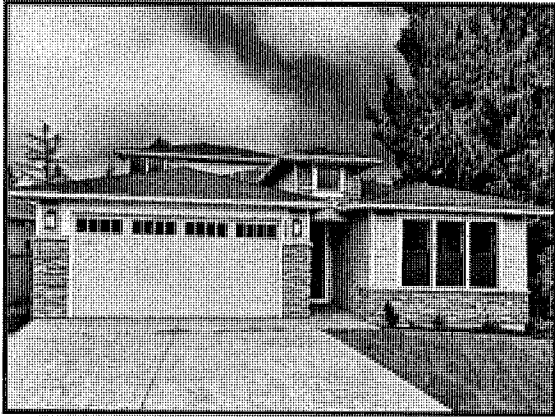
	APPLICABLE D.A. STANDARDS
Maximum density (dwelling units/gross acre)	Lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040 Table-2, in addition to standards set forth herein
Maximum building height (feet)	Standard code provisions; as modified by D.A. Section 9 regarding allowable number of stories (<i>Footnote 1 below</i>)
Minimum front yard (feet)	14
Minimum rear yard (feet)	17.5
Minimum side yard on corner lot (feet)	18

FN 1: Height and Stories of Adjacent Homes in Row. No more than two immediately adjacent homes with front-yards on a common street shall be two (2) or more stories in height; a home of less than two (2) stories shall separate each set of two immediately adjacent homes with front-yards on a common street; PROVIDED, that a home of one and one-half story (1 ½) story shall not constitute a two (2) story home









EXHIBIT F

Pahlisch Homes Belz Place 1.5 Story Exhibit




Pahlisch Homes

wollamassociates.com      



STAFF REPORT
Final Plat for Kate's Cove Subdivision (Formally Brady Road Sub)
 File No. FP15-10
 (Prior Permit #: SUB06-07)
 May 2nd, 2016

TO: Mayor Higgins
 City Council **MEETING DATE:** May 2nd, 2016

FROM: Robert Maul, Planning Manager
 Wes Heigh, Project Manager

LOCATION: Parcel # 125186-000 and 125185-000

OWNER: David Lugliani
 Kate's Close LLC
 16420 SE McGillivray Blvd, #103-197
 Vancouver, WA

APPLICABLE LAW: The final plat application was submitted April 05, 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

<ul style="list-style-type: none"> • 29 Lots • Zoning: Single Family 5,000 square foot lots. (R-5) 	<ul style="list-style-type: none"> • Total area: 8.9 acres • Critical Areas: 3.3 acres
--	--

The Brady Road subdivision was preliminarily approved on September 26th, 2006. The applicant has since changed the name to Kate's Cove. At the time of writing this staff report the applicant has either completed the improvements on site, or has provided acceptable financial security to complete the improvements pursuant to the Camas Municipal Code.

Staff found that the application met the requirements of Final Plat approval in accordance with CMC§17.21.060. This staff report addresses compliance with the criteria for final plat approval.

Conditions of Approval (SUB12-02)	Findings
1. Stormwater treatment and control 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.	Stormwater report was approved and is on file.

<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>Construction plans were approved.</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>Construction plans were approved and installed as required.</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>Installed/bonded as required.</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>Construction plans were approved and fee received.</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>Maintenance provisions are included in CC&Rs.</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 and any storm drainage system or easements outside the City's right of way (if applicable).</p>	<p>CC&R's were reviewed and approved.</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>Complies</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>Conditioned and bonded</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.	Submitted
Planning	
11. The applicant shall include the proposed sidewalk between Lots 17 and 18 as dedicated to the city and fully pave its width.	Bonded.
12. Informational signs for pedestrians shall be posted at the points along NW Brady Road and NW 20 th where the sidewalk diverts through the subdivision. Signage shall be installed prior to substantial completion.	Bonded
13. The applicant shall provide fencing along the side lot lines of lots abutting the private road tracts.	Bonded
14. Prior to final plat, the applicant shall provide financial surety acceptable to the City in the amount of 105% of a landscape engineer's estimated costs of materials and installation for landscaping and fencing/walls. §17.19.030 (D5)	Complies
15. Fencing and landscaping shall be installed prior to final plat recording.	Complies
Engineering	
16. Each lot in this subdivision shall be subject to payment of \$375.00 per the Heraeus water line late comer's agreement. Additionally a note to this effect shall be placed on the face of the final plat.	Note on plat
17. The applicant shall be subject to payment of the Fisher Basin Stormwater Drainage Utility fees of \$3,049.00 per developed acre. Payment of said fee shall occur prior to final plat approval.	Noted on plat.
18. All existing wells, septic tanks and/or septic drain fields shall be properly decommissioned in accordance with the Southwest Washington Health Department requirements.	Complies
19. All lots shall provide drainage for stormwater runoff from roof drains to an approved storm drainage system.	Conditioned for building
20. 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.	Conditioned for building

21. 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 that disturbs an acre or more or adds 5000 square feet or more of impervious surface.	Complies
22. For Brady Road improvements, the Applicant shall be required to provide standard half width roadway improvements, subject to sidewalk deviation that has been approved, unless the Applicant may enter into a Development Agreement to pay a fee to the City in lieu of actual construction of those improvements. The fee shall be in the amount of estimated cost of constructing the improvement.	Complies via development agreement with city.
23. Automatic fire sprinkler system designed and installed in accordance with NFPA 13D is required in all new Buildings per CMC 17.19	Conditioned for building
24. One fire hydrant is required between lots 6 and 7.	Complies.

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.

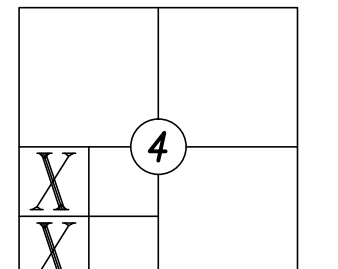
Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

Recommendation

Staff recommends that Council APPROVE the final plat of Kate’s Cove (file #FP15-010) as submitted.

KATE'S COVE

A SUBDIVISION IN THE H.M. KNAPP D.L.C. #38 IN THE W1/2 OF THE SW 1/4 SEC. 4, T1N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
PRELIMINARILY APPROVED AS BRADY ROAD UNDER CITY OF CAMAS FINAL ORDER #SUB06-07
APRIL 2016



T.1N, R.3E, W.M.

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

KATE'S COVE

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



04/12/2016

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

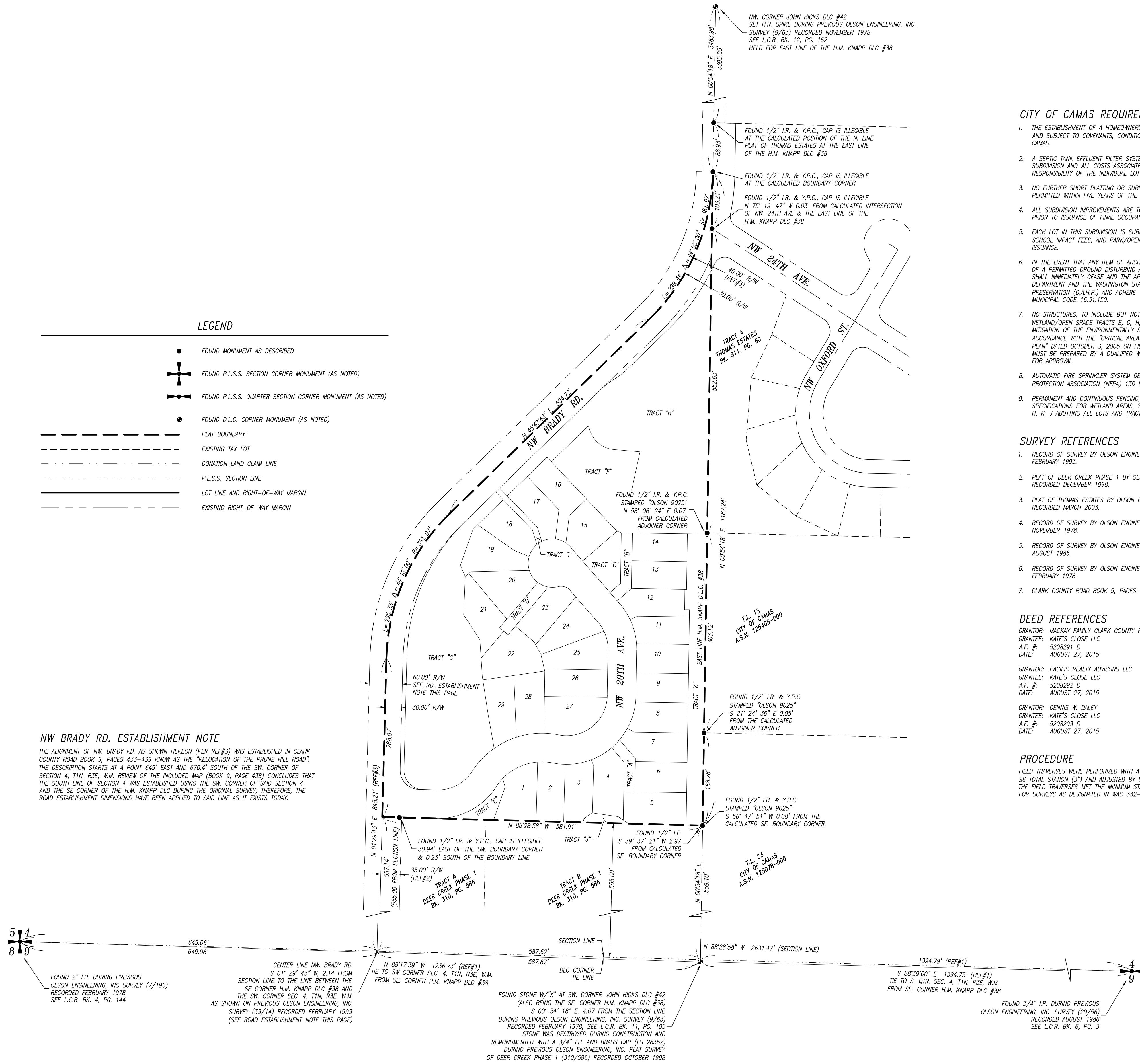
FILED FOR RECORD THIS _____ DAY OF _____, 2016.

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

LEGEND	
	FOUND MONUMENT AS DESCRIBED
	FOUND P.L.S.S. SECTION CORNER MONUMENT (AS NOTED)
	FOUND P.L.S.S. QUARTER SECTION CORNER MONUMENT (AS NOTED)
	FOUND D.L.C. CORNER MONUMENT (AS NOTED)
	PLAT BOUNDARY
	EXISTING TAX LOT
	DONATION LAND CLAIM LINE
	P.L.S.S. SECTION LINE
	LOT LINE AND RIGHT-OF-WAY MARGIN
	EXISTING RIGHT-OF-WAY MARGIN

NW BRADY RD. ESTABLISHMENT NOTE

THE ALIGNMENT OF NW BRADY RD. AS SHOWN HEREON (PER REF#3) WAS ESTABLISHED IN CLARK COUNTY ROAD BOOK 9, PAGES 433-439 KNOWN AS THE "RELOCATION OF THE PRUNE HILL ROAD". THE DESCRIPTION STARTS AT A POINT 649' EAST AND 670.4' SOUTH OF THE SW CORNER OF SECTION 4, T1N, R3E, W.M. REVIEW OF THE INCLUDED MAP (BOOK 9, PAGE 438) CONCLUDES THAT THE SOUTH LINE OF SECTION 4 WAS ESTABLISHED USING THE SW CORNER OF SAID SECTION 4 AND THE SE CORNER OF THE H.M. KNAPP D.L.C. DURING THE ORIGINAL SURVEY; THEREFORE, THE ROAD ESTABLISHMENT DIMENSIONS HAVE BEEN APPLIED TO SAID LINE AS IT EXISTS TODAY.



CITY OF CAMAS REQUIRED NOTES

- THE ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION (H.O.A.) IS REQUIRED FOR THIS SUBDIVISION AND SUBJECT TO COVENANTS, CONDITIONS & RESTRICTIONS (C.C. & R'S) ON FILE WITH THE CITY OF CAMAS.
- A SEPTIC TANK EFFLUENT FILTER SYSTEM (S.T.E.F.) IS REQUIRED FOR INDIVIDUAL LOTS OF THIS SUBDIVISION AND ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE S.T.E.F. SYSTEMS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT OF THIS SUBDIVISION WILL BE PERMITTED WITHIN FIVE YEARS OF THE RECORDING OF THIS PLAT.
- ALL SUBDIVISION IMPROVEMENTS ARE TO BE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS PRIOR TO ISSUANCE OF FINAL OCCUPANCY PERMITS BY THE BUILDING DEPARTMENT.
- EACH LOT IN THIS SUBDIVISION IS SUBJECT TO PAYMENT OF CITY OF CAMAS TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 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.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MUNICIPAL CODE 16.31.150.
- NO STRUCTURES, TO INCLUDE BUT NOT LIMITED TO SIGNAGE OR FENCING, MAY BE ERRECTED IN WETLAND/OPEN SPACE TRACTS E, G, H, J AND K OF THIS SUBDIVISION. ONGOING MAINTENANCE AND MITIGATION OF THE ENVIRONMENTALLY SENSITIVE AREAS WITHIN TRACTS E, G, H, AND K SHALL BE IN ACCORDANCE WITH THE "CRITICAL AREAS REPORT AND DETAILED CONCEPTUAL WETLAND MITIGATION PLAN" DATED OCTOBER 3, 2005 ON FILE WITH THE CITY OF CAMAS. MODIFICATIONS TO THIS PLAN MUST BE PREPARED BY A QUALIFIED WETLAND BIOLOGIST AND SUBMITTED TO THE CITY OF CAMAS FOR APPROVAL.
- AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 130 IS REQUIRED IN ALL DWELLING STRUCTURES.
- PERMANENT AND CONTINUOUS FENCING, IN ACCORDANCE WITH CITY OF CAMAS REQUIRED SPECIFICATIONS FOR WETLAND AREAS, SHALL BE INSTALLED ALONG THE BOUNDARIES OF TRACTS E, G, H, K, J ABUTTING ALL LOTS AND TRACTS.

SURVEY REFERENCES

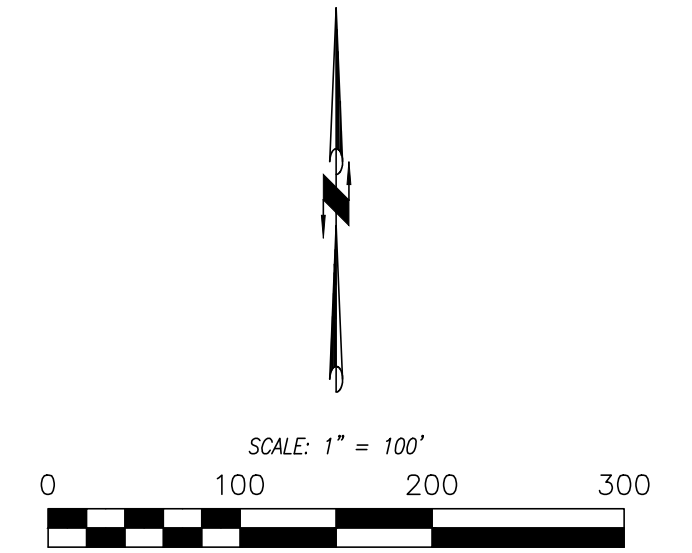
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (33/14) RECORDED FEBRUARY 1993.
- PLAT OF DEER CREEK PHASE 1 BY OLSON ENGINEERING, INC. (310/586) RECORDED DECEMBER 1998.
- PLAT OF THOMAS ESTATES BY OLSON ENGINEERING, INC. (311/060) RECORDED MARCH 2003.
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (9/63) RECORDED NOVEMBER 1978.
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (20/56) RECORDED AUGUST 1986.
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (7/196) RECORDED FEBRUARY 1978.
- CLARK COUNTY ROAD BOOK 9, PAGES 432 THROUGH 439 INCLUSIVE.

DEED REFERENCES

- GRANTOR: MACKAY FAMILY CLARK COUNTY PROPERTIES, LLC
GRANTEE: KATE'S CLOSE LLC
A.F. #: 5208291 D
DATE: AUGUST 27, 2015
- GRANTOR: PACIFIC REALTY ADVISORS LLC
GRANTEE: KATE'S CLOSE LLC
A.F. #: 5208292 D
DATE: AUGUST 27, 2015
- GRANTOR: DENNIS W. DALEY
GRANTEE: KATE'S CLOSE LLC
A.F. #: 5208293 D
DATE: AUGUST 27, 2015

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 332-130-090.



BASIS OF BEARINGS
ASSUMED BASED ON TRAVERSES BY OLSON ENGINEERING FOR PROPERTY RESERVE, INC. (33/14) RECORDED FEBRUARY 1993

PG. 1 OF 2 JOB# 9270.01.01
COPYRIGHT 2015, OLSON ENGINEERING, INC.
FILE: J:\DATA\9000\9200\9270\9270\SURVEY\PLAT\9270.S.FLAT.DWG



KATE'S COVE

A SUBDIVISION IN THE H.M. KNAPP D.L.C. #38 IN THE W 1/2 OF THE SW 1/4 SEC. 4, T1N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
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APRIL 2016

PUBLIC UTILITY & SIDEWALK EASEMENTS

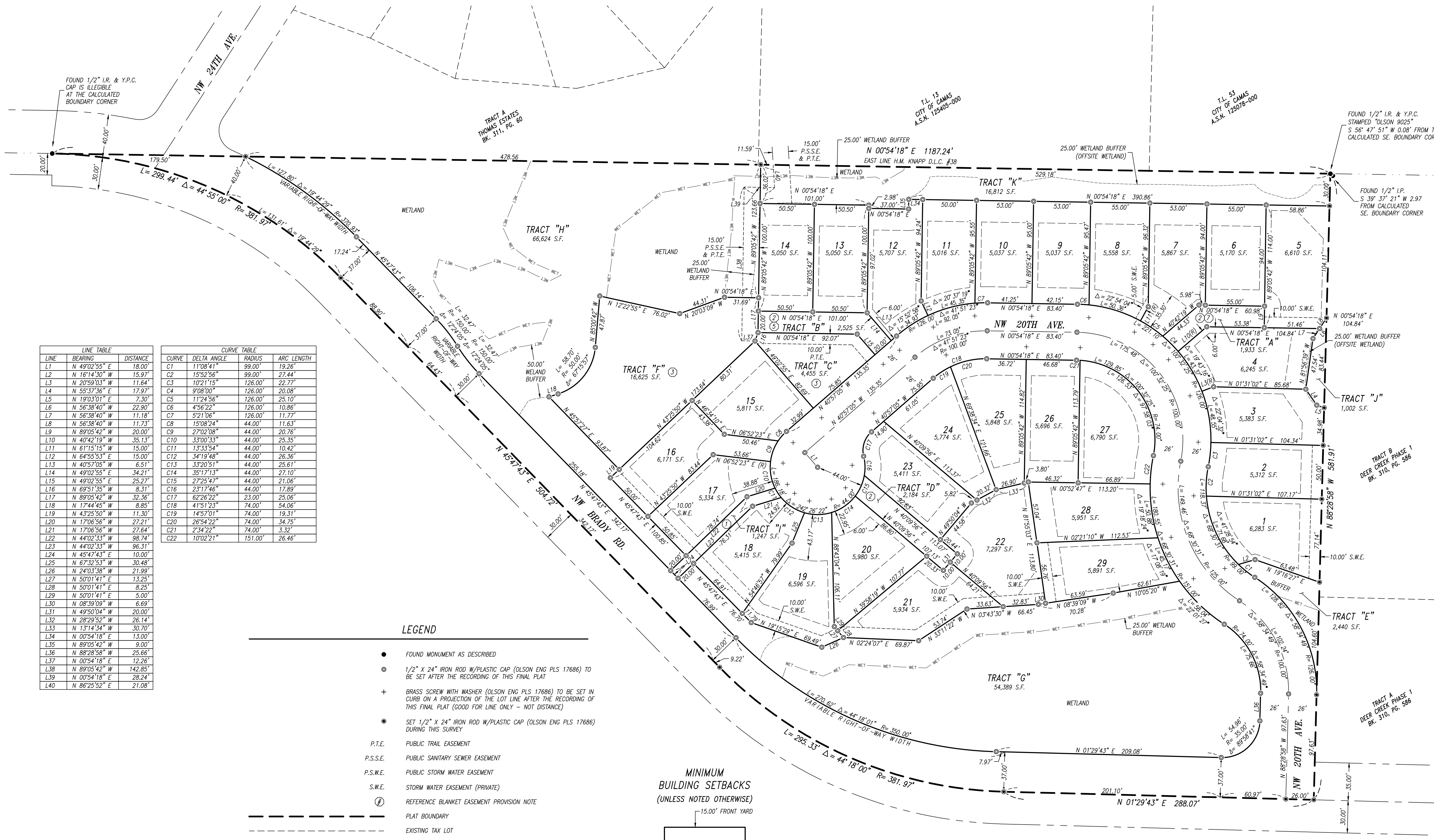
A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND ALL OF TRACTS A, B, AND C, AND A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTS OF ALL LOTS AND TRACTS WITHIN THIS PLAT, AND LOTS 4, 5 AND 6 FRONTAGE TO TRACT A, AND LOTS 12, 13 AND 14 FRONTAGE TO TRACT B, AND LOTS 20, 21 AND 22 FRONTAGE TO TRACT D. THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENOVATING, OPERATING AND MAINTAINING OF, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, STORM DRAIN, AND OTHER PUBLIC UTILITIES. ALSO, A PUBLIC SIDEWALK EASEMENT IS RESERVED OVER, UNDER AND UPON A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTS OF ALL LOTS AND TRACTS WITHIN THIS PLAT FOR THE PURPOSE OF NECESSARY COMPLIANCE WITH ADA SLOPE REQUIREMENTS.

EASEMENT PROVISIONS

- A PUBLIC TRAIL EASEMENT OVER PORTIONS OF TRACT "C", TRACT "T", TRACT "H", AND TRACT "K" AS SHOWN HEREON, IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN USE. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL EASEMENT AND INFRASTRUCTURE.
- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "A", TRACT "B", AND TRACT "D", AND PORTIONS OF TRACT "T", TRACT "H", AND TRACT "K" AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC SANITARY SEWER SYSTEM.
- AN ACCESS EASEMENT OVER, UNDER AND UPON ALL OF TRACT "C" AND TRACT "T" IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF INSPECTION OF THE STORM WATER FACILITIES AND INFRASTRUCTURE LOCATED WITHIN SAID TRACTS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER FACILITIES AND INFRASTRUCTURE LOCATED WITHIN SAID TRACTS.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 16, 17, 18, 19, 20, 21, 22, 28, AND TRACT "T" AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 17, 18, 19, 20, 21, 22, 28, AND TRACT "T" OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER SYSTEM THEY HAVE THE BENEFIT OF USE.
- AN ACCESS EASEMENT OVER ALL OF TRACT "B" IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION AND THE CITY OF CAMAS FOR THE PURPOSE OF ACCESS TO THE STORM WATER FACILITIES LOCATED WITHIN ADJOINING TRACT "T" AND TRACT "C".
- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF ALL LOTS WHERE SEPTIC TANK EFFLUENT FILTER SYSTEMS (S.T.E.F.) ARE INSTALLED ON SAID LOTS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF SAID S.T.E.F. SYSTEMS.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "A" AND A PORTION OF LOT 5 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNER OF LOT 4 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 4 THROUGH 6 SHALL BE RESPONSIBLE FOR SAID STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER AND UPON A PORTION OF LOTS 1 AND 2 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 2 AND 3 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 1 THROUGH 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER AND UPON A PORTION OF LOT 8 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNER OF LOT 7 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNER OF LOT 7 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID STORM WATER DRAIN SYSTEM IMPROVEMENTS.

TRACT NOTES

- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "A" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 5 AND 6 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "B" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 13 AND 14 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- TRACT "C" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF STORM WATER FACILITIES AND INFRASTRUCTURE, AND OVERFLOW VEHICLE PARKING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "D" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 21 AND 22 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- TRACT "E" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A STORM WATER POND AND TREATMENT PLANT AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "E", TRACT "G", TRACT "H", AND TRACT "K" ARE HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF CRITICAL AREAS OPEN SPACE AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ONGOING MAINTENANCE AND MITIGATION OF THE ENVIRONMENTALLY SENSITIVE AREAS WITHIN SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND PERFORMED IN ACCORDANCE WITH THE "CRITICAL AREAS REPORT AND DETAILED CONCEPTUAL WETLAND MITIGATION PLAN" PREPARED FOR THIS SUBDIVISION AND ON FILE WITH THE CITY OF CAMAS (SEE PAGE 1, NOTE #7).
- TRACT "I" IS HEREBY CONVEYED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A PUBLIC TRAIL SYSTEM AND IS TO BE OWNED AND MAINTAINED BY THE CITY OF CAMAS.
- TRACT "J" IS HEREBY CONVEYED TO THE OWNER OF LOT 4 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF CRITICAL AREAS OPEN SPACE AND IS TO BE OWNED AND MAINTAINED BY SAID LOT OWNER (SEE PAGE 1, NOTE #7).

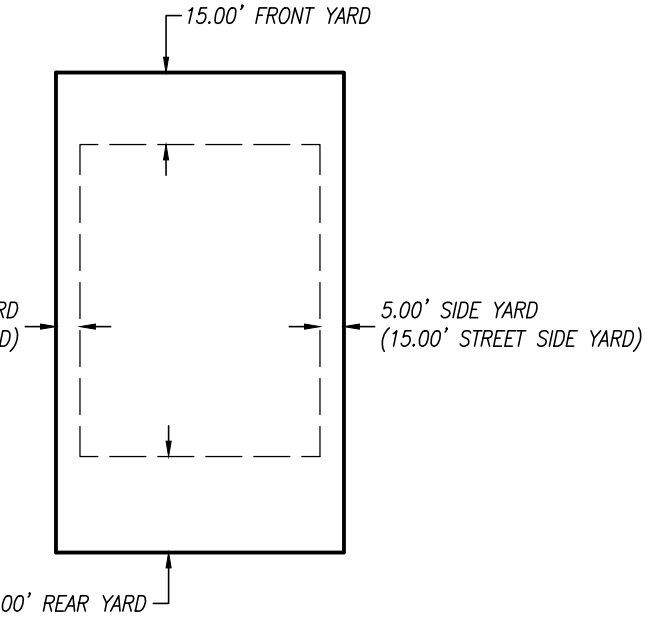


LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
L1	N 49°02'55" E	18.00'	C1	11°08'41"	99.00'	19.26'
L2	N 16°14'30" W	15.97'	C2	15°52'56"	99.00'	27.44'
L3	N 20°59'03" W	11.64'	C3	10°21'15"	126.00'	22.77'
L4	N 55°37'36" E	17.97'	C4	9°08'00"	126.00'	20.08'
L5	N 19°03'01" E	7.30'	C5	11°24'56"	126.00'	25.10'
L6	N 56°38'40" W	22.90'	C6	4°56'22"	126.00'	10.88'
L7	N 56°38'40" W	11.18'	C7	5°21'06"	126.00'	11.77'
L8	N 56°38'40" W	11.73'	C8	15°08'24"	44.00'	11.63'
L9	N 89°05'42" W	20.00'	C9	27°02'08"	44.00'	20.76'
L10	N 40°42'19" W	38.13'	C10	33°00'33"	44.00'	25.35'
L11	N 81°15'15" W	15.00'	C11	13°33'54"	44.00'	10.42'
L12	N 64°55'53" E	15.00'	C12	34°19'48"	44.00'	28.36'
L13	N 40°57'05" W	6.51'	C13	33°20'51"	44.00'	25.61'
L14	N 49°02'55" E	34.21'	C14	38°17'13"	44.00'	27.10'
L15	N 49°02'55" E	25.27'	C15	27°25'47"	44.00'	21.06'
L16	N 69°51'35" W	8.31'	C16	23°17'48"	44.00'	17.89'
L17	N 89°05'42" W	32.36'	C17	62°28'22"	23.00'	25.06'
L18	N 17°44'45" W	8.85'	C18	41°51'23"	74.00'	54.06'
L19	N 43°25'50" W	11.30'	C19	14°57'01"	74.00'	19.31'
L20	N 17°06'56" W	27.21'	C20	26°54'22"	74.00'	34.75'
L21	N 17°06'56" W	27.64'	C21	2°34'22"	74.00'	3.32'
L22	N 44°02'33" W	98.74'	C22	10°02'21"	151.00'	28.46'
L23	N 44°02'33" W	96.31'				
L24	N 45°47'43" E	10.00'				
L25	N 67°32'53" W	30.48'				
L26	N 24°03'38" W	21.99'				
L27	N 50°01'41" E	13.25'				
L28	N 50°01'41" E	8.25'				
L29	N 50°01'41" E	5.00'				
L30	N 08°39'09" W	6.69'				
L31	N 49°50'04" W	20.00'				
L32	N 28°29'52" W	26.14'				
L33	N 13°14'54" W	30.70'				
L34	N 00°54'18" E	13.00'				
L35	N 89°05'42" W	9.00'				
L36	N 88°28'58" W	25.66'				
L37	N 00°54'18" E	12.26'				
L38	N 89°05'42" W	142.85'				
L39	N 00°54'18" E	28.24'				
L40	N 86°25'52" E	21.08'				

LEGEND

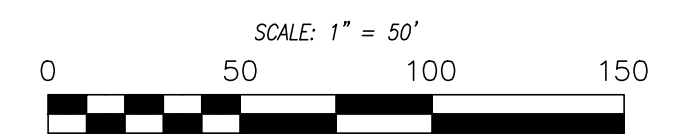
- FOUND MONUMENT AS DESCRIBED
- 1/2" x 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT
- + BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) TO BE SET IN CURB ON A PROJECTION OF THE LOT LINE AFTER THE RECORDING OF THIS FINAL PLAT (GOOD FOR LINE ONLY - NOT DISTANCE)
- SET 1/2" x 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- P.T.E. PUBLIC TRAIL EASEMENT
- P.S.S.E. PUBLIC SANITARY SEWER EASEMENT
- P.S.W.E. PUBLIC STORM WATER EASEMENT
- S.W.E. STORM WATER EASEMENT (PRIVATE)
- Ⓡ REFERENCE BLANKET EASEMENT PROVISION NOTE
- PLAT BOUNDARY
- - - EXISTING TAX LOT
- - - DONATION LAND CLAIM LINE
- - - CENTERLINE RIGHT-OF-WAY
- - - LOT LINE AND RIGHT-OF-WAY MARGIN
- - - EXISTING RIGHT-OF-WAY MARGIN
- - - EASEMENT (AS NOTED)
- - - BUILDING SET BACK LINE
- - - EXISTING WETLAND
- - - EXITING WETLAND BUFFER (AS NOTED)

MINIMUM BUILDING SETBACKS (UNLESS NOTED OTHERWISE)



LAND INVENTORY

TOTAL ACREAGE:	9.79 AC.
TOTAL DEVELOPED ACREAGE:	6.54 AC.
(INCLUDES LOTS, TRACTS A, B, C, D, F, I, & R/W NW BRADY RD & NW 20TH AVE)	
TOTAL LOT AREA:	3.84 AC.
TOTAL INFRASTRUCTURE AREA:	2.73 AC.
(INCLUDES 6' W NW BRADY RD & NW 20TH AVE, PUBLIC UTILITY EASEMENTS, TRACTS A, B, C, D, F)	
TOTAL RECREATIONAL TRAIL (TRACT I & TRAIL EASEMENTS):	0.12 AC.
TOTAL CRITICAL AREAS TRACT AREA (TRACTS E, G, H, J, K):	3.24 AC.



BASIS OF BEARINGS
ASSUMED BASED ON TRAVERSES BY OLSON ENGINEERING FOR PROPERTY RESERVE, INC (33/14) RECORDED FEBRUARY 1993



04/12/2016