



CITY COUNCIL REGULAR MEETING AGENDA

Monday, April 18, 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 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. Approve claim checks as approved by the Finance Committee.
- C. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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. Authorize 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](#)

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

VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

VII. MAYOR

- A. Announcements
- B. Mayor's Volunteer Spirit Award

 [April Award Kari Jensen](#)

- C. Autism Acceptance Month Proclamation

 [Autism Acceptance Month](#)

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 is to provide 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
Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and move to adopt Ordinance No. 16-002.

 [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](#)

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

Recommended Action: Staff recommends Council open the public hearing, accept public testimony, deliberate and move to approve the Development Agreement and direct the City Attorney to draft a resolution to be placed on the May 2, 2016

Regular Agenda for Council's consideration.

 [Belz Place Development Agreement](#)

[Exhibits](#)

[Notice of Hearing](#)

[Mailing Label Map](#)

[Mailing Labels](#)

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

Recommended Action: Staff recommends that Council conduct a public hearing, deliberate, and move to approve the proposed amendments and direct the City Attorney to prepare an ordinance for Council's consideration at the May 2, 2016 Regular Meeting.

 [Staff Report](#)

[Chapter 18.19 Design Review](#)

[Design Review Manual Amendments](#)

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

Recommended Action: Staff recommends that Council award the Cooper's View Park project to the low bidder, Paul Brothers, Inc. in the amount of \$417,473.33 which includes the Base Bid plus Additive Alternate No. 1.

 [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](#)

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 4, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Excused: Tim Hazen and Melissa Smith

Staff: Bernie Bacon, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Shawn MacPherson, Heather Rowley and Steve Wall.

Press: No one from the press was present.

IV. PUBLIC COMMENTS

No one from the public wished to speak.

V. CONSENT AGENDA

- A. Approved the minutes of the March 21, 2016 Camas City Council Meeting and the Workshop minutes of March 21, 2016.

 [March 21, 2016 Camas City Council Workshop Minutes - Draft](#)

[March 21, 2016 Camas City Council Regular Meeting Minutes - Draft](#)

- B. Approved claim checks numbered 129141-129247 in the amount of \$666,944.20.

- C. Authorized the Mayor to provide a letter to the Grass Valley Parent Teacher Association (PTA) that grants permission to sell raffle tickets. (Submitted by Mitch Lackey)

 [160404 Grass Valley PTA May Raffle Authorization Letter Trisha Brotherton.pdf](#)

- D. Authorized the Mayor to sign the consultant agreement with Harper Houf Peterson Righellis (HHP), Inc. for engineering, permitting and preliminary design services as needed for slope failure repair caused by the December 2015 storms for the Lacamas Lane Landslide Project in an amount not to exceed \$136,896.00. The project is eligible for funding reimbursement through Federal Emergency Management Agency (FEMA) at a rate of 75% of the total. At this time the remaining 25% is anticipated to be covered by the Stormwater Utility Fund with some matching funds possible from the Washington State Office of Emergency Management

(OEM). The expense budget line item for the project will be included in the 2016 Spring Omnibus Budget under the Capital projects list. (Submitted by James Carothers)

 [Lacamas Lane Landslide HHPR Consultant Agreement](#)


- E. Authorized the Mayor to sign the professional services agreement with HDJ, a division of PBS Engineering and Environmental, Inc. for Development Review Assistance in 2016 for the Public Works Department in an amount not to exceed \$30,000. The need for additional assistance with development review and inspection was presented to Council at the March 7, 2016 Workshop. It is anticipated that additional revenue collected for development review and inspection will offset the additional consultant cost. This contract work will occur as needed. The budget line item expense will be covered in the 2016 Spring Omnibus Budget. (Submitted by James Carothers)

 [Development Review Assistance Agreement with HDJ
Engineering Development Presentation from 3-7-16](#)


- F. Authorized the Mayor to sign Consultant Services Agreement Supplement 3 with HDJ Design Group, PLLC for construction services for NW 6th Avenue and NW Norwood Intersection Improvements in the amount of \$126,436.75. The total contract amount with this supplement is not to exceed \$404,544.51. This contract is included in the 2016 Budget and is funded by the general obligation bond (GO). Funding for the project in its entirety, including this agreement supplement, will be addressed in the 2016 Spring Omnibus Budget. (Submitted by James Carothers)

 [NW 6th & Norwood Consultant Agreement Supplement 3](#)

- G. Authorized the Mayor to sign Change Order No. 2 for required additional work on the Slow Sand Water Treatment Plant project to Rotschy, Inc. in the amount of \$66,660.07. This project is included in the 544' Zone Water Main Treatment capital budget line item. Explanation of funding for this change order and project are outlined in the attached memorandum. (Submitted by James Carothers)

 [Rotschy Inc. Change Order No. 2 Slow Sand Water Treatment Plant
Project
Slow Sand Change Order No. 2 Memo](#)

- H. Authorized the Mayor to sign Change Order No. 3 for required additional work for the STEP Sewer Transmission Main project to McDonald Excavating, Inc. in the amount of \$132,995.40 and to add 17 working days to the contract. A full description of the nine items included with this change order are included in the attached Change Order No. 3. The total for this change order is \$132,995.40 and is amply funded by a Public Works Trust Fund (PWTF) loan and by the Water Utility Fund. This project is now substantially complete. Change Order No. 3 is for 5.2% of the original contract bid. The total amount of all change orders is 7.5% of the original contact bid. (Submitted by James Carothers)

 [McDonald Excavating Inc. Change Order No. 3 STEP Sewer
Transmission Main](#)

- I. Authorized Retainage Release for the Washougal River Overlook project to Michael Green Construction, Inc. in the amount of \$2,762.23. Approval for retainage release has been received from the Washington Departments of Labor and Industries, Revenue and Employment Security. (Submitted by James Carothers)

 [Washougal River Overlook Final Pay Estimate](#)

[Department of Revenue Release](#)

[Employment Security Release](#)

[Labor & Industries Release](#)

- J. Authorized the City to rescind the contract with Haag and Shaw Inc. dated February 26, 2016, relating to 2016 STEP/STEF Tank Pumping project. The contractor utilized incorrect Labor and Industry Prevailing Wage Rates in determining their quote. (Submitted by Sam Adams)

 [Haag and Shaw Inc. Signed Quote](#)

It was moved by Council Member Anderson, seconded by Council Member Chaney, 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 Council comments.


VII. MAYOR

- A. Announcements

Mayor Pro Tem Turk had no announcements.

VIII. MEETING ITEMS

- A. NW 6th Avenue and NW Norwood Intersection Improvements Contract Bid
Details: Staff opened bids for this project on Tuesday, March 29, 2016, and the apparent low bidder was McDonald Excavating, Inc. The bid tabulations are attached for Council's information. The Base Bid with Additive Alternate No. 1, which is the least expensive possibility for awarding the project, is \$1,943,821.73. The other potential award amounts are the Base Bid plus Additive Alternates No. 1 and No. 3 at a cost of \$2,036,856.73; the Base Bid plus Additive Alternate No. 2 at a cost of \$2,107,496.73; and the Base Bid plus Additive Alternate No. 2 and No. 3 at a cost of \$2,200,531.73. Staff does not recommend in any scenario the selection of Additive Alternate No. 2, Cement Concrete Pavement in the roundabout, due to the high cost and lack of funding availability. Staff will provide a detailed summary of the project costs and potential options for awarding the project, including a review of the attached NW 6th Avenue Corridor Revenue and Expenditure Summary.
Presenter: Steve Wall, Public Works Director

 [NW 6th Ave Corridor Revenue and Expenditure Summary](#)
[NW 6th & Norwood Bid Tabulations](#)

A motion was made by Council Member Anderson, seconded by Council Member Carter, that the contract be awarded to McDonald Excavating, Incorporated, for the base bid, plus Alternatives 1 and 3 for the total amount of \$2,036,856.73. The motion passed by the following vote:

Yes: Council Member Anderson, Council Member Carter, Council Member Chaney and Council Member Turk

No: Council Member Hogan

- B. Resolution No. 16-006 Revising the Position Descriptions for the Represented Positions within the Information Systems Division, Including Creation of a New Position
Details: This resolution will revise the current represented positions within the Information Systems Division. The Information Systems Analyst position will become Information Technology Systems Analyst/Programmer and the Information Systems Technician will become Information Technology Support Specialist. The Analyst/Programmer position will receive a 6% wage adjustment after a review of comparable positions. This resolution will also create a new position and salary scale for an Information Technology Network Administrator. This topic was an agenda item at the March 21, 2016, workshop.
Presenter: Jennifer Gorsuch, Administrative Services Director

 [Resolution 16-006 Revising Position Description within the Information Systems Division](#)
[Exhibit A Information Technology Systems Analyst/Programmer](#)
[Exhibit B Information Technology Support Specialist](#)
[Exhibit C Information Technology Network Administrator](#)

It was moved by Council Member Carter, seconded by Council Member Hogan, that Resolution No. 16-006 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, seconded by Council Member Anderson, that Resolution No. 16-006 be adopted. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 7:23 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 4, 2016, 4:30 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. ROLL CALL

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

Excused: Tim Hazen and Melissa Smith

Staff: Sam Adams, Bernie Bacon, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Robert Maul, Heather Rowley, Nick Swinhart and Steve Wall.

Press: No one from the press was present.

III. PUBLIC COMMENTS

No one from the public wished to speak.

IV. WORKSHOP TOPICS

A. 2016 Spring Omnibus Budget Presentation

Details: Staff presented an overview of 21 Operating Budget packages and 12 Capital packages. These included nine carry-forward packages from the 2015 Budget, 10 administrative or technical packages and 14 supplemental packages. This presentation provided an overview of all the budget packages with more detail to be provided in subsequent meetings.

Presenter: Cathy Huber Nickerson, Finance Director

 [2016 Spring Omnibus Budget Presentation](#)

Huber Nickerson provided an overview of the presentation. Discussion ensued. The topic of the contract negotiation attorney will be placed on a future Workshop meeting for further discussion in regards to the 2016 Spring Omnibus. Wall will provide an update on the Cooper's View project at a future Workshop meeting.

B. Belz Place Development Agreement

Details: Pahlisch Homes at Belz Place, LLC, would like to enter into a Development Agreement (DA) with the City of Camas. The DA includes provisions for right-of-way alignment, Dorothy Fox Park improvements, Development Standards, Design and Aesthetic Standards and the timing of such improvements.

Presenter: Robert Maul, Planning Manager

 [Belz Place Draft Development Agreement](#)

[Exhibits](#)

Staff will set a public hearing date of April 18, 2016.

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

Details: Staff recommends scheduling a public hearing to consider proposed amendments to the DRM, specifically the "Gateways Principles & Guidelines" section. The proposed amendment includes 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. A public hearing was held before Planning Commission on March 15, 2016, and the commission forwarded a recommendation of approval to Council.

Presenter: Robert Maul, Planning Manager

 [Staff Report](#)

[Camas Municipal Code Chapter 18.19 Design Review](#)

[Design Review Manual Amendments](#)

Staff will set a public hearing date of April 18, 2016.

- D. Parker Village Final Plat Phase 1

Details: Parker Village, LLC, is seeking final plat approval from the City for Phase 1 of the Parker Village townhouse project located west of NW Brady Road.

Presenter: Robert Maul, Planning Manager

 [Parker Village Staff Report](#)

[Parker Village Phase 1 Plat Sheet 1](#)

[Parker Village Phase 1 Plat Sheet 2](#)

[Parker Village Final Wetland Mitigation Plan](#)

[Parker Village - Deed of Dedication NW 20th Avenue](#)

[Parker Village Covenants, Conditions and Restrictions \(CC&R's\)](#)

Staff will set a public hearing date of May 2, 2016.

- E. Community Development Miscellaneous and Updates

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

Presenter: Robert Maul, Planning Manager

Maul updated Council about annexations in the City and that the Mixed Use Overlay (MXPD) public hearing will be scheduled for the May 2, 2016, Council meeting.

- F. Lacamas Lane Landslide Consultant Contract

Details: Staff has selected Harper Houf Peterson Righellis (HHPR), Inc. to provide engineering, permitting and preliminary design services as needed for the Lacamas Lane landslide. The contract cost for these services will not exceed \$136,896.00. The conditions resulting in the slope failure were high-intensity rains occurring in early December of 2015. The project is eligible for funding reimbursement through Federal Emergency Management

Agency (FEMA) at a rate of 75% of the total. The remaining 25% is currently anticipated to be funded through the Stormwater Utility Fund with some matching funds possible from the Washington State Office of Emergency Management (OEM). City funding for the project will be included in the 2016 Spring Omnibus Budget under the Capital projects list. In order to provide a timely solution that can be implemented in the dry weather, staff has placed this item on the April 4, 2016 Consent Agenda for Council's consideration.

Presenter: James Carothers, Engineering Manager

 [Lacamas Lane Landslide Consultant Agreement](#)

This item has also been placed on the April 4, 2016 Consent Agenda for Council's consideration.

G. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

Wall updated Council about the Cooper's View project. Wall commented about the STEP Tank Pumping project bid and the HDJ Development Review Assistance items on the April 4, 2016 Consent agenda.

H. City Administrator Miscellaneous Updates and Scheduling

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

Presenter: Pete Capell, City Administrator

Capell informed Council that the City earned the 2016 WellCity Award and will receive a 2% discount on its AWC Trust medical premiums. He thanked the City's Wellness Committee for their ongoing efforts.

Capell reported that Washington State's 2016 Supplemental Budget cut the funding for the Lean process improvement contract. He stated that he is now working with the State Auditor's Office about facilitating the process.

Capell informed Council that the City received a letter from Washington State Department of Transportation (WSDOT) requesting signatures from the Mayor and all seven Council Members in order to surplus property on Tampa near SE 8th and the WSDOT roundabout, Park & Ride, and storm water facility. It is residential property and the City has no need for it in the future.

Capell stated that he and Gorsuch have been working with the Library Board of Trustees Personnel Committee to finalize the update to the Library Director job description and prepare the posting.

V. COUNCIL COMMENTS AND REPORTS

Chaney attended the Clark Regional Emergency Services Agency (CRESA) methodology charges meeting.

Anderson attended the East County Fire & Rescue (ECFR) and Economic Development meetings.

Hogan attended the Downtown Camas Association (DCA) First Friday, Camas-Washougal Economic Development Association's (CWEDA) Meeting and the Innovation Partnership Zone (IPZ) discussion.

Turk attended Japan and Poland Sister City events.

VI. PUBLIC COMMENTS

No one from the public wished to speak.

VII. ADJOURNMENT

The meeting adjourned at 5:34 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 OF CAMAS PROJECT NO. WS-714 STEP Sewer Transmission Main Project	PAY ESTIMATE: NINE - FINAL	McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671
	PAY PERIOD: 3/1/16 Through 3/31/16	
	ORIGINAL CONTRACT AMOUNT: \$2,378,135.30	

Schedule A - Sewer

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Mobilization	LS	1.00	\$193,500.00	\$193,500.00	1.00	\$193,500.00		\$0.00	1.00	\$193,500.00
2	Minor Change	CALC	1.00	\$20,000.00	\$20,000.00		\$0.00		\$0.00	0.00	\$0.00
2A	Minor Change	CALC	1.00	\$16,744.54	\$16,744.54	1.00	\$16,744.54		\$0.00	1.00	\$16,744.54
3	Record Drawings	LS	1.00	\$10,000.00	\$10,000.00		\$0.00	1.00	\$10,000.00	1.00	\$10,000.00
4	Construction Documentation	LS	1.00	\$25,000.00	\$25,000.00		\$0.00	1.00	\$25,000.00	1.00	\$25,000.00
5	SPCC Plan	LS	1.00	\$1,500.00	\$1,500.00	1.00	\$1,500.00		\$0.00	1.00	\$1,500.00
6	Archaeological Standby Time	HR	100.00	\$50.00	\$5,000.00		\$0.00		\$0.00	0.00	\$0.00
7	Project Temporary Traffic Control	LS	1.00	\$37,000.00	\$37,000.00	1.00	\$37,000.00		\$0.00	1.00	\$37,000.00
8	Clearing and Grubbing	LS	1.00	\$6,680.00	\$6,680.00	1.00	\$6,680.00		\$0.00	1.00	\$6,680.00
9	Remove (Abandon) Joy Street Odor Control Facility	LS	1.00	\$31,245.00	\$31,245.00	1.00	\$31,245.00		\$0.00	1.00	\$31,245.00
10	Roadway Excavation Incl. Haul	CY	130.00	\$22.00	\$2,860.00	184.00	\$4,048.00		\$0.00	184.00	\$4,048.00
11	Controlled Density Fill Backfill Substitution	CY	550.00	\$116.00	\$63,800.00	345.00	\$40,020.00		\$0.00	345.00	\$40,020.00
12	Crushed Surfacing Base Course	CY	1375.00	\$30.00	\$41,250.00	1,914.81	\$57,444.30		\$0.00	1914.81	\$57,444.30
13	HMA Cl. 1/2" Pg 64-22	TON	410.00	\$112.00	\$45,920.00	392.00	\$43,904.00		\$0.00	392.00	\$43,904.00
14	HMA Cl. 1/2" Pg 64-22 (Trench Patch)	TON	950.00	\$119.00	\$113,050.00	1,380.81	\$164,316.39		\$0.00	1380.81	\$164,316.39
15	Planing Bituminous Pavement	SY	3620.00	\$3.00	\$10,860.00	3,282.00	\$9,846.00		\$0.00	3282.00	\$9,846.00
16	Shoring***	LF	6150.00	\$2.00	\$12,300.00	6,176.00	\$12,352.00		\$0.00	6176.00	\$12,352.00
17	Clay Dams	EA	4.00	\$730.00	\$2,920.00	4.00	\$2,920.00		\$0.00	4.00	\$2,920.00
18	Handling and Disposal of Contaminated Soil	CY	0.00	\$80.00	\$0.00		\$0.00		\$0.00	0.00	\$0.00
19	Removal and Replacement of Unsuitable Material	CY	600.00	\$10.00	\$6,000.00	12.33	\$123.30		\$0.00	12.33	\$123.30
20	Gate Valve 3 In.	EA	2.00	\$525.00	\$1,050.00	2.00	\$1,050.00		\$0.00	2.00	\$1,050.00
21	Plug Valve 12 In.	EA	1.00	\$3,400.00	\$3,400.00	1.00	\$3,400.00		\$0.00	1.00	\$3,400.00
22	Plug Valve 18 In.	EA	1.00	\$5,700.00	\$5,700.00	1.00	\$5,700.00		\$0.00	1.00	\$5,700.00
23	Plug Valve 24 In.	EA	2.00	\$10,160.00	\$20,320.00	2.00	\$20,320.00		\$0.00	2.00	\$20,320.00
24	Tapping Sleeve and Valve Assembly 8x18 In.	EA	1.00	\$4,525.00	\$4,525.00	1.00	\$4,525.00		\$0.00	1.00	\$4,525.00
25	Tapping Sleeve and Valve Assembly 18x18 In.	EA	1.00	\$22,900.00	\$22,900.00	1.00	\$22,900.00		\$0.00	1.00	\$22,900.00
26	Vault #1 (Wellfield Air/Vacuum Structure)	EA	1.00	\$22,200.00	\$22,200.00	1.00	\$22,200.00		\$0.00	1.00	\$22,200.00
27	Vault #2 (Bridge Air/Vacuum and Odor Control Structure)	EA	1.00	\$27,100.00	\$27,100.00	1.00	\$27,100.00		\$0.00	1.00	\$27,100.00
28	Vault #3 (Wetland Air Release and Odor Control Structure)	EA	1.00	\$13,100.00	\$13,100.00	1.00	\$13,100.00	1.00	\$13,100.00	2.00	\$26,200.00
29	Vault #4 (3rd Ave Air/Vacuum & Odor Control Structure)	EA	1.00	\$42,665.00	\$42,665.00	1.00	\$42,665.00		\$0.00	1.00	\$42,665.00
30	Vault #5 (3rd Ave Odor Control Injection Structure)	EA	1.00	\$19,100.00	\$19,100.00	1.00	\$19,100.00		\$0.00	1.00	\$19,100.00
31	48 In. Steel Casing	LF	17.00	\$790.00	\$13,430.00	15.00	\$11,850.00		\$0.00	15.00	\$11,850.00
32	PVC Sanitary Sewer Pipe 24 In. Diam.	LF	6235.00	\$174.80	\$1,089,878.00	6,243.00	\$1,091,276.40		\$0.00	6243.00	\$1,091,276.40
33	DIPS HDPE DR17 Sanitary Sewer Pipe 24 In. Diam.	LF	708.00	\$205.00	\$145,140.00	708.00	\$145,140.00		\$0.00	708.00	\$145,140.00
34	Ductile Iron Sanitary Sewer Pipe 8 In. Diam.	LF	430.00	\$38.00	\$16,340.00	450.00	\$17,100.00		\$0.00	450.00	\$17,100.00
35	Ductile Iron Sanitary Sewer Pipe 18 In. Diam.	LF	43.00	\$410.00	\$17,630.00	43.00	\$17,630.00		\$0.00	43.00	\$17,630.00
36	Force Main Locator Station	EA	18.00	\$150.00	\$2,700.00	19.00	\$2,850.00		\$0.00	19.00	\$2,850.00
37	Sanitary Sewer Bypass (6th and Joy)	LS	1.00	\$23,500.00	\$23,500.00	1.00	\$23,500.00		\$0.00	1.00	\$23,500.00
38	ESC Lead	DAY	60.00	\$30.00	\$1,800.00	60.00	\$1,800.00		\$0.00	60.00	\$1,800.00
39	Stabilized Construction Entrance	SY	220.00	\$21.00	\$4,620.00	110.00	\$2,310.00		\$0.00	110.00	\$2,310.00
40	Inlet Protection	EA	24.00	\$46.01	\$1,104.24	24.00	\$1,104.24		\$0.00	24.00	\$1,104.24
41	Erosion/Water Pollution Control	EST	1.00	\$10,000.00	\$10,000.00	1.46	\$14,600.00		\$0.00	1.46	\$14,600.00
42	High Visibility Silt Fence	LF	2500.00	\$2.50	\$6,250.00	2,800.00	\$7,000.00		\$0.00	2800.00	\$7,000.00
43	Wattle	LF	100.00	\$4.00	\$400.00	100.00	\$400.00		\$0.00	100.00	\$400.00
44	Biodegradable Erosion Control Blanket	SY	370.00	\$3.00	\$1,110.00	245.00	\$735.00		\$0.00	245.00	\$735.00

CITY OF CAMAS PROJECT NO. WS-714 STEP Sewer Transmission Main Project			PAY ESTIMATE: NINE - FINAL PAY PERIOD: 3/1/16 Through 3/31/16 ORIGINAL CONTRACT AMOUNT: \$2,378,135.30				McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671				
45	Seeding, Fertilizing, and Mulching (Native Grasses)	ACRE	0.75	\$4,500.00	\$3,375.00	1.00	\$4,500.00		\$0.00	1.00	\$4,500.00
46	High Visibility Fence	LF	685.00	\$3.50	\$2,397.50	675.00	\$2,362.50		\$0.00	675.00	\$2,362.50
47	Topsoil Type B	CY	300.00	\$7.00	\$2,100.00	300.00	\$2,100.00		\$0.00	300.00	\$2,100.00
48	PSIPE Deciduous Tree, 2" Cal.	EA	8.00	\$460.00	\$3,680.00	8.00	\$3,680.00		\$0.00	8.00	\$3,680.00
49	Seeded Lawn Installation	SY	1560.00	\$1.00	\$1,560.00	3,269.00	\$3,269.00		\$0.00	3269.00	\$3,269.00
50	Cement Conc. Traffic Curb	LF	45.00	\$40.00	\$1,800.00	17.00	\$680.00	13.00	\$520.00	30.00	\$1,200.00
51	Utility Marker Posts	EA	3.00	\$140.00	\$420.00	3.00	\$420.00		\$0.00	3.00	\$420.00
52	Cement Conc. Sidewalk	SY	30.00	\$80.00	\$2,400.00	22.80	\$1,824.00	3.00	\$240.00	25.80	\$2,064.00
53	Conduit Pipe 4 In. Diam.	LF	1335.00	\$5.00	\$6,675.00	1,900.00	\$9,500.00		\$0.00	1900.00	\$9,500.00
54	Traffic Signal System Loop Replacement	LS	1.00	\$5,500.00	\$5,500.00	1.00	\$5,500.00		\$0.00	1.00	\$5,500.00
55	Paint Line	LF	42.00	\$6.00	\$252.00	42.00	\$252.00	533.12	\$3,198.72	575.12	\$3,450.72
56	Painted Stop Line	LF	65.00	\$10.00	\$650.00	80.00	\$800.00		\$0.00	80.00	\$800.00
57	Plastic Crosswalk Line	SF	160.00	\$12.00	\$1,920.00	136.00	\$1,632.00		\$0.00	136.00	\$1,632.00
58	Plastic Traffic Arrow	EA	1.00	\$275.01	\$275.01	1.00	\$275.01		\$0.00	1.00	\$275.01
A	Milestone #1 Incentive (Max \$10,000)	EA		\$2,000.00	\$0.00	5.00	\$10,000.00		\$0.00	5.00	\$10,000.00
B	Milestone #2 Incentive (Max \$10,000)	EA		\$2,000.00	\$0.00	5.00	\$10,000.00		\$0.00	5.00	\$10,000.00
C	Milestone #3 Incentive (Max \$10,000)	EA		\$2,000.00	\$0.00	5.00	\$10,000.00		\$0.00	5.00	\$10,000.00
Schedule A SUBTOTAL:					\$2,194,596.29		\$2,207,793.68		\$52,058.72		\$2,259,852.40

Change Order 1											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
A	Additional Sewer Services	LS	1.00	\$5,171.73	\$5,171.73	1.00	\$5,171.73		\$0.00	1.00	\$5,171.73
B	Additional Clearing	LS	1.00	\$1,820.97	\$1,820.97	1.00	\$1,820.97		\$0.00	1.00	\$1,820.97
C	Archeological Standby Time	LS	1.00	\$5,327.12	\$5,327.12	1.00	\$5,327.12		\$0.00	1.00	\$5,327.12
Change Order 1 SUBTOTAL:					\$12,319.82		\$12,319.82		\$0.00		\$12,319.82

Change Order 2											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
A	Over Excavation of Trench due to Boulders At Polk Street	LS	1.00	\$22,169.82	\$22,169.82	1.00	\$22,169.82		\$0.00	1.00	\$22,169.82
B	Additional Saw Cutting Depth on NE 3rd	LS	1.00	\$10,533.91	\$10,533.91	1.00	\$10,533.91		\$0.00	1.00	\$10,533.91
C	Removal & Disposal of Concrete Pavement	LS	1.00	\$5,607.11	\$5,607.11	1.00	\$5,607.11		\$0.00	1.00	\$5,607.11
D	Additional Sawcutting for Route Change	LS	1.00	\$2,209.70	\$2,209.70	1.00	\$2,209.70		\$0.00	1.00	\$2,209.70
E	3rd Loop Archeological Excavation	LS	1.00	\$7,164.46	\$7,164.46	1.00	\$7,164.46		\$0.00	1.00	\$7,164.46
F	Conflict with Existing 24" Water Main	LS	1.00	\$8,231.99	\$8,231.99	1.00	\$8,231.99		\$0.00	1.00	\$8,231.99
G	Repair Unmarked Irrigation System At Oak Park	LS	1.00	\$2,296.32	\$2,296.32	1.00	\$2,296.32		\$0.00	1.00	\$2,296.32
H	Install Link Seal at Vault #5 (Not Installed)	LS	1.00	\$2,044.51	\$2,044.51	0.00	\$0.00		\$0.00	0.00	\$0.00
I	Delete Bid Item #18 – Handling and Removal of Contaminated Soil	CY	-200.00	\$80.00	(\$16,000.00)	0.00	\$0.00		\$0.00	0.00	\$0.00
Change Order 2 SUBTOTAL:					\$44,257.82		\$58,213.31		\$0.00		\$58,213.31

CITY OF CAMAS PROJECT NO. WS-714 STEP Sewer Transmission Main Project	PAY ESTIMATE: NINE - FINAL PAY PERIOD: 3/1/16 Through 3/31/16 ORIGINAL CONTRACT AMOUNT: \$2,378,135.30	McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671
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Change Order 3											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
A	Water Main Break at STA 74+00	LS	1.00	\$25,000.00	\$25,000.00		\$0.00	1.00	\$25,000.00	1.00	\$25,000.00
B	Leaking Sanitary Main at STA 68+00	LS	1.00	\$6,599.18	\$6,599.18		\$0.00	1.00	\$6,599.18	1.00	\$6,599.18
C	Repair Storm Pipe - Not Located	LS	1.00	\$1,207.41	\$1,207.41		\$0.00	1.00	\$1,207.41	1.00	\$1,207.41
D	Modify and Relocate Vault #4	LS	1.00	\$9,500.00	\$9,500.00		\$0.00	1.00	\$9,500.00	1.00	\$9,500.00
E	Install 21" Line-Stop at NW 6th and Joy Street	LS	1.00	\$26,971.00	\$26,971.00		\$0.00	1.00	\$26,971.00	1.00	\$26,971.00
F	Replace 6" Water Main at NE 3rd Ave & NE 3rd Place	LS	1.00	\$36,719.00	\$36,719.00		\$0.00	1.00	\$36,719.00	1.00	\$36,719.00
G	Furnish & Install Additional Pipe & Fittings for Route Change	LS	1.00	\$5,081.23	\$5,081.23		\$0.00	1.00	\$5,081.23	1.00	\$5,081.23
H	Furnish & Install 12" Diam C-900 PVC Pipe & Thrust Block	LS	1.00	\$7,696.20	\$7,696.20		\$0.00	1.00	\$7,696.20	1.00	\$7,696.20
I	Furnish & Install 4" Ball Valve & Concrete Vault at 6th & Joy	CY	1.00	\$3,532.22	\$3,532.22		\$0.00	1.00	\$3,532.22	1.00	\$3,532.22

Change Order 2 SUBTOTAL: \$122,306.24 \$0.00 \$122,306.24 \$122,306.24

	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$2,194,596.29	\$2,207,793.68	\$52,058.72	\$2,259,852.40
CHANGE ORDERS	\$178,883.88	\$70,533.13	\$122,306.24	\$192,839.37
SUBTOTAL	\$2,373,480.17	\$2,278,326.81	\$174,364.96	\$2,452,691.77
SALES TAX (8.4%)	\$199,372.33	\$191,379.45	\$14,646.66	\$206,026.11
TOTAL CONTRACT	\$2,572,852.50	\$2,469,706.26	\$189,011.62	\$2,658,717.88
LESS 0% RETAINAGE*		\$0.00	\$0.00	\$0.00
TOTAL LESS RETAINAGE		\$2,469,706.26	\$189,011.62	\$2,658,717.88

*There is a Retainage Bond posted for this project by the Contractor

SAN. ACT. NUMBER: 424-00-594-351-65

SAN. THIS PAY EST: \$189,011.62

F.I.

Stu Dimpick 4/12/16
Project Engineer Date

John M. McD 4/12/16
Contractor Date

James Hodges 4/12/2016
Project Manager Date

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 10 PAY PERIOD: 03/01/2016 Through 03/31/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
SCHEDULE 1A: MOBILIZATION											
1A.1	MOBILIZATION	LS	1.00	\$530,000.00	\$530,000.00	1.00	\$530,000.00		\$0.00	1.00	\$530,000.00
SCHEDULE 1A SUBTOTAL					\$530,000.00		\$530,000.00		\$0.00		\$530,000.00

SCHEDULE 1B: PIPE											
1B.1	STORMLINE	LS	1.00	\$68,750.00	\$68,750.00	1.00	\$68,750.00		\$0.00	1.00	\$68,750.00
1B.2	OFFSITE WATERLINE	LS	1.00	\$405,625.00	\$405,625.00	1.00	\$405,625.00		\$0.00	1.00	\$405,625.00
1B.3	Onsite Waterline	LS	1.00	\$68,750.00	\$68,750.00	1.00	\$68,750.00		\$0.00	1.00	\$68,750.00
1B.4	Sanitary	LS	1.00	\$6,875.00	\$6,875.00	1.00	\$6,875.00		\$0.00	1.00	\$6,875.00
SCHEDULE 1B SUBTOTAL					\$550,000.00		\$550,000.00		\$0.00		\$550,000.00

SCHEDULE 1C: SITE WORK											
1C.1	Clearing and Grubbing	LS	1.00	\$20,000.00	\$20,000.00	1.00	\$20,000.00		\$0.00	1.00	\$20,000.00
1C.2	Excavation/Preparation	LS	1.00	\$61,906.56	\$61,906.56	1.00	\$61,906.56		\$0.00	1.00	\$61,906.56
1C.3	Admin Excavation/Slab Preparation	LS	1.00	\$26,000.00	\$26,000.00	1.00	\$26,000.00		\$0.00	1.00	\$26,000.00
1C.4	Base Rock	LS	1.00	\$82,875.00	\$82,875.00	1.00	\$82,875.00		\$0.00	1.00	\$82,875.00
1C.5	Site Finish Grading	LS	1.00	\$5,030.94	\$5,030.94	0.80	\$4,024.75		\$0.00	0.80	\$4,024.75
1C.6	Wall	LS	1.00	\$8,125.00	\$8,125.00	1.00	\$8,125.00		\$0.00	1.00	\$8,125.00
1C.7	Curb	LS	1.00	\$13,000.00	\$13,000.00	1.00	\$13,000.00		\$0.00	1.00	\$13,000.00
1C.8	HMA	LS	1.00	\$48,750.00	\$48,750.00	1.00	\$48,750.00		\$0.00	1.00	\$48,750.00
1C.9	Final Cleanup/Seeding	LS	1.00	\$4,875.00	\$4,875.00		\$0.00		\$0.00	0.00	\$0.00
1C.10	Bollard	LS	1.00	\$2,437.50	\$2,437.50	1.00	\$2,437.50		\$0.00	1.00	\$2,437.50
1C.11	Fencing	LS	1.00	\$52,000.00	\$52,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 1C SUBTOTAL					\$325,000.00		\$267,118.81		\$0.00		\$267,118.81

SCHEDULE 1D: ADMIN BUILDING											
1D.1	Accessories	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.2	Admin Building Reinforcing Steel	LS	1.00	\$22,200.00	\$22,200.00	1.00	\$22,200.00		\$0.00	1.00	\$22,200.00
1D.3	Admin Building Slab and Stem Wall	LS	1.00	\$88,800.00	\$88,800.00	1.00	\$88,800.00		\$0.00	1.00	\$88,800.00
1D.4	Casework	LS	1.00	\$11,100.00	\$11,100.00	1.00	\$11,100.00		\$0.00	1.00	\$11,100.00
1D.5	CMU	LS	1.00	\$74,000.00	\$74,000.00	1.00	\$74,000.00		\$0.00	1.00	\$74,000.00
1D.6	Doors	LS	1.00	\$29,600.00	\$29,600.00	1.00	\$29,600.00		\$0.00	1.00	\$29,600.00
1D.7	Drywall	LS	1.00	\$44,400.00	\$44,400.00	1.00	\$44,400.00		\$0.00	1.00	\$44,400.00
1D.8	Electrician	LS	1.00	\$161,249.93	\$161,249.93	0.95	\$153,187.43	0.05	\$8,062.50	1.00	\$161,249.93
1D.9	Generator	LS	1.00	\$37,000.00	\$37,000.00	0.98	\$36,260.00	0.02	\$740.00	1.00	\$37,000.00
1D.10	Excavation/Sub Base	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.11	Flooring	LS	1.00	\$3,700.00	\$3,700.00	1.00	\$3,700.00		\$0.00	1.00	\$3,700.00
1D.12	HVAC	LS	1.00	\$48,100.00	\$48,100.00	0.98	\$47,138.00	0.02	\$962.00	1.00	\$48,100.00
1D.13	Ironwork	LS	1.00	\$2,771.38	\$2,771.38	1.00	\$2,771.38		\$0.00	1.00	\$2,771.38
1D.14	Louvers	LS	1.00	\$2,010.64	\$2,010.64	1.00	\$2,010.64		\$0.00	1.00	\$2,010.64
1D.15	Metal Roof	LS	1.00	\$29,727.10	\$29,727.10	1.00	\$29,727.10		\$0.00	1.00	\$29,727.10
1D.16	Overhead Door	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.17	Painter	LS	1.00	\$37,000.00	\$37,000.00	0.99	\$36,630.00	0.01	\$370.00	1.00	\$37,000.00
1D.18	Plumbing	LS	1.00	\$81,400.00	\$81,400.00	0.99	\$80,586.00	0.01	\$814.00	1.00	\$81,400.00

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 10 PAY PERIOD: 03/01/2016 Through 03/31/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1D.19	Roof Framing	LS	1.00	\$7,740.95	\$7,740.95	1.00	\$7,740.95		\$0.00	1.00	\$7,740.95
1D.20	Signage	LS	1.00	\$3,700.00	\$3,700.00		\$0.00	1.00	\$3,700.00	1.00	\$3,700.00
1D.21	Trusses	LS	1.00	\$22,200.00	\$22,200.00	1.00	\$22,200.00		\$0.00	1.00	\$22,200.00
1D.22	Windows	LS	1.00	\$11,100.00	\$11,100.00	1.00	\$11,100.00		\$0.00	1.00	\$11,100.00
SCHEDULE 1D SUBTOTAL					\$740,000.00		\$725,351.50		\$14,648.50		\$740,000.00

SCHEDULE 1E: ADMIN BUILDING - EQUIPMENT											
1E.1	Flouride System	LS	1.00	\$91,628.35	\$91,628.35	1.00	\$91,628.35		\$0.00	1.00	\$91,628.35
1E.2	Hypochlorite System Submittal Approval	LS	1.00	\$40,992.11	\$40,992.11	1.00	\$40,992.11		\$0.00	1.00	\$40,992.11
1E.3	Hypochlorite System	LS	1.00	\$144,947.96	\$144,947.96	1.00	\$144,947.96		\$0.00	1.00	\$144,947.96
1E.4	Process Piping	LS	1.00	\$14,479.40	\$14,479.40	0.98	\$14,189.81	0.02	\$289.59	1.00	\$14,479.40
1E.5	Mono Rail	LS	1.00	\$20,684.88	\$20,684.88	1.00	\$20,684.88		\$0.00	1.00	\$20,684.88
1E.6	Pumps	LS	1.00	\$25,856.10	\$25,856.10	0.80	\$20,684.88	0.20	\$5,171.22	1.00	\$25,856.10
1E.7	Starup	LS	1.00	\$7,127.79	\$7,127.79		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 1E SUBTOTAL					\$345,716.59		\$333,127.99		\$5,460.81		\$338,588.80

SCHEDULE 1F: Filter Structure											
1F.1	Process Piping	LS	1.00	\$84,000.00	\$84,000.00	0.98	\$82,320.00	0.02	\$1,680.00	1.00	\$84,000.00
1F.2	Painting/Coating	LS	1.00	\$18,000.00	\$18,000.00	0.20	\$3,600.00	0.80	\$14,400.00	1.00	\$18,000.00
1F.3	Ironwork/Railing	LS	1.00	\$144,000.00	\$144,000.00	0.90	\$129,600.00	0.10	\$14,400.00	1.00	\$144,000.00
1F.4	Slide Gates	LS	1.00	\$60,000.00	\$60,000.00	1.00	\$60,000.00		\$0.00	1.00	\$60,000.00
1F.5	Water Test	LS	1.00	\$6,000.00	\$6,000.00	1.00	\$6,000.00		\$0.00	1.00	\$6,000.00
1F.6	Excavation/Preparation	LS	1.00	\$180,000.00	\$180,000.00	1.00	\$180,000.00		\$0.00	1.00	\$180,000.00
1F.7	Filter Media	LS	1.00	\$600,439.87	\$600,439.87	0.38	\$228,167.15	0.62	\$372,272.72	1.00	\$600,439.87
1F.8	Base Rock	LS	1.00	\$107,560.13	\$107,560.13	1.00	\$107,560.13		\$0.00	1.00	\$107,560.13
SCHEDULE 1F SUBTOTAL					\$1,200,000.00		\$797,247.28		\$402,752.72		\$1,200,000.00

SCHEDULE 1G: Filter Structure - Slab Construction											
1G.1	Slab Construction	SF	25,214.00	\$20.00	\$504,280.00	25,214.00	\$504,280.00		\$0.00	25214.00	\$504,280.00
SCHEDULE 1G SUBTOTAL					\$504,280.00		\$504,280.00		\$0.00		\$504,280.00

SCHEDULE 1H: Filter Structure - Wall Construction											
1H.1	Wall Construction	SF	13,996.00	\$49.00	\$685,804.00	13,996.00	\$685,804.00		\$0.00	13996.00	\$685,804.00
SCHEDULE 1H SUBTOTAL					\$685,804.00		\$685,804.00		\$0.00		\$685,804.00

SCHEDULE 1J: Filter Structure - Reinforcing Steel											
1J.1	Reinforcing Steel	SF	39,210.00	\$9.00	\$352,890.00	39,210.00	\$352,890.00		\$0.00	39210.00	\$352,890.00
SCHEDULE 1J SUBTOTAL					\$352,890.00		\$352,890.00		\$0.00		\$352,890.00

SCHEDULE 2: Shoring Trench Safety System											
2.1	Shoring Trench Safety System	LF	5,400.00	\$1.00	\$5,400.00	5,400.00	\$5,400.00		\$0.00	5400.00	\$5,400.00
SCHEDULE 2 SUBTOTAL					\$5,400.00		\$5,400.00		\$0.00		\$5,400.00

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 10 PAY PERIOD: 03/01/2016 Through 03/31/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
SCHEDULE 3: Overexcavation and Backfill with Granular Fill											
3.1	Overexcavation and Backfill with Granular Fill	CY	1,500.00	\$20.00	\$30,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 3 SUBTOTAL					\$30,000.00		\$0.00		\$0.00		\$0.00

SCHEDULE 4: Cash Allowance for Furnishings and Laboratory Supplies											
4.1	Furnishings and Laboratory Supplies	LS	1.00	\$10,000.00	\$10,000.00	1.00	\$10,000.00		\$0.00	1.00	\$10,000.00
SCHEDULE 2 SUBTOTAL					\$10,000.00		\$10,000.00		\$0.00		\$10,000.00

SCHEDULE 5: Erosion Control and Water Pollution Control											
5.1	Erosion Control and Water Pollution Control	LS	1.00	\$16,000.00	\$16,000.00	0.63	\$10,080.00	0.07	\$1,120.00	0.70	\$11,200.00
SCHEDULE 5 SUBTOTAL					\$16,000.00		\$10,080.00		\$1,120.00		\$11,200.00

SCHEDULE 6: Project Documentation											
6.1	Project Documentation	LS	1.00	\$25,000.00	\$25,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 6 SUBTOTAL					\$25,000.00		\$0.00		\$0.00		\$0.00

Change Order 1											
A	Upsize TW & RW Pipes & Extend RW Pipe to R.O.W.	LS	1.00	\$34,831.21	\$34,831.21	1.00	\$34,831.21		\$0.00	1.00	\$34,831.21
B	Groundface CMU Block	LS	1.00	\$2,934.80	\$2,934.80	1.00	\$2,934.80		\$0.00	1.00	\$2,934.80
CHANGE ORDER 1 SUBTOTAL					\$37,766.01		\$37,766.01		\$0.00		\$37,766.01

Change Order 2											
A	Use Moisture-Resistant MDF for Cabinet Core	LS	1.00	\$579.26	\$579.26		\$0.00	1.00	\$579.26	1.00	\$579.26
B	Upsize to 52-Lug Panel	LS	1.00	\$811.30	\$811.30		\$0.00	1.00	\$811.30	1.00	\$811.30
C	Furnish and Install 40" x 48" Louver in lieu of 48" x 40" Louver	LS	1.00	\$1,835.40	\$1,835.40		\$0.00	1.00	\$1,835.40	1.00	\$1,835.40
D	Furnish and Install conduit, wire, and controls for HVAC Ops through SCADA	LS	1.00	\$3,257.89	\$3,257.89		\$0.00	1.00	\$3,257.89	1.00	\$3,257.89
E	Furnish and Install Septic System	LS	1.00	\$23,378.40	\$23,378.40		\$0.00	1.00	\$23,378.40	1.00	\$23,378.40
F	Modify Chemical Metering Pump	LS	1.00	\$1,675.55	\$1,675.55		\$0.00	1.00	\$1,675.55	1.00	\$1,675.55
G	Install Storm System for Filter Basin Entry Ramps	LS	1.00	\$14,530.36	\$14,530.36		\$0.00	1.00	\$14,530.36	1.00	\$14,530.36
H	Furnish and Install 18" Dia. Culverts for Logging Road	LS	1.00	\$4,178.09	\$4,178.09		\$0.00	1.00	\$4,178.09	1.00	\$4,178.09
I	Furnish & Install 5/8" Marine Plywood for Pipe Gallery	LS	1.00	\$8,306.42	\$8,306.42		\$0.00	1.00	\$8,306.42	1.00	\$8,306.42
J	Furnish and Install Flap Valves	LS	1.00	\$2,334.19	\$2,334.19		\$0.00	1.00	\$2,334.19	1.00	\$2,334.19
K	Furnish and Install Round Rock Landscaping	LS	1.00	\$1,007.36	\$1,007.36		\$0.00	1.00	\$1,007.36	1.00	\$1,007.36
CHANGE ORDER 2 SUBTOTAL					\$61,894.22		\$0.00		\$61,894.22		\$61,894.22

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 10 PAY PERIOD: 03/01/2016 Through 03/31/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57			Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101					
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
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	CONTRACT TOTAL	\$5,320,090.59	TOTAL PREVIOUS	\$4,771,299.59	TOTAL THIS EST.	\$423,982.02	TOTAL TO DATE	\$5,195,281.61
	CHANGE ORDERS TO DATE	\$99,660.23		\$37,766.01		\$61,894.22		\$99,660.23
	ORIGINAL CONTRACT & CHANGE ORDERS SUBTOTAL	\$5,419,750.82		\$4,809,065.60		\$485,876.24		\$5,294,941.84
	SALES TAX (7.7%)	\$417,320.81		\$370,298.05		\$37,412.47		\$407,710.52
	TOTAL CONTRACT	\$5,837,071.63		\$5,179,363.65		\$523,288.71		\$5,702,652.36
	Retainage (5%)			(\$240,453.28)		(\$24,293.81)		(\$264,747.09)
	TOTAL			\$4,938,910.37		\$498,994.90		\$5,437,905.27

SAN. ACT. NUMBER: 424-00-594-341-65

SAN. THIS PAY EST: \$498,994.90

St Dyrdek
 Project Engineer
4/12/16
 Date

Darin Rippe
 Contractor
4/12/2016
 Date

James Hodge
 Project Manager
4/12/2016
 Date

CITY OF CAMAS PROJECT NO. WS-748 2015 STEP/STEF Tank Pumping			PAY ESTIMATE: ELEVEN - FINAL PAY PERIOD: 3/1/2016 Through 3/31/2016				AAA Septic Service PO Box 1668 Brush Prairie, WA 98606 (360) 687-8960				
			ORIGINAL CONTRACT AMOUNT: \$99,973.17								
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE

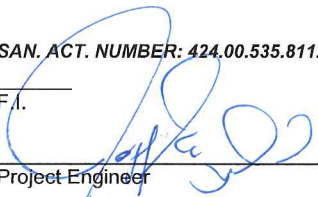
SANITARY SEWER											
1	Residential STEP & STEF Tank Pumping	EA	725	\$119.93	\$86,949.25	566.00	\$67,880.38	93.00	\$11,153.49	659.00	\$79,033.87
2	EMERGENCY Residential STEP & STEF Tank Pumping	EA	10	\$119.93	\$1,199.30	22.00	\$2,638.46	0.00	\$0.00	22.00	\$2,638.46
3	After Hours EMERGENCY STEP & STEF Tank Pumping	EA	5	\$239.86	\$1,199.30	3.00	\$719.58	1.00	\$239.86	4.00	\$959.44
4	Commercial STEP and STEF Tank Pumping	1000 Gal	24	\$119.93	\$2,878.32	27.50	\$3,298.08	3.00	\$359.79	30.50	\$3,657.87

SUBTOTAL:					\$92,226.17		\$74,536.50		\$11,753.14		\$86,289.64
Sanitary Sales Tax (8.4%):					\$7,747.00		\$6,261.07		\$987.26		\$7,248.33
Total:					\$99,973.17		\$80,797.56		\$12,740.40		\$93,537.96

	ORIGINAL CONTRACT TOTAL	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
	ADDITIONS / DELETIONS	\$92,226.17	\$74,536.50	\$11,753.14	\$86,289.64
	SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00
	SALES TAX (8.4%)	\$92,226.17	\$74,536.50	\$11,753.14	\$86,289.64
	TOTAL CONTRACT	\$7,747.00	\$6,261.07	\$987.26	\$7,248.33
	LESS 5% RETAINAGE	\$99,973.17	\$80,797.56	\$12,740.40	\$93,537.96
	TOTAL LESS RETAIN.		(\$3,726.82)	(\$587.66)	(\$4,314.48)
			\$77,070.74	\$12,152.75	\$89,223.48

SAN. ACT. NUMBER: 424.00.535.811.48

SAN. THIS PAY EST: \$12,152.75

F.i.

 Project Engineer

4-11-16
 Date


 Contractor Date 4/12/16


 Project Manager Date 4/11/16

WS-756

CITY OF CAMAS PROJECT NO. WS-756 NW 6th Avenue Water & Storm Sewer Improvements			PAY ESTIMATE: THREE - FINAL PAY PERIOD: 8/1/15 Through 8/3/15 ORIGINAL CONTRACT AMOUNT: \$376,911.18				RC Northwest, Inc. 12404 NE 153rd Street, Suite #100 Brush Prairie, WA 98606 360-546-2502				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
Schedule A - Water											
1	Mobilization	LS	1.00	\$1,000.00	\$1,000.00	1.00	\$1,000.00	0.00	\$0.00	1.00	\$1,000.00
2	HMA for Pavement Repair Class 1/2" PG 64-22	TN	10.00	\$350.00	\$3,500.00	19.90	\$6,965.00	0.00	\$0.00	19.90	\$6,965.00
3	Plugging Existing Water Pipe	EA	5.00	\$150.00	\$750.00	5.00	\$750.00	0.00	\$0.00	5.00	\$750.00
4	Removal and Replacement of Unsuitable Material	CY	50.00	\$48.00	\$2,400.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
5	Trench Safety System (Min. \$1.00/LF)	LF	100.00	\$5.25	\$525.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
6	Replace Existing Valve Can	EA	3.00	\$250.00	\$750.00	2.00	\$500.00	0.00	\$0.00	2.00	\$500.00
7	Abandon Existing Water Valve	EA	5.00	\$250.00	\$1,250.00	7.00	\$1,750.00	0.00	\$0.00	7.00	\$1,750.00
8	Ductile Iron Pipe for Water Main, 8 Inch Dia.	LF	706.00	\$117.00	\$82,602.00	767.00	\$89,739.00	0.00	\$0.00	767.00	\$89,739.00
9	Ductile Iron Pipe for Water Main, 6 Inch Dia.	LF	30.00	\$125.00	\$3,750.00	38.00	\$4,750.00	0.00	\$0.00	38.00	\$4,750.00
10	Testing and Flushing Water System	LS	1.00	\$2,215.00	\$2,215.00	1.00	\$2,215.00	0.00	\$0.00	1.00	\$2,215.00
11	Solid Rock Excavation	CY	10.00	\$278.00	\$2,780.00	1.80	\$500.40	0.00	\$0.00	1.80	\$500.40
12	1 Inch Water Service	EA	1.00	\$1,500.00	\$1,500.00	2.00	\$3,000.00	0.00	\$0.00	2.00	\$3,000.00
13	Ductile Iron Fitting, 8 Inch	EA	14.00	\$210.00	\$2,940.00	12.00	\$2,520.00	0.00	\$0.00	12.00	\$2,520.00
14	Ductile Iron Fitting, 6 Inch	EA	1.00	\$158.00	\$158.00	1.00	\$158.00	0.00	\$0.00	1.00	\$158.00
15	Gate Valve, 8 Inch	EA	7.00	\$1,162.00	\$8,134.00	6.00	\$6,972.00	0.00	\$0.00	6.00	\$6,972.00
16	Gate Valve, 6 Inch	EA	1.00	\$785.00	\$785.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
17	Hydrant Assembly	EA	1.00	\$3,500.00	\$3,500.00	2.00	\$7,000.00	0.00	\$0.00	2.00	\$7,000.00
18	Temporary Water Service	LS	1.00	\$600.00	\$600.00	2.00	\$1,200.00	0.00	\$0.00	2.00	\$1,200.00
19	Minor Changes (Minimum Bid \$5000.00)	LS	1.00	\$5,000.00	\$5,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00

Schedule A SUBTOTAL:					\$124,139.00		\$129,019.40		\$0.00		\$129,019.40
Schedule A Sales Tax (8.4%):					\$10,427.68		\$10,837.63		\$0.00		\$10,837.63
Schedule A Total:					\$134,566.68		\$139,857.03		\$0.00		\$139,857.03

Schedule B - Storm Sewer											
1	Mobilization	LS	1.00	\$18,350.00	\$18,350.00	1.00	\$18,350.00	0.00	\$0.00	1.00	\$18,350.00
2	Project Temporary Traffic Control*	LS	1.00	\$24,000.00	\$24,000.00	1.80	\$43,200.00	-0.80	(\$19,200.00)	1.00	\$24,000.00
3	Clearing & Grubbing	LS	1.00	\$625.00	\$625.00	1.00	\$625.00	0.00	\$0.00	1.00	\$625.00
4	Removal of Structure and Obstruction	LS	1.00	\$38,560.00	\$38,560.00	1.00	\$38,560.00	0.00	\$0.00	1.00	\$38,560.00
5	Polypropylene Sanitary Sewer Pipe 24 In. Diam.	LF	348.00	\$175.00	\$60,900.00	353.00	\$61,775.00	0.00	\$0.00	353.00	\$61,775.00
6	Corrugated Polyethylene Storm Sewer Pipe 10 In. Diam.	LF	42.00	\$135.00	\$5,670.00	46.00	\$6,210.00	0.00	\$0.00	46.00	\$6,210.00
7	Storm Sewer Outlet Structure	EA	1.00	\$6,000.00	\$6,000.00	1.00	\$6,000.00	0.00	\$0.00	1.00	\$6,000.00
8	Testing Storm Sewer Pipe	LF	348.00	\$5.00	\$1,740.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
9	Storm Sewer Repair	EA	1.00	\$7,000.00	\$7,000.00	1.00	\$7,000.00	0.00	\$0.00	1.00	\$7,000.00
10	Combination Curb Inlet	EA	1.00	\$2,500.00	\$2,500.00	1.00	\$2,500.00	0.00	\$0.00	1.00	\$2,500.00
11	Catch Basin Type 1	EA	1.00	\$1,760.00	\$1,760.00	1.00	\$1,760.00	0.00	\$0.00	1.00	\$1,760.00
12	Curb Inlet Catch Basin Type 2	EA	1.00	\$2,178.00	\$2,178.00	1.00	\$2,178.00	0.00	\$0.00	1.00	\$2,178.00
13	Manhole 48 Inch Diameter Type 1	EA	3.00	\$4,065.00	\$12,195.00	2.00	\$8,130.00	1.00	\$4,065.00	3.00	\$12,195.00
14	Abandon Existing Manhole	EA	1.00	\$1,000.00	\$1,000.00	1.00	\$1,000.00	0.00	\$0.00	1.00	\$1,000.00
15	Plugging Existing Storm Sewer Pipe	EA	3.00	\$250.00	\$750.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
16	Removal and Replacement of Unsuitable Material	CY	50.00	\$48.00	\$2,400.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
17	Trench Safety System (Min. \$1.00/LF)	LF	348.00	\$2.00	\$696.00	348.00	\$696.00	0.00	\$0.00	348.00	\$696.00
18	Controlled Density Fill for Storm Sewer Plugging	CY	41.00	\$180.00	\$7,380.00	11.00	\$1,980.00	0.00	\$0.00	11.00	\$1,980.00
19	Roadside Restoration	LS	1.00	\$2,100.00	\$2,100.00	1.00	\$2,100.00	0.00	\$0.00	1.00	\$2,100.00

CITY OF CAMAS PROJECT NO. WS-756 NW 6th Avenue Water & Storm Sewer Improvements			PAY ESTIMATE: THREE - FINAL PAY PERIOD: 8/1/15 Through 8/3/15 ORIGINAL CONTRACT AMOUNT: \$376,911.18				RC Northwest, Inc. 12404 NE 153rd Street, Suite #100 Brush Prairie, WA 98606 360-546-2502				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
Schedule B - Storm Sewer (Continued)											
20	Erosion Control and Water Pollution Control	LS	1.00	\$800.00	\$800.00	1.00	\$800.00	0.00	\$0.00	1.00	\$800.00
21	Cement Concrete Traffic Curb	LF	157.00	\$31.00	\$4,867.00	80.00	\$2,480.00	0.00	\$0.00	80.00	\$2,480.00
22	Cement Concrete Traffic Curb & Gutter	LF	281.00	\$31.00	\$8,711.00	291.00	\$9,021.00	0.00	\$0.00	291.00	\$9,021.00
23	Cement Concrete Pedestrian Curb	LF	51.00	\$27.00	\$1,377.00	58.00	\$1,566.00	0.00	\$0.00	58.00	\$1,566.00
24	Cement Concrete Driveway Entrance	SY	82.00	\$88.00	\$7,216.00	111.60	\$9,820.80	0.00	\$0.00	111.60	\$9,820.80
25	Chain Link Fence	LF	270.00	\$24.00	\$6,480.00	270.00	\$6,480.00	0.00	\$0.00	270.00	\$6,480.00
26	Cement Concrete Sidewalk	SY	86.00	\$76.00	\$6,536.00	105.60	\$8,025.60	0.00	\$0.00	105.60	\$8,025.60
27	Cement Concrete Sidewalk Ramp Type 2	SY	32.00	\$133.00	\$4,256.00	33.30	\$4,428.90	0.00	\$0.00	33.30	\$4,428.90
28	Gravity Block Wall	SF	17.30	\$75.00	\$1,297.50	17.30	\$1,297.50	0.00	\$0.00	17.30	\$1,297.50
29	Minor Changes (Minimum Bid \$5000.00)	LS	1.00	\$5,000.00	\$5,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00

Schedule B SUBTOTAL:					\$242,344.50		\$245,983.80		(\$15,135.00)		\$230,848.80
No sales tax					\$0.00		\$0.00		\$0.00		\$0.00
Schedule B Total:					\$242,344.50		\$245,983.80		(\$15,135.00)		\$230,848.80

Change Order #1											
Schedule B											
A	Standby Time Due to Undocumented Existing Pipe	LS	1.00	\$5,599.31	\$5,599.31	0.00	\$0.00	1.00	\$5,599.31	1.00	\$5,599.31
B	Remove & Replace of Unsuitable Materials	LS	1.00	\$3,294.29	\$3,294.29	0.00	\$0.00	1.00	\$3,294.29	1.00	\$3,294.29

Schedule B SUBTOTAL:					\$8,893.60		\$0.00		\$8,893.60		\$8,893.60
Schedule B Sales Tax (Non-Taxable):					\$0.00		\$0.00		\$0.00		\$0.00
Schedule B Total:					\$8,893.60		\$0.00		\$8,893.60		\$8,893.60

Change Order #2											
Schedule A - Water											
F	Standby Time & Materials Due to Differing Conditions	LS	1.00	\$3,521.36	\$3,521.36	0.00	\$0.00	1.00	\$3,521.36	1.00	\$3,521.36
G	Item H: Delete Bid Item 4: Removal and Replacement of Unsuitable Materials	CY	-50.00	\$48.00	(\$2,400.00)	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
H	Item I: Delete Bid Item 19: Minor Changes	LS	-1.00	\$5,000.00	(\$5,000.00)	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00

Schedule A SUBTOTAL:					(\$3,878.64)		\$0.00		\$3,521.36		\$3,521.36
Schedule A Sales Tax (8.4%):					\$295.79		\$0.00		\$295.79		\$295.79
Schedule A Total:					(\$3,582.85)		\$0.00		\$3,817.15		\$3,817.15

CITY OF CAMAS PROJECT NO. WS-756 NW 6th Avenue Water & Storm Sewer Improvements			PAY ESTIMATE: THREE - FINAL PAY PERIOD: 8/1/15 Through 8/3/15 ORIGINAL CONTRACT AMOUNT: \$376,911.18				RC Northwest, Inc. 12404 NE 153rd Street, Suite #100 Brush Prairie, WA 98606 360-546-2502				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
Change Order #2											
Schedule B - Storm Sewer											
A	Item A: Repair Undocumented 6" Storm Pipe	LS	1.00	\$1,054.38	\$1,054.38	0.00	\$0.00	1.00	\$1,054.38	1.00	\$1,054.38
B	Item B: Repair Undocumented 12" Storm Pipe	LS	1.00	\$1,203.53	\$1,203.53	0.00	\$0.00	1.00	\$1,203.53	1.00	\$1,203.53
C	Item C: Catch Basin Modifications	LS	1.00	\$3,237.18	\$3,237.18	0.00	\$0.00	1.00	\$3,237.18	1.00	\$3,237.18
D	Item E: Delete Bid Item 16: Removal and Replacement of Unsuitable Materials	CY	-50.00	\$48.00	(\$2,400.00)	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
E	Item F: Delete Bid Item 29: Minor Changes	LS	-1.00	\$5,000.00	(\$5,000.00)	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00

Schedule B SUBTOTAL:	(\$1,904.91)	\$0.00	\$5,495.09	\$5,495.09
Schedule B Sales Tax (Non-Taxable):	\$0.00	\$0.00	\$0.00	\$0.00
Schedule B Total:	(\$1,904.91)	\$0.00	\$5,495.09	\$5,495.09

ORIGINAL CONTRACT TOTAL	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
\$366,483.50	\$366,483.50	\$375,003.20	(\$15,135.00)	\$359,868.20
SCHEDULE A ADDITIONS / DELETIONS	(\$3,878.64)	\$0.00	\$3,521.36	\$3,521.36
SCHEDULE B ADDITIONS / DELETIONS	\$6,988.69	\$0.00	\$14,388.69	\$14,388.69
SUBTOTAL	\$369,593.55	\$375,003.20	\$2,775.05	\$377,778.25
SALES TAX (8.4%)	\$10,723.47	\$10,837.63	\$295.79	\$11,133.42
TOTAL CONTRACT	\$380,317.02	\$385,840.83	\$3,070.84	\$388,911.67
LESS 5% RETAINAGE		(\$18,750.16)	(\$138.75)	(\$18,888.91)
TOTAL LESS RETAIN.		\$367,090.67	\$2,932.09	\$370,022.76

* This is a correction: Bid Item 2, Schedule B was over paid by \$19,200.00 on Pay Estimate #2.

Water/Sewer Acct. Number: 316-00-595-300-65

THIS PAY EST: \$2,932.09

F.I.

St. D. Dyck
Project Engineer

9/15/15
Date

James J. Johnson
Contractor

9/15/15
Date

Jan E. Smith
Project Manager

9/15/15
Date

FOR
ENTERED
9/16/15

Retainage 316.00.223.400.00

Mayor's
VOLUNTEER SPIRIT AWARD

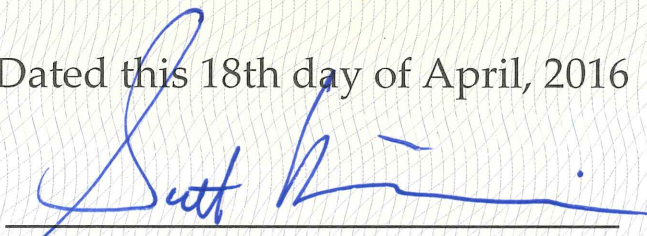
in the City of Camas, presented to

KARI JENSEN

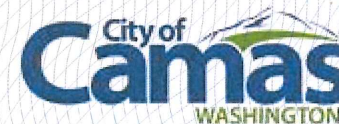
For using her time and artistic talents in reviving the
playground at Crown Park

Dated this 18th day of April, 2016





Scott Higgins, Mayor



~ PROCLAMATION ~

WHEREAS, Autism is a complex neurological and development condition that typically appears in the first three years of life; and

WHEREAS, the Centers for Disease Control and Prevention estimates one of every 68 people in the United States has been identified with an autism spectrum disorder; and

WHEREAS, Autism spectrum disorders are lifelong conditions that affects each individual and their families differently; and

WHEREAS, individuals on the autism spectrum can be helped to reach their greatest potential through individualized treatment strategies, early diagnosis, education, access to lifelong support and services, and most importantly, inclusion and full acceptance within society; and

WHEREAS, through research, training, support groups, advocacy and increased acceptance, we will make positive changes and meet the challenges of serving a growing number of Clark County residents with autism spectrum disorders;

NOW, THEREFORE, BE IT RESOLVED that I, Scott Higgins, Mayor of Camas, do hereby proclaim **April 2016**, as

“Autism Acceptance Month”

in Camas, Washington and encourage all citizens to seek a better understanding and acceptance of autism and autism spectrum disorders.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 18th day of April, 2016

Scott Higgins, Mayor

ORDINANCE NO. 16-002

AN ORDINANCE amending Section 15.04.010 B., of the Camas Municipal Code, to require that an approved fire sprinkler system be installed in new one-family and two-family dwellings and townhouses.

WHEREAS, the City Council has adopted the 2012 edition of the International Residential Code; and

WHEREAS, the 2012 edition of the International Residential Code, in Appendix S thereof, requires an approved automatic fire sprinkler system be installed in new one-family and two-family dwellings and townhouses, with reference to the standards as set forth within the International Residential Code, Appendix R; and

WHEREAS, the provisions within Appendix S as noted herein are not mandatory, unless specifically referenced in an adopting ordinance; and

WHEREAS, the City of Camas seeks to reduce or eliminate the risk of life and property loss from hostile fire in residential occupancies; and

WHEREAS, the City of Camas seeks to reduce negative environmental impacts from hostile fire; and

WHEREAS, the City of Camas has made a community risk management decision at the local level to efficiently and effectively manage fire suppression resources by including built-in technology in all new residential occupancies; and

WHEREAS, viable escape times have dramatically dropped, demand on public fire resources has increased, and emergency response time has increased; and

WHEREAS, modern fire sprinkler technology is a component of a reliable life safety strategy; and

ORDINANCE NO. 16-002

WHEREAS, the City of Camas has identified the long-range strategy to contain hostile fire to one room of a structure, and has determined that the installation of fire sprinkler systems are the most effective and economical means to accomplish that goal; and

WHEREAS, stakeholder involvement, public participation, and careful deliberation has resulted in this decision; and

WHEREAS, the City of Camas has previously adopted fire codes that require the installation of approved automatic fire sprinklers in most new residential construction; and

WHEREAS, adoption of Appendix S shall apply only to new construction and shall not require the retrofitting of any existing dwellings; and

WHEREAS, the Council of the City of Camas desires to exempt the installation of approved fire sprinkler systems in any mobile home or manufactured home and require the terms of Appendix S to apply to new construction of accessory dwelling units; and

WHEREAS, notification of the adoption of Appendix S by the City of Camas is required to be sent to the State Building Code Council and the City of Camas Fire Department is hereby directed to provide said notification; and

WHEREAS, the Council of the City of Camas recognizes the benefits of this ordinance and concurs in its adoption; now therefore,

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

Section 15.04.010 B. of the Camas Municipal Code, is hereby amended to add a new subsection 15.04.010 B. 5. as follows:

5. Appendix R, Dwelling Unit Fire Sprinkler Systems.

Section II

Section 15.04.010 B. of the Camas Municipal Code, is hereby amended to add a new subsection 15.04.010 B. 6. as follows:

6. Appendix S, Fire Sprinklers.

Appendix S, Section AS107.1 of the 2012 International Residential Code is hereby amended to read as follows:

Pursuant to WAC 51-51-60107, **AS107.1 Fire Sprinklers**, an approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix R.

This Subsection shall apply to any new accessory dwelling unit.

Exception: This subsection does not require the installation of an approved fire sprinkler system in any mobile home or manufactured home. This exception is limited to this subsection, and nothing herein exempts a mobile home or manufactured home from any other requirement to install an approved automatic fire sprinkler system under any other section or subsection of this code or of any International Code adopted by the City.

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 18th day of April, 2016.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney

WAC 51-51-60105

APPENDIX R

DWELLING UNIT FIRE SPRINKLER SYSTEMS

The design and installation of residential fire sprinkler systems shall be in accordance with the 2012 International Residential Code Section P2904 Dwelling Unit Fire Sprinkler Systems.

(Insert as Page 890a)

WAC 51-51-60107

APPENDIX S

FIRE SPRINKLERS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

AS107.1 Fire sprinklers. An approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix R.

(Insert as Page 890b)

March 22, 2016

Mayor Scott Higgins
City Council Members
City of Camas
616 NE 4th Avenue
Camas, WA 98607

Dear Honorable Mayor Higgins and Members of the Camas City Council:

On behalf of future home buyers and citizens of Camas, we urge you to reject a new mandatory fire sprinkler ordinance on all one and two family residential dwelling units. Today, we see increased homelessness in our communities and a shortage of affordable homes. Adding another \$6,000 to \$10,000 to the cost of each home will exacerbate this problem and further prevent middle and low income families from homeownership.

Fire sprinkler supporters argue that the cost to install sprinklers is not substantial. However, a quick review of actual costs indicates otherwise. To back this up, we provide the attached 2015 bids for residential fire sprinkler systems (RFSS).

Four examples of actual sprinkler installation costs illustrate just how expensive they are:

- A 4,090 sq. ft. home in Vancouver - \$9,955.00
- A 3,600 sq. ft. home in Kenmore - \$6,562.00
- A 4,100 sq. ft. home in Kirkland - \$10,700.00
- A 3,106 sq. ft. home in Redmond - \$5,875.00

Not included in these costs is the ongoing maintenance of the systems, additional meters that are required in some jurisdictions, increased costs for installation of larger water lines, and in many cases, a required water tank and a secondary water line between the meter and the home.

Based on research by the Building Industry Association of Washington, the total cost for residential fire sprinklers in each home could total more than \$10,000.

In early 2008, the Washington Legislature requested our State's Building Code Council (SBCC) to form a Fire Sprinkler Technical Advisory Group (TAG) to explore the broad ramifications that surround the installation of residential fire sprinklers statewide. In November 2008, the SBCC approved their report, "Voluntary Private Residential Fire Sprinkler Systems" and forwarded it to the Legislature as a guiding document on why Washington *does not mandate* sprinkler systems for single family homes in the State's building codes.

The report identifies seven barriers and makes the case that until these issues are resolved, RFSS in single-family homes are problematic. These barriers are still valid today and continue to be a significant concern which is why each year, the Washington State Legislature rejects mandatory RFSS in single-family homes.

Barrier 1: Lack of Education

There is a lack of awareness among homeowners about the life-safety benefits of sprinkler systems versus alarm systems, differences between new and existing single-family homes and other key facts that could help the public make better informed decisions about whether or not to voluntarily install sprinklers in their homes.

Barrier 2: Lack of Preferred Design and Installation Details and Guidelines

There is a lack of consistent criteria for installing fire sprinklers that would assist builders, installers, fire personnel, water purveyors and homeowners.

Barrier 3: Cost and Cost Recovery of a Voluntary RFSS Installation

The cost of installing residential fire sprinklers can vary widely, and homeowners often have limited ability to recover these costs, both of which act as barriers to homeowners.

Barrier 4: Costs for Permit and Inspection

Installation of fire sprinklers require plan review and inspections, both of which add costs.

Barrier 5: Increased Cost of Hook-Up Fees in Form of Stand-By System Development Charges

Homeowners may have to increase the meter size serving their property in order to proceed, creating yet another cost burden associated with sprinkler installation.

Barrier 6: Shut-Off Issues

Water purveyors may be exposed to increased liability as a result of a fire at a residence that has a RFSS but is inoperable due to routine maintenance, system damage, or any other issue that would cause water service to a property to be interrupted. (Hard-Wired smoke detectors are required in all new homes because homeowners could not be trusted to change the batteries in their smoke alarms; there is no reason to assume homeowners will do proper maintenance on fire sprinkler systems).

Barrier 7: Water Use Efficiency Rule Credit for Use of Larger Meters

It is recommended that the state Department of Health provide an incremental credit to water purveyors for unaccounted for water, due to the inaccuracy of larger water meters at low flow. Members of the Fire Sprinkler TAG included a comprehensive representation of all industries affected, including builders, fire safety, insurance, water, cities and counties from a general perspective. A great deal of time and effort went into drafting this document, and we believe it raises key questions that continue to be very relevant to this discussion. The barriers identified in the report absolutely must be addressed by any jurisdiction considering mandatory sprinklers or seeking to promote voluntary installation of these systems.

Given the fragile economy and lending environment, adding the cost of sprinklers to a home now or in the next few years will have immediate, immeasurable impacts on the cost of housing (affordability) and homeownership (attainability). Homebuilders cannot financially bear the increased cost to build a house if it cannot be passed on to homebuyers in the form of increased home prices.

A 2014 Fire Fatality Report prepared by the Washington State Patrol - Office of the State Fire Marshal, reports that, "in 2014, there were 45 fire fatalities reported to the Office of the State Fire Marshal by fire agencies across the state of Washington. This represents a 17% decrease compared to the previous year, placing Washington's fire fatality rate at 6.5 per million people.

According to the latest available statistics from the United States Fire Administration, the national fire death rate is 9.4 per million people.” In fact, fire related fatalities are down for the third consecutive year according to the 2014 report; down 37% from 2011. *The continued decrease in fire related deaths can be attributed to new technology and modern building practices making today’s new homes safer.*

According to a 2014 study by the National Association of Home Builders, in Washington State 3,469 potential home buyers are priced out of the market per \$1000 added to the cost of a new home. The same study states that 244 potential home buyers are priced out of the market per \$1000 in additional costs in the city of Spokane alone. This could be one reason the Spokane City Council overwhelmingly passed a resolution stating their opposition to further mandatory fire sprinkler requirements.

We are not talking about homebuyers who are able to choose granite countertops; we are talking about first time homebuyers who are excited to get a new home that features laminate counters, vinyl hard surfaces and builder grade carpet over a 4 pound pad. It is not an issue of builders selling homes; the issue is keeping homes at an affordable price so that most people have an opportunity to purchase a home and experience the benefits of homeownership.

Thank you for your service to the citizens of Camas. We hope you will consider the information provided here and continue to encourage affordable homes and diversity in Camas, today and in the future by rejecting mandatory RFSS in single and two family homes.

Sincerely,



State Rep. Liz Pike
18th District

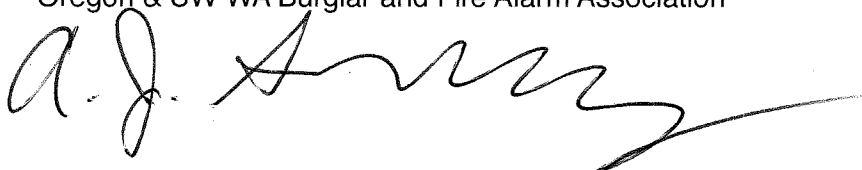


Tracy Doriot
President, Building Industry Association of Clark County



John Blom
President, Clark County Association of Realtors

AJ Gomez,
President,
Oregon & SW WA Burglar and Fire Alarm Association





605 11th Avenue SE

Olympia, WA 98501

Phone: (360) 352-0161

wsafm@wsafm.com

April 7, 2016

Mayor Scott Higgins
City Council Members - City of Camas
616 NE 4th Avenue
Camas, WA 98607

Dear Honorable Mayor Higgins and Members of the Camas City Council:

It has come to our attention that there has been a letter signed by four groups including the Building Industry Association of Clark County (BIACC) to the City of Camas that opposes a new mandatory fire sprinkler ordinance on all one and two family residential dwelling units. We fully support the ordinance and the improved life safety for single family residences that results from the installation of residential fire sprinklers. We are concerned that the information provided for your consideration in the letter they provided was incomplete and not current.

Groups opposed to residential sprinklers will state that the costs for residential sprinklers are the primary factor for not requiring their installation. They state that the cost is significant enough to affect housing sales and increase homelessness due to a shortage of affordable housing. For jurisdictions that have enacted a mandatory residential fire sprinkler ordinance, they have found that is not the case. The costs for residential sprinklers do vary by areas in the State, but they are currently averaging around 2-3% of the cost of the house. Comparing that to other components of construction costs, that is less than the costs for appliances or putting in granite counters (compared to other materials for the counters). The cost figures provided in their letter are not indicative of the actual costs that the fire sprinkler industry is charging. They have selected high cost examples or examples of homes that are much larger than the average size in order to indicate high dollar figures.

With the letter you received, there were several points that we would like to address:

1. *Not included in these costs is the ongoing maintenance of the systems* – there is little to no maintenance to residential fire sprinklers as the system is just like the plumbing in the home.
2. *Additional meters that are required in some jurisdictions* – There is a perception that the water use will exceed the capability of a normal meter. This is not the case. For the majority of jurisdictions, no additional meter is required.
3. *Increased costs for installation of larger water lines* – The piping for residential sprinklers can use the plumbing piping and resulting flows will not require the piping to be increase in size.
4. *And in many cases, a required water tank and a secondary water line between the meter and the home* – A pump and tank system can be required for very specific situations that have low water supply. The cost of the pump and tank are usually around \$1,500 – less than .5% of the cost of construction.



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Phone: (360) 352-0161

wsafm@wsafm.com

We agree with the letter than in early 2008, the Washington Legislature requested the State Building Code Council (SBCC) to form a Fire Sprinkler Technical Advisory Group (TAG) to explore the broad ramifications that surround the installation of residential fire sprinklers statewide. In November 2008, the SBCC approved their report, "Voluntary Private Residential Fire Sprinkler Systems" and forwarded it to the Legislature as a guiding document as to why Washington does not mandate sprinkler systems for single family homes in the State's building codes. Members of our Association participated in that TAG.

The report identified seven barriers and stated that until these issues are resolved, residential fire sprinkler installation in single-family homes could be problematic. Although the information provided in the other letter indicated that these barriers are still valid today, they are not. There has been continuing removal of the barriers through legislation and growth of the fire sprinkler industry.

Here are our responses to those barriers:

Barrier 1: Lack of Education

There is an increased awareness among homeowners about the life-safety benefits of sprinkler systems. In many cases, homeowners are requesting fire sprinklers and there are some in the construction industry that are not willing to provide them. This is a closed-minded situation, and we agree that more needs to be done to improve the knowledge and understanding of fire sprinkler systems for the builders.

Barrier 2: Lack of Preferred Design and Installation Details and Guidelines

The requirements for the design and installation of fire sprinklers in residential dwellings can use NFPA 13D or Section P2904 of the State amended International Residential Code. For those locations in which fire sprinklers are installed, there are consistent installations that are resulting in lower costs as more systems are installed.

Barrier 3: Cost and Cost Recovery of a Voluntary RFSS Installation

We do agree that the cost of installing residential fire sprinklers can vary from area to area. This is usually based on the supply and demand. Areas with more fire sprinkler systems are less expensive to install compared to areas without regular installations. Nationally, the average cost has been decreasing. Cost recovery is becoming more available as more insurance carriers provide coverage discounts for fire sprinklers; for example a typical premium discount for fire sprinklers is between 4 to 13%. It is also worth mentioning that, by state law, jurisdictions are not allowed to impose fire impact fees for new developments where fire sprinklers are required.

Barrier 4: Costs for Permit and Inspection

For the jurisdictions that require installation of fire sprinklers, they have been able to incorporate the plan review and inspection with the normal building permit fees. For other jurisdictions, the costs for the required plan review and inspection are based usually on value of the work or the number of sprinklers. The fees are not significant.



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Barrier 5: Increased Cost of Hook-Up Fees in Form of Stand-By System Development Charges

There is a concern that homeowners may have to increase the meter size serving their property in order to proceed. That is not correct as the normal fire sprinkler system for a new home will use the same water line coming into the building as the plumbing.

Barrier 6: Shut-Off Issues

This particular issue has been addressed at the Legislative level. Water purveyors cannot be exposed to increased liability as a result of a fire at a residence that has a RFSS but is inoperable due to the water being shut off. There is no additional required maintenance for these types of fire sprinkler systems other than what is normally done with plumbing systems.

Barrier 7: Water Use Efficiency Rule Credit for Use of Larger Meters

This barrier was focused on the need for larger meters. For those jurisdictions installing fire sprinklers, the meter size is not affected. There is no need to address this concern as it has been deemed to be unnecessary.

Based on the actual installations of residential fire sprinklers in jurisdictions, such as Kenmore, their building industry has not collapsed. Instead it is solid and healthy. They have seen costs comparable to the national average (\$1.82/sf in 2013).

We are confused with this statement included in the letter: "Homebuilders cannot financially bear the increased cost to build a house if it cannot be passed on to homebuyers in the form of increased home prices." That seems to imply that homebuilders are incurring the costs, which is not what we have seen. The costs get passed to the homeowners and there are occurrences in which the builder markup has been inflated to demonstrate a higher cost (sprinkler contractor in Spokane was asked to increase the cost because it was too low and then the builder added a significant overhead).

The letter provided information from the 2014 Fire Fatality Report prepared by the Washington State Patrol - Office of the State Fire Marshal. The letter indicated that there is a reduction in fire deaths in the State and that the death rate is lower than the national average. We hope that trend continues. What is disconcerting to us is that they did not include the effect of fire in residential dwellings in regards to injuries (including fire fighters) and the value of fire loss.

They also indicated: "The continued decrease in fire related deaths can be attributed to new technology and modern building practices making today's new homes safer." In studies conducted by Underwriters Laboratories (UL), the time for flashover (all components in a room reach a temperature to ignite) in current construction is around 3-1/2 minutes. Older homes, in comparison, have less combustible or flammable construction and contents and have a much longer time to flashover (up to 30 minutes). Here is a link to a video of the test:

<https://www.youtube.com/watch?v=IEOmSN2LRq0>



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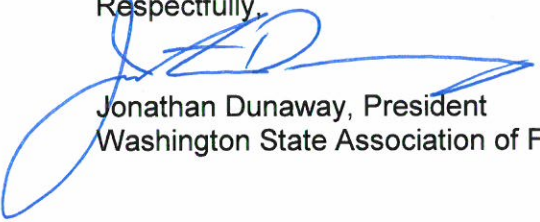
It is apparent that the potential for risk to the occupants and fire loss is higher for newer constructed homes.

We usually hear about a 2014 study by the National Association of Home Builders regarding the potential home buyers priced out of purchasing a home. This is a generic calculation that does not take into effect several factors and can be easily disproved when you look at the local housing market. For instance, low and moderate income first time homeowners do not typically purchase new homes, but purchase existing homes.

The letter indicated that the issue is keeping homes at an affordable price so that most people have an opportunity to purchase a home and experience the benefits of homeownership. What we are focusing on is the affordability, but with a home that is safe. Most fires in homes without fire sprinklers require extensive renovation and repair to the point that the homeowner has to live elsewhere. In homes with fire sprinklers, the repair and damage is limited to the point that the homeowner can stay in their home after an incident.

We greatly appreciate your service to the residents of Camas and ask that you look closely at what is being stated with efforts to reduce or dismiss property protection and life safety for your citizens and emergency responders.

Respectfully,



Jonathan Dunaway, President
Washington State Association of Fire Marshals

Camas – Washougal Fire Department
Fire Marshal's Office
"Working for a Safer Community"



April 11, 2016

Mayor Scott Higgins
City Council Members
City of Camas
616 NE 4h Ave.
Camas, WA 98607

Subject: Residential Fire Sprinkler Systems (RFSS)
Representative Liz Pike March 22, 2016 Correspondence to Council

Dear Mayor Higgins and Members of the Camas City Council:

The above referenced correspondence from Washington State Representative Liz Pike et al. asks the Camas City Council to reject the recently proposed ordinance that would make residential fire sprinkler systems (RFSS) mandatory in all new construction of one and two family homes.

We respectfully disagree with the statements made to substantiate their objections. We would like to address those statements, starting with what they term as "seven barriers":

Barrier 1: Lack of Education

There is a lack of awareness among homeowners about the life-safety benefits of sprinkler systems versus alarm systems, differences between new and existing single-family homes and other key facts that could help the public make better informed decisions about whether or not to voluntarily install sprinklers in their homes.

Smoke detectors/alarms are important for alerting occupants to a fire, but residential fire sprinklers suppress fire, saving property and lives. The Camas-Washougal Fire Department (CWFD) takes every opportunity to increase community awareness of the incredible benefits of RFSS. Just a couple of examples include:

- **Annual Open House:** For the last 15 years the CWFD has provided a side-by-side demonstration where two small rooms, one sprinklered and one non-sprinklered, are set on fire simultaneously. Very little damage occurs to the sprinklered room, while there is total destruction to the non-sprinklered room. A side-by-side demonstration is one of the best education tools to show the power of fire sprinklers. There is no more impactful lesson on the devastating speed at which a fire can grow and our demonstrations have been seen by thousands of citizens at these very well attended events.

Example Side-By Side Burn.

<http://www.bing.com/videos/search?q=side+by+side+fire+demonstration+camas&view=detail&mid=F4E74AF01EA75D838DF9F4E74AF01EA75D838DF9&FORM=VIRE>



- **Parade of Homes:** The Fire Marshal's Office (FMO) has participated in the annual Parade of Homes which is a great venue to educate our citizens and address some of the common misconceptions they have about RFSS such as:
 - a) Smoke alarms alone will provide enough protection
 - b) If a fire occurs, every sprinkler will activate and everything in the house will be ruined.
 - c) Sprinklers are unattractive and will ruin the aesthetics of the home

Barrier 2: Lack of Preferred Design and Installation Details and Guidelines

There is a lack of consistent criteria for installing fire sprinklers that would assist builders, installers, fire personnel, water purveyors and homeowners.

The Camas-Washougal FMO requires no drawings or calculations for NFPA 13D (RFSS) permits. This can save the builder a few hundred dollars. The only requirement is that the furthest room from the water meter can provide 26 gallons a minute through two fire sprinkler heads.

Barrier 3: Cost and Cost Recovery of a Voluntary Residential Fire Sprinkler System (RFSS) Installation

The cost of installing residential fire sprinklers can vary widely, and homeowners often have limited ability to recover these costs, both of which act as barriers to homeowners.

A review of quotes from the contractors who do the majority of residential sprinkler installations in Camas shows that costs vary from \$1.25 to \$1.35 per square foot. A system in a 1500 square foot dwelling would therefore cost between \$1875 and \$2025.

Barrier 4: Costs for Permit and Inspection

Installation of fire sprinklers require plan review and inspections, both of which add costs.

The city charges \$95 for a residential fire sprinkler permit. Typically there are two to three inspections associated with these permits.

Barrier 5: Increased Cost of Hook-Up Fees in Form of Stand-By System Development

Homeowners may have to increase the meter size serving their property in order to proceed, creating yet another cost burden associated with sprinkler installation.

In the city of Camas there are no additional costs for a larger meter and no additional system development charges.



Barrier 6: Shut-Off issues

Water purveyors may be exposed to increased liability as a result of a fire at a residence that has a RFSS but is inoperable due to routine maintenance, system damage, or any other issue that would cause water service to a property to be interrupted. (Hard-Wired smoke detectors are required in all new homes because homeowners could not be trusted to change the batteries in their smoke alarms; there is no reason to assume homeowners will do proper maintenance on fire sprinkler systems).

Per RCW 70.119A.210 Fire sprinkler systems—Shutting off—Liability.

- (1) A person or purveyor that owns, operates, or maintains a public water system shall not be liable for damages resulting from shutting off water to a residential home with an installed fire sprinkler system if the shut off is due to: (a) Routine maintenance or construction; (b) nonpayment by the customer; or (c) a water system emergency.
- (2) Any governmental or municipal corporation, including but not limited to special districts, shall be deemed to be exercising a governmental function when it acts or undertakes to supply water, within or without its corporate limits, to a residential home with an installed fire sprinkler system.[2011 c 331 § 4.]

A Camas resident, who had an RFSS installed 13 years ago, recently commented to me that his system is in the same operating condition it was the day it was installed, and unlike his smoke detectors, he has not had to do any maintenance on it.

Barrier 7: Water Use Efficiency Rule Credit for Use of Larger Meters

It is recommended that the state Department of Health provide an incremental credit to water purveyors for unaccounted for water, due to the inaccuracy of larger water meters at low flow.

- I spoke with Mike Dixel, the Water Resource Lead who manages water efficiency with the Washington State Department of Health, and he stated this barrier has little or no merit. Any leakage from larger meters would be infinitesimally small compared to the city's water usage.

In addition to addressing these "seven barriers" we would also like to respond to what the letter refers to as the "immeasurable impacts on the cost of housing (affordability) and homeownership (attainability)".

Last year in Camas there were 215 single family homes built and of those only one (less than ½ of 1 percent) did not have a sprinkler installed. In fact, at no time in the last five years was this number ever above 5%. The building boom Camas has experienced demonstrates that requiring sprinklers in one and two family homes has had no negative impact on the ability of a homeowner to purchase a home nor has it caused a downturn in home building in the city. Just the opposite is true; homes are being built at a record rate and most homeowners I speak with like the idea of living in a home protected by a life safety fire sprinkler system.

There are other benefits and cost savings that result from installing RFSS such as:

Camas – Washougal Fire Department
Fire Marshal's Office
"Working for a Safer Community"



- When homes are sprinklered, developers may decrease the width of a street leaving less of a carbon footprint.
- Longer dead-end streets are permitted where homes are sprinklered.
- The distance between hydrants may be increased and fewer hydrants can save the developer several thousand dollars.
- Lots previously considered "unbuildable" because of slope, lack of available fireflow, or lack of fire department access become viable for building.
- RFSS homes have proven to reduce injuries to firefighters and this reduction results in savings for the city. (Typically in the Portland-Vancouver area fire engine companies have three to four firefighters at a minimum while the CWFD has two-person staffing on a fire engine).
- Our office surveyed local insurance companies and researched what is happening on a national level and found that having a sprinkler system in the home may save the homeowner anywhere from five to ten percent on their homeowner's insurance premium.

In closing, please consider that RFSS are far and above the most effective fire protection equipment that can be installed in a home. They save lives. And contrary to what was stated in the representative's letter, they can be installed at a reasonable and cost-effective price.

Please take the time and watch this video from the Fresno Fire Department. The presenter is Chief Randy Bruegman who was my fire chief when I worked in Oregon and is a strong advocate for residential fire sprinklers. While light in delivery, it drives home the value of residential sprinklers and their role in protecting your home and family 24 hours a day 7 days a week.

<http://www.bing.com/videos/search?q=fresno+fire+department+you+tube+fire+sprinklers&&view=detail&mid=7FC114E57A47CAF66EAC7FC114E57A47CAF66EAC&rvsmid=FB8FA572A208AA7CE6A2FB8FA572A208AA7CE6A2&FORM=VDQVAP&fsscr=0>

Please don't hesitate to contact our office should you have any questions.

Sincerely,

Ron Schumacher
Fire Marshal
Camas – Washougal Fire Department

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 2016.

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.

Pahlisch Homes at Belz Place, LLC

By: Dennis Pahlisch
Its: Manager

Date

City of Camas

By:
Its: _____

Date

State of Washington)
) ss.
County of)

I certify that I know or have satisfactory evidence that Dennis Pahlisch is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Pahlisch Homes at Belz Place, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2016.

(Seal or stamp)

Signature
My Commission Expires: _____

EXHIBIT A

Legal Description

EXHIBIT B

2006 Approval

EXHIBIT C

Right-of-Way

EXHIBIT D

Park Improvements

EXHIBIT E

Lot Standards

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;

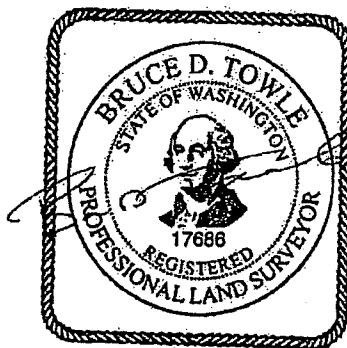
THENCE North 88° 48' 14" West, a distance of 250.00 feet;

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.

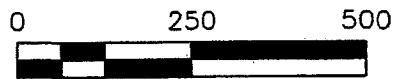
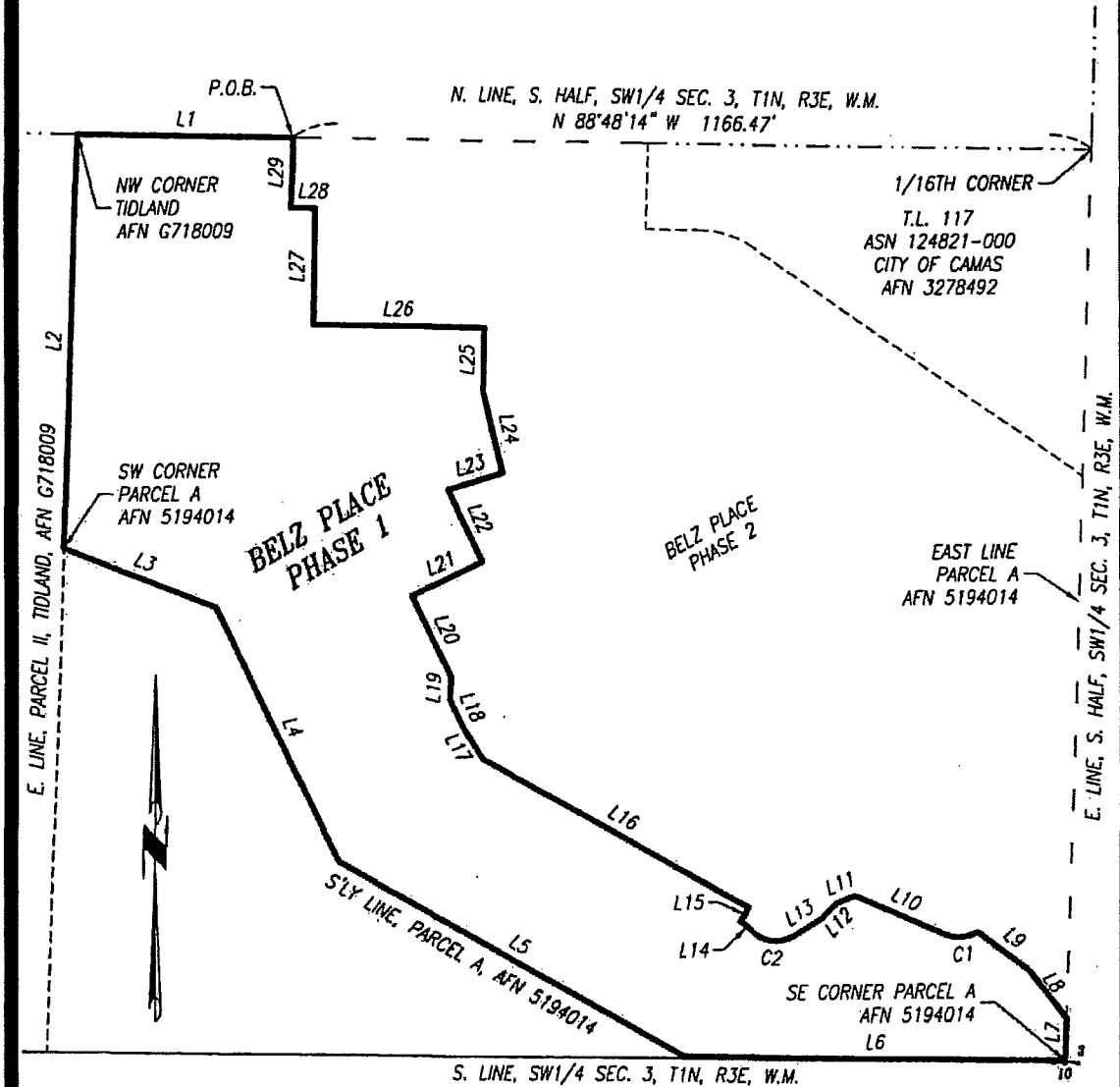
Contains 620,985 Square Feet, more or less.



319116

**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
1-503-289-9936

**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;

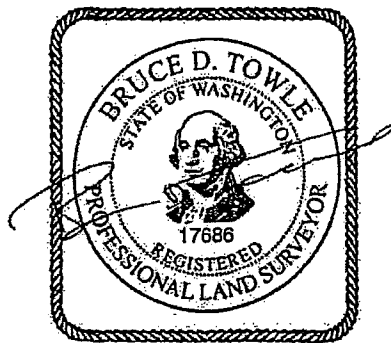
THENCE continuing along said North right-of-way line and along said 130.00 foot radius curve to the left (the long chord of which bears North 71° 58' 50" West, a distance of 75.25 feet), an arc distance of 76.34 feet to a point 125.00 feet South of, when measured at right angles to, the North line of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

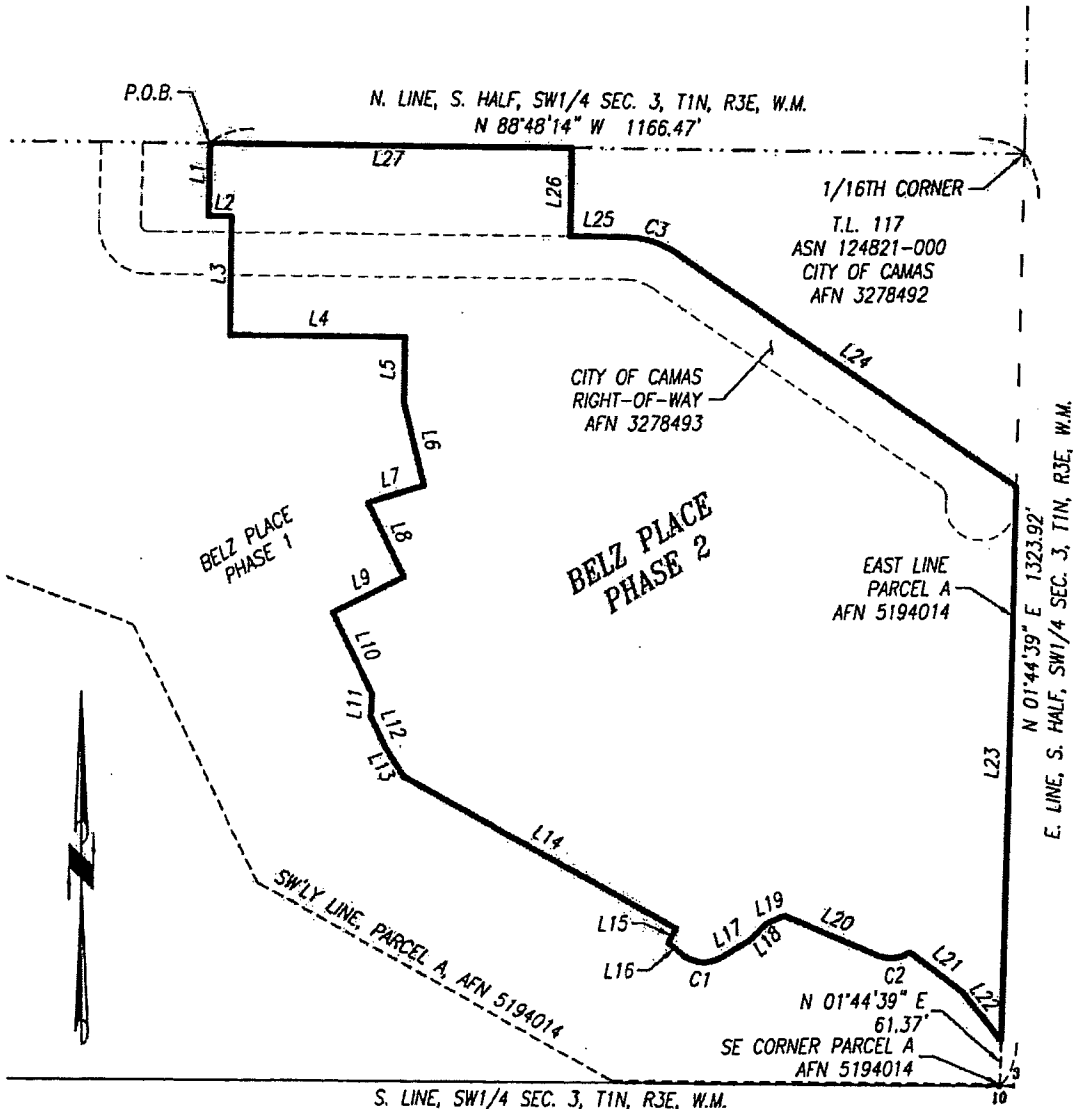
Contains 19.67 Acres, more or less.



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).

TABLE OF CONTENTS

I. BACKGROUND..... 3

II. SUBDIVISION APPROVAL CRITERIA AND ANALYSIS CMC 17.11.030(D) 3

III. STORMWATER EXCEPTION REQUEST – CRITERIA CMC 17.23.010(A) 6

IV. PUBLIC COMMENTS 6

V. RECOMMENDATION..... 6

VI. STANDARD CONDITIONS OF APPROVAL..... 6

VI. SPECIAL CONDITIONS OF APPROVAL 7

VII. SEPA CONDITIONS (COMMENT PERIOD ENDED WITHOUT APPEAL) 8

VIII. FINDINGS OF FACT AND CONCLUSIONS OF LAW 9

IX. PLAT NOTES 10

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-foot (front), 5-foot (sides) and 25-foot (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.

Exhibit B - Page 6 of 11

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)

Exhibit B - Page 8 of 11

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, which ever 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

Exhibit B - Page 9 of 11

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.

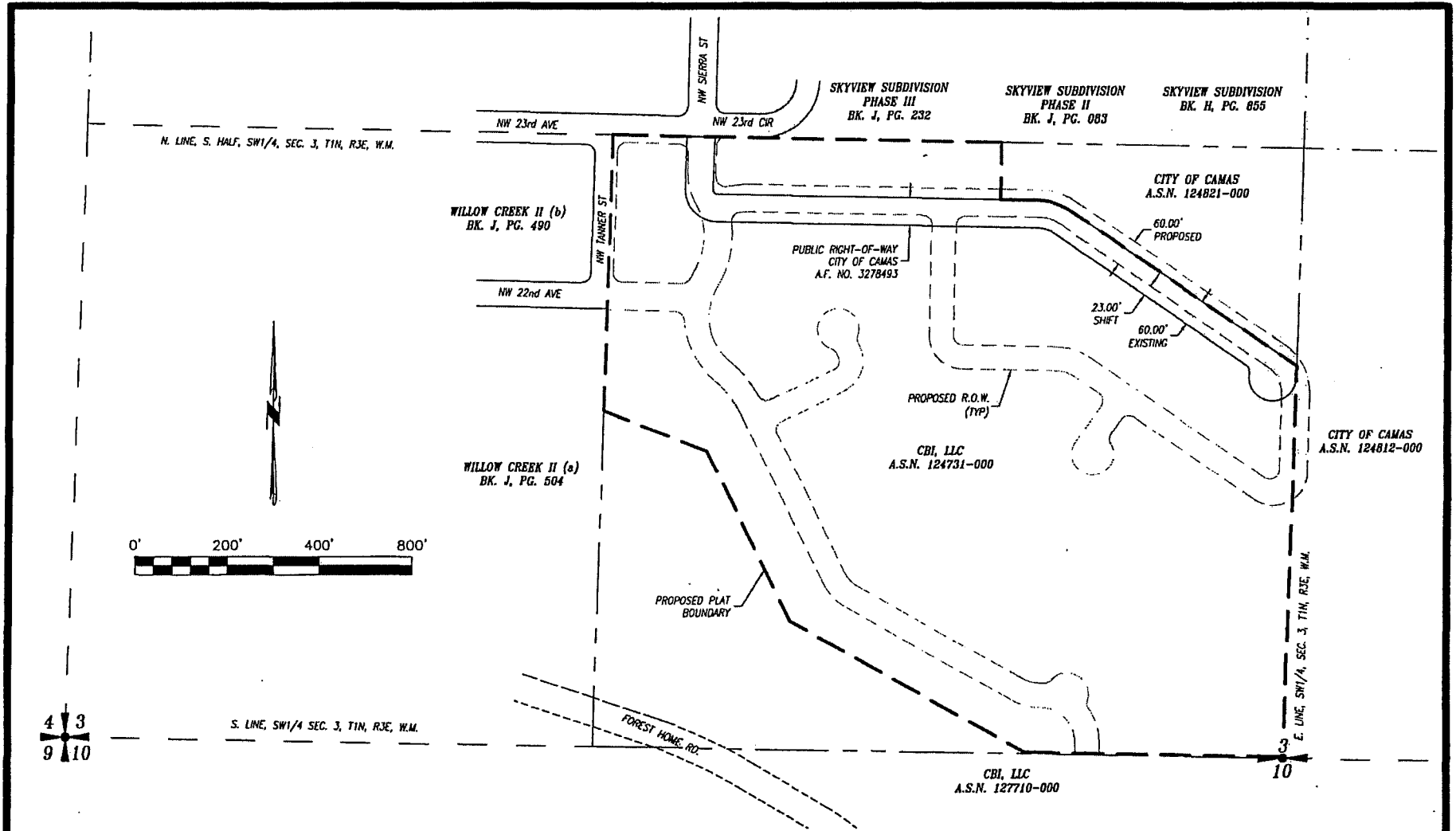
Exhibit B - Page 10 of 11

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



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9 10

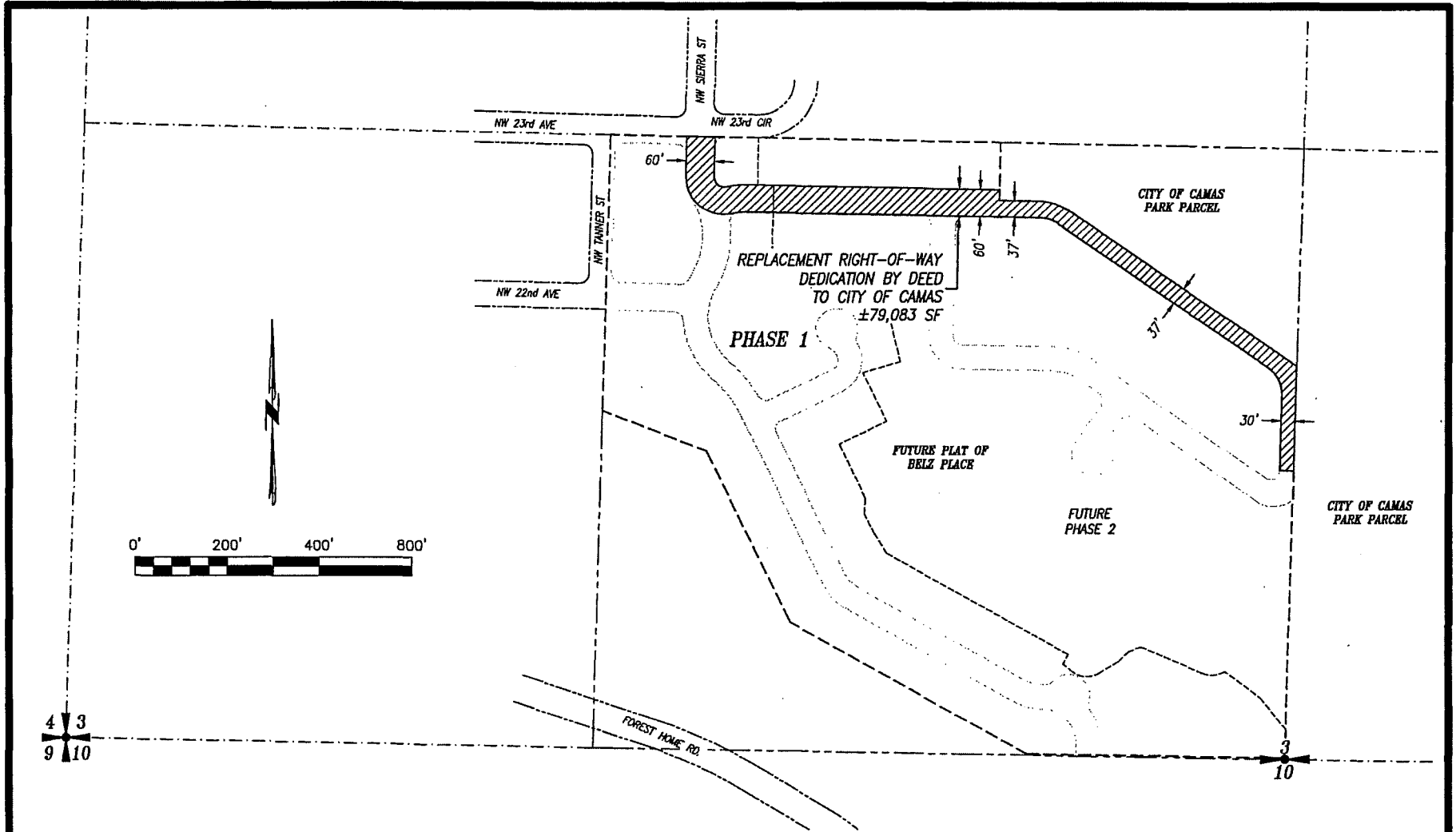
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OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9936

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.H.	SCALE: 1"=200'	SHEET
DRAWN BY: T.D.H.	DATE: 03/18/13	1 of 1
CHECKED BY: K.F.S.	JOB NO: 6382.01.01	

EXHIBIT C



OLSON LAND SURVEYORS
ENGINEERS
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
 360-695-1385
 503-289-8936

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.: 6302.01.01	

EXHIBIT D

Park Improvements

ROMTEC
PLAN SET NO
17747

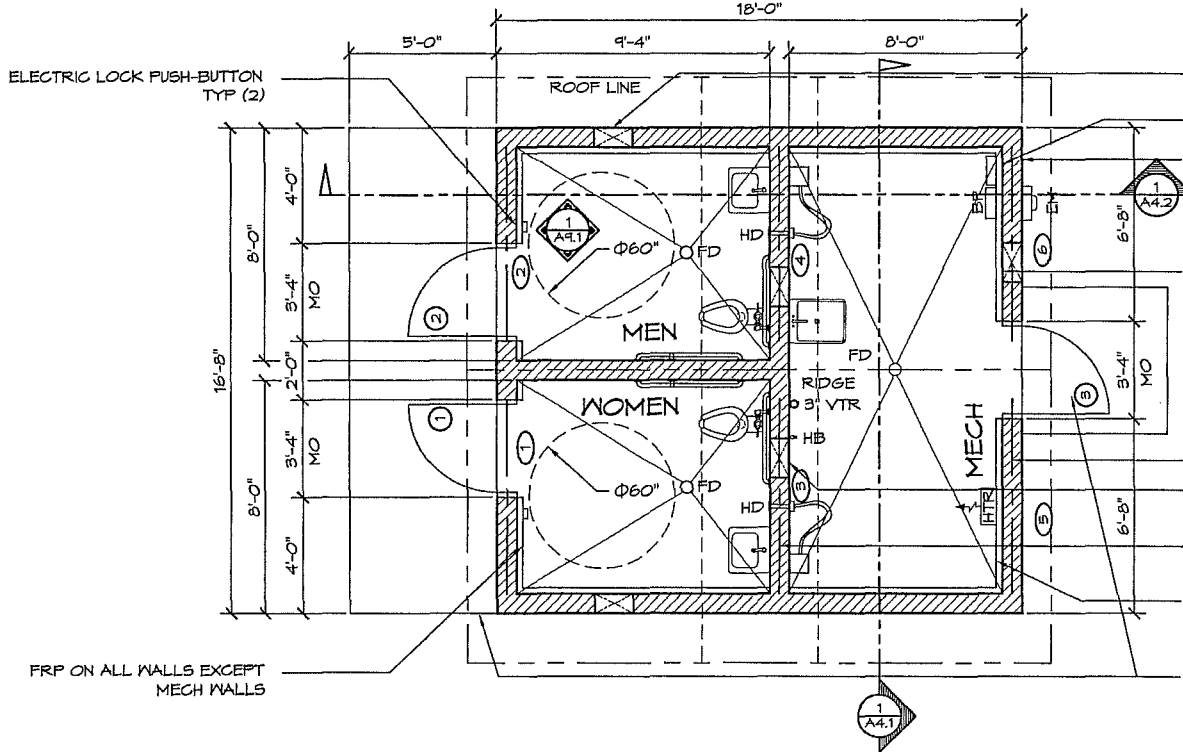
2024 - SIERRA II RESTROOM W/ 8' STORAGE/MECHANICAL ROOM

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

FRP ON ALL WALLS EXCEPT MECH WALLS

NOTE:
FIXTURES AND ACCESSORIES
ARE DIMENSIONED ON SHT A4.1

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

PRELIMINARY

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PROJECT: SIERRA II RESTROOM W/ MECH/STORAGE
 ARCHITECTS & PLANNERS
 SURVEYORS & ENGINEERS
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GOOT PARK
 CAMAS, WASHINGTON
 SHEET TITLE: FLOOR PLAN

PLAN SET
 17141

REV.	DATE	BY

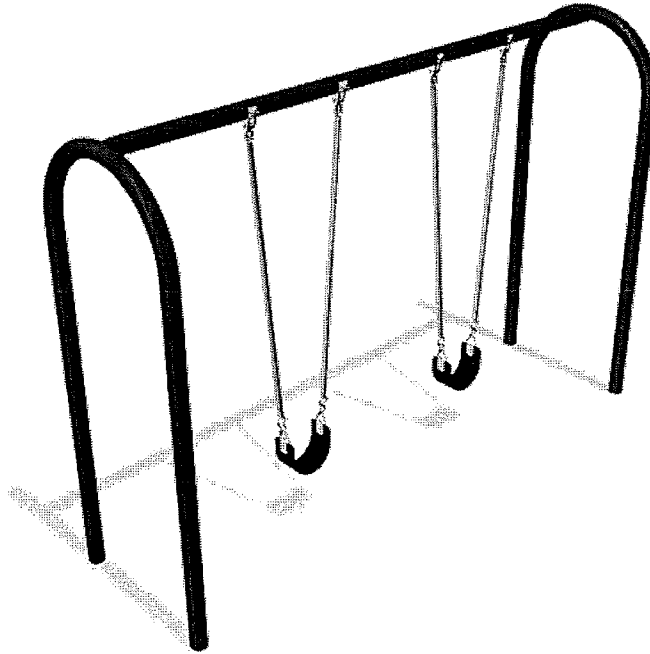
DATE: 01/13/09
 DRAWN BY: CK

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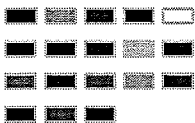


A PLAYCORE Company

PRIMETIME SWING



Metal



Model: 12583
Age Groups:

Features and Benefits



EXHIBIT E

Lot Standards

EXHIBIT E

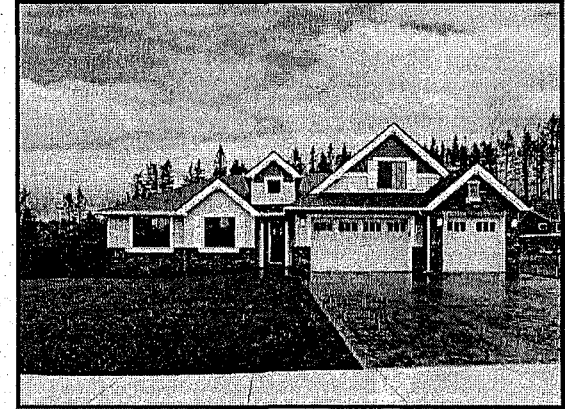
	APPLICABLE D.A. STANDARDS
Maximum density (dwelling units/gross acre)	Lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040 Table-2, in addition to standards set forth herein
Maximum building height (feet)	Standard code provisions; as modified by 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





COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING
Development Agreement
Belz Place

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Monday, April 18, 2016, at 7:00 p.m.**, or soon thereafter in Council Chambers of City Hall, located at 616 NE Fourth Avenue, Camas, Washington, before the City Council.

The purpose of the public hearing is to review a proposed Development Agreement between PAHLISCH HOMES AT BELZ PLACE, LLC, and the City of Camas (File No. DA16-01).

Location: The subject property is generally located at the south of the NW Sierra Street/NW 23rd Avenue intersection south of Dorothy Fox Park. Clark County Parcel ID 986037318; 124731000. Abbreviated Legal #120 SEC 3 T1NR3EWM 14.25A TO BE BELZ PLACE PH 1 and #18 SEC 3 T1NR3EWM 17.51A

City Council will accept public comment in accordance with RCW 36.70B.170 and Camas Municipal Code (CMC) § 18.55.340.

The proposed development agreement includes but is not limited to sections generally pertaining to:

1. The effective date and duration of the agreement;
2. Right of way alignment and improvements;
3. Dorothy Fox Park Improvements;
4. Development standards;
5. Design and Aesthetic standards;
6. Timing of improvements.

Public Comment: Any interested party may review the proposed agreement, provide written testimony prior to the close of the hearing or present oral testimony at the hearing and may request information on appeal rights. The Development Agreement being considered will be available for review on the City of Camas website generally three days prior to the meeting at

<http://www.cityofcamas.us/index.php/yourgovernment/minuteagendavideo>

The provisions of Chapter 36.70C RCW shall apply to the appeal of a decision on the development agreement. Further application information may be obtained at City Hall, 616 Northeast Fourth Avenue. Questions related to this proposal may be directed to Phil Bourquin, Community Development Director at (360) 817-1568 or email to: communitydevelopment@cityofcamas.us.

All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 834-6864 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

BALL PARKE D & BALL GAIL E
PO BOX 578
CAMAS WA, 98607

DINUCCI RONALD S & SYVERSON
2412 NW NORWOOD PL
CAMAS WA, 98607

KOMMAREDDY SUMANTH &
2035 NW 17TH AVE
CAMAS WA, 98607

BELZER MICHAEL & BELZER KATHY
1930 FOREST HOME LN
CAMAS WA, 98607

DORMIER TERRY D & DORMIER
2215 NW TANNER ST
CAMAS WA, 98607

KULLBERG JAMES P TRUSTEE
2155 NW 22ND AVE
CAMAS WA, 98607

BURCHILL THOMAS & BURCHILL
1959 NW WILLOW DR
CAMAS WA, 98607

FENO CHRISTOPHER J & FENO TRACY
FENO REV LIV TRUST
CAMAS WA, 98607

LARSON DALE & LARSON DIANE
1222 NW OSTENSEN CANYON RD
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BUTTERFIELD JEFFREY A
1908 NW 23RD CIR
CAMAS WA, 98607

FORD WILLIAM B
1303 NW OSTENSON CANYON RD
CAMAS WA, 98607

LINN ROBERT R & LINN ANDREA M
ROBERT R LINN & ANDREA M LINN
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C B I LLC
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GROSMAN ILAN & GROSMAN JEN
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MACKAY JOHN G 50%
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CAMAS WA, 98607

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CAMAS WA, 98607

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CAMAS WA, 98607

WEISMAN SHANE & WEISMAN TAMMY
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CAMAS WA, 98684

WEN LING & CHEN SHUPING
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WASHOUGAL WA, 98671

WIEDEMAN HASKELL L & WIEDEMAN
1902 NW 23RD CIR
CAMAS WA, 98607

~~WILLOW CREEK EST HOMEOWNERS
C/O NUTTER ELIZABETH
CAMAS WA, 98607~~

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1245 NW OSTENSON CANYON RD
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Camas, WA 98607



STAFF REPORT
AMENDMENTS TO THE CAMAS DESIGN REVIEW MANUAL FOR GATEWAYS AND CORRIDORS
AND
CAMAS MUNICIPAL CODE AMENDMENTS FOR CHAPTER 18.19 DESIGN REVIEW REGULATIONS
File #MC 16-04
April 12, 2016

To: Mayor Higgins
City Council

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

Notice of the public hearing before City Council was published in the Camas Post Record on April 12, 2016 (publication no. 558005). An expedited review request was sent to Commerce and if approved for expedited review, final adoption may occur no earlier than April 20, 2016.

SUMMARY

Through the city's comprehensive plan update, entitled "Camas 2035", the community overwhelmingly expressed the desire for the gateways of the city be distinguished from the adjacent communities. These gateways are intended to be welcoming and design rich to reflect the best image of the city. Staff introduced the locations of the gateways and corridors as an overlay on the draft zoning map at public meetings over the past year, which has been well-received. The zoning map with the proposed overlay will be reviewed and approved at public hearing apart from the amendments discussed in this report.

The proposed amendments to the Camas Design Review Manual (DRM), specifically the section "Gateways Principles & Guidelines", include the addition of corridors that extend ¼ mile from a gateway, and a table that identifies unique features and styles for a specific gateway or corridor. Revisions to the design review development standards for gateways at CMC Section 18.19.050(B)(1) will remove the redundancy of the standards, which are identical in these documents. Also, the specific design standards are more appropriately housed within a manual that could be updated more regularly. The last update to the DRM was in 2002. The Community Development work plan for 2016, which was approved by Council, includes a complete update to the policies and guidelines of the DRM.

Planning Commission conducted a public hearing on March 15, 2016, and forwarded a recommendation of approval as presented. No changes to the document were requested.

ANALYSIS

The proposed amendments to the principles & guidelines for gateways are a result of a series of public outreach efforts in developing the 2035 Comprehensive Plan. During the visioning process, many Camas residents voiced their desire that the entrances to the City are welcoming and identifiable. The Technical Advisory Committee (TAC) was tasked with ensuring the goals and policies established in the 2035 Comprehensive Plan were consistent with the community's vision. The TAC and city staff worked together to identify gateways and gateway elements such as signage, lighting, sidewalks, and crosswalks that will distinguish Camas from neighboring cities. These gateways

are included as overlays on the City zoning map and the Economic Development Element identifies specific goals and policies for them.

Two types of gateways were identified: 1) primary entrances and 2) secondary entrances to a particular part of the City. Corridors, which extend 0.25 miles from a gateway, were also identified to include enhanced features, such as bike lanes, widened or detached sidewalks, and signage that represent a style or character of a particular gateway. For example, the 6th avenue gateway/corridor consists of detached sidewalks with commercial buildings oriented towards the street whereas wide sidewalks and iconic guard rails are identified for the Brady Road gateway/corridor. Table 1 of the revised DRM lists the unique gateway/corridor features for each identified gateway/corridor. The unique features are consistent with the type of development currently located within the gateway and/or along the corridor in order to ensure new development and redevelopment is compatible with existing development patterns. The locations of the gateways and corridors are shown on the attached draft Camas Zoning map. The following is a brief description of the proposed amendments that are intended to create attractive and welcoming entrances to the City and distinguish Camas from adjacent jurisdictions.

CMC 18.19.050 Design Review

The proposed amendments to CMC 18.19.050 Design Principles will keep the description of the scope of the design review process, but will eliminate repetition of the specific development standards that are already addressed in the design guidelines of the DRM.

DRM Gateway Specific Design Principles and Guidelines

The proposed amendments to the DRM gateway design guidelines will eliminate repetition, and will add specific standards that are unique to each area. For example, the landscape & screening guideline regarding “signage shall be on buildings or incorporated into the landscaping” is already addressed in the Standard Design Guidelines of the DRM. However, landscaping adjacent to the public right of way, hanging baskets along building frontages and planted medians were added as new landscaping & screening guidelines to provide for a welcoming and safe streetscape. Proposed amendments also include new massing and setback guidelines where buildings are placed close to the street with parking behind the buildings. New circulation & connections guidelines were added to create a more pedestrian friendly environment such as requiring the main entrance of a building facing the public right of way and pedestrian walkways connecting each building’s front entry with the sidewalk, bike lanes that link public areas with neighborhoods, and bus shelters and bike racks for alternative transportation.

RECOMMENDATION

That City Council reviews the proposed amendments, conducts a public hearing, deliberates, and approves the amendments to the Camas Design Review Manual and Camas Municipal Code (CMC) Chapter 18.19.

Further, that upon approval, Council directs the City Attorney to prepare an ordinance for adoption.

Chapter 18.19 - DESIGN REVIEW*

Sections:

18.19.010 - Purpose.

This chapter is intended to provide for orderly and quality development consistent with the design principles of the "Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses," hereafter referred to as the Design Review Manual (DRM) and the "Downtown design manual." The design review process is not intended to determine the appropriateness of a given use on a given parcel. The design review process is intended to produce a meaningful integration of building, landscaping and natural environment. This will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

[\(Ord. No. 2691, § I\(Exh. A\), 1-21-2014\)](#)

18.19.020 - Scope.

Design review is required for all new developments within commercial, mixed-use, business park, or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, educational, and governmental buildings and associated properties. Additionally, design review is applicable to all new developments or redevelopments within a gateway area as defined in the design review manual.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

[\(Ord. No. 2691, § I\(Exh. A\), 1-21-2014\)](#)

18.19.025 - Scope of the downtown design manual (DDM).

The provisions of this manual shall be applied to public and private parcels located within the downtown commercial zone. The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.030 - Design review manual adopted.

The city's design standards are primarily contained in the design review manual, which was adopted by the city.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.035 - Downtown design manual adopted.

The city's design standards for the downtown commercial zone are contained in the manual, which is adopted by the city.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.040 - Design review committee.

- A. The city council shall establish a seven-person design review committee (DRC) for the purposes of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the DRM. The DRC members serve at the pleasure of the city council. The DRC shall consist of six members appointed by the city council, including two from the development community, one council member, one planning commissioner, and two citizens at large. A seventh member shall be a neighborhood representative of the surrounding neighborhood to a specific proposal, or a United Camas Association of Neighborhoods member.
- B. The DRC will hold a public meeting to consider a design review application when:
 - 1. The city planner determines that the issues related to a specific proposal are complex enough to warrant a review by the DRC;
 - 2. The proposal varies from the guidelines of the DRM; or
 - 3. When an administrative decision on a design review application is appealed with no prior review by the DRC.
- C. The DRC shall not issue a decision, but shall prepare a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose (RCW 36.70.020(5)).

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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 are shall applyied to all commercial, mixed use, or multifamily uses. Where applicable, the sSpecific principles are used in addition to the standard principles for Gateways and Corridors, Commercial, Mixed-Uses, and Multi-Family (e.g. apartments, townhouses, duplexes).

~~A. Standard Principles.~~

- ~~1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.~~
- ~~2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.~~
- ~~3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.~~
- ~~4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.~~

~~B. Specific Principles.~~

~~1. Gateways.~~

- ~~a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major~~

~~rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.~~

- ~~b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.~~
- ~~c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.~~
- ~~d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.~~
- ~~e. A consistent streetscape lighting scheme shall be used.~~

~~2. Commercial and Mixed Uses.~~

- ~~a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.~~
- ~~b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.~~
- ~~c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.~~
- ~~d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.~~
- ~~e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.~~
- ~~f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.~~
- ~~g. Outdoor lighting shall not be directed off-site.~~

~~3. Multifamily.~~

~~a. Stacked Housing.~~

- ~~i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.~~
- ~~ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.~~
- ~~iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.~~
- ~~iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.~~
- ~~v. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~

~~b. Townhomes and Rowhouses.~~

- ~~i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.~~
- ~~ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.~~

- ~~iii.—When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.~~
- ~~iv.—Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.~~
- ~~v.—Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.~~
- ~~vi.—Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~
- e.—Duplex, Triplex and Four-Plex.
 - ~~i.—Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~

~~(Ord. 2518 § 1 (Exh. A (part)), 2008)~~

18.19.060 - Guidelines.

- A. The guidelines include five major categories:
 - 1. Landscaping and screening;
 - 2. Architecture;
 - 3. Massing and setbacks;
 - 4. Historic and heritage preservation; and
 - 5. Circulation and connections.
- B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

[\(Ord. No. 2691, § I\(Exh. A\), 1-21-2014\)](#)

18.19.070 - Application requirements.

Application for design review shall be submitted on the most current forms provided by, and in a manner set forth by the community development director or designee. The application shall include such drawings, sketches, and narrative as to allow the approval authority review of the specific project on the merits of the city's design review manual and other applicable city codes. An application shall not be deemed complete unless all information requested is provided.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.19.090 - Deviations to design review guidelines.

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review and recommendations from the design review committee. The DRC shall base its recommendation upon findings setting forth and showing that all of the following circumstances exist:

- A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development;
- B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant;
- C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district;
- D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences;
- E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and
- F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.100 - Enforcement.

Failure to comply with the requirements of this chapter, or a decision resulting from this chapter are enforceable under Article VIII of CMC Chapter 18.55 Administration and Procedures.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

CAMAS DESIGN REVIEW MANUAL: GATEWAYS, COMMERCIAL, MIXED-USE & MULTI-FAMILY USES

Prepared For:

Camas City Council

Prepared By:

Design Review Ad Hoc Committee

Revised March 2016 (original date 2001 and revised 2002)



Drawing from the cover of Municipal Research Service Center's "Infill Development" handbook.

Acknowledgements

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Table of Contents

PREFACE 1

INTRODUCTION 2

 Goals of Design Review 2

 Design Principles vs. Development Guidelines..... 3

 Development Guidelines..... 3

STANDARD PRINCIPLES & GUIDELINES 4

 Standard Design Principles..... 4

 Standard Design Guidelines..... 4

GATEWAY PRINCIPLES & GUIDELINES..... 8

 Design Principles 8

 Design Guidelines..... 9

COMMERCIAL & MIXED-USE PRINCIPLES & GUIDELINES..... 12

 Design Principles 12

 Design Guidelines..... 13

MULTI-FAMILY PRINCIPLES & GUIDELINES 15

 Stacked Housing 15

 Townhomes & Rowhouses 17

 Duplex, Triplex, & Four-Plex..... 18

PREFACE

The Camas City Council formed the original Design Review Ad Hoc Committee (DRAC) at its January 1998 planning retreat. The committee's primary goal was to assess whether or not design review would be a good idea for Camas. The DRAC reviewed materials collected from the Municipal Research Services Center that included design review manuals from Bainbridge Island, Gig Harbor, and Sumner, as well as news articles, legal opinions, and implementing ordinances. The committee also conducted an informal survey at a United Camas Association of Neighborhoods (UCAN) meeting and a telephone conference with the City of Olympia's Planning Director. At the end of June 1998, the committee reported back to the City Council with their findings.

In order to answer the question, "is design review good for Camas?", the committee tried to decide from a community perspective what the purpose of design review would be. What should it accomplish? What should it prevent? The DRAC concluded that a good starting point would be to review the City's Mission Statement which follows:

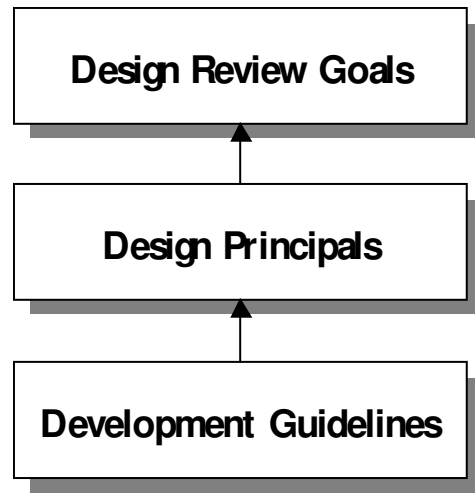
"The City of Camas commits to preserving its heritage, sustaining and enhancing a high quality of life for all its citizens and developing the community to meet the challenges of the future. We take pride in preserving a healthful environment while promoting economic growth. We encourage citizens to participate in government and community, assisting the city in its efforts to provide quality services consistent with their desires and needs."

Design review, in the context of the City's mission statement, should aid in the preservation of our community's heritage; enhance our City's quality of life; guide us through the challenges of the future; preserve a healthy environment; promote economic growth; and enable citizens to participate in the process.

Based on all the materials reviewed and the level of interest from UCAN members, the DRAC concluded that design review was worth further investigation and recommended to the City Council that a citizen committee be formed and that the members be made up of individuals familiar with the development process. The City Council agreed to further study design review by establishing a citizen committee to draft guidelines that could be successfully implemented for the City. The citizen committee met every first and third Wednesday of each month since September of 1998. Commercial guidelines were adopted in May, 2001, with the multi-family and gateway sections being added to the Design Review Code in December, 2002. In 2016, the following members of the 2035 Camas Comprehensive Plan Steering and Technical Advisory Committees revised the gateways and corridors guidelines: Barb Baldus, John Busby, Barry Carson, Bonnie Carter, Troy Hull, Alicia King, Lynn Johnston, Mike Nerland, Buzz Truitt, Lisa Willis, Shannon Turk, Jarred Jackman, Eric Lanciault, Eric Levison, Matthew McBride and Sean Vergillo.

INTRODUCTION

All proposals subject to design review should strive to meet the goals of design review and address each of the appropriate design principles and development guidelines. In order to achieve the established *goals of design review*, a set of design principles and development guidelines have been identified for both commercial and multi-family land-uses. Design principles are the overriding factors that each development proposal must demonstrate it can achieve or reasonably mitigate. Development guidelines are created to assist the development's applicant in accomplishing the design principles as well as conform to the established *goals of design review*.



GOALS OF DESIGN REVIEW

The goals of design review are intended to establish the overall purpose (or intent) of the design principles and development guidelines and set the stage for what they should be trying to accomplish. The *goals* of design review are:

- All developments should be meaningful, add value, and produce a positive impact on the immediate area, as well as the community;
- To encourage better design and site planning so that new development will preserve or enhance the community's character as well as allow for diversity and creativity;
- To encourage compatibility with surrounding uses (zone transition) and quality design;
- To promote responsible development that results in an efficient use of the land;
- To create a park like setting with the integration of the building, landscaping, and natural environment;
- To preserve the community's heritage by incorporating a piece of the area's history into the development;
- To facilitate early and on-going communication among property owners, neighborhoods, and City officials;
- To increase public awareness of design issues and options; and
- To provide an objective basis for decisions that address visual impact and the community's future growth.

DESIGN PRINCIPLES VS. DEVELOPMENT GUIDELINES

Design principles are established for both multi-family and commercial uses and all uses located within a gateway. An exception from the design review process is provided for those activities subject to design review requirements for heritage register properties or districts [CMC 16.35.070]. Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, educational and governmental buildings and associated properties.

Design principles are the overriding factors that the development guidelines are trying to accomplish. Every development proposal (whether the applicant is from a private, non-profit, or public entity) that comes before the City must adequately address each of the design principles and demonstrate that it can achieve the overall intent of the established principles. If a proposal can not meet every development guideline set forth under each section, but has demonstrated that it can achieve the overall intent of the established design principles, then the City may have reason to allow the proposal to move forward through the approval process.

DEVELOPMENT GUIDELINES

Development guidelines for gateways, multi-family, and commercial uses have been divided into five major guideline categories: Landscaping & Screening, Architecture, Massing & Setbacks, Historic & Heritage Preservation, and Circulation & Connections. Under each major category is a list of general issues that should be addressed, if appropriate, by each proposal subject to design review.

Landscaping & Screening:

- Impervious vs. Pervious
- Landscaping & Screening
- Signage
- Lighting
- Outdoor Furnishings
- Fences
- Significant Trees
- Outdoor Common Areas
- Parkway

Architecture:

- Signage
- Lighting
- Building Form (architecture)
- Building Materials

Massing & Setbacks:

- Complement Surrounding Uses
- View Shed
- Infill
- Density Provisions
- Height, Bulk, Scale
- Flexibility of Building Location (Preservation)
- Zone Transition

Historic and Heritage Preservation:

- Preservation of Existing Structures or Sites
- Incorporate Historic/Heritage Information

Circulation & Connections:

- Walkways, Trails & Parking
- Transit Stops
- Streetscape
- Traffic Patterns (entrance, exits, delivery, etc)

STANDARD PRINCIPLES & GUIDELINES

Standard principles and guidelines are applicable to all commercial, mixed-use and multi-family developments, redevelopments (including change in use, e.g. residential to commercial), or major rehabilitations (exterior changes requiring a building permit). Additional principles may be found under each of the specific categories.

STANDARD DESIGN PRINCIPLES

A site plan should be provided by the applicant that identifies and illustrates how the proposed development will meet the design principles. The site plan should include placement of buildings, designated landscaped and open space areas, parking, and any other major components of the development. The site plan should also include dimensions as to give all reviewers a sense of scale. Rehabilitation projects are only required to address the principles and guidelines that relate to the building permits they are seeking.

- Landscaping shall be done with purpose. It should be used as a tool to integrate the proposed development with the surrounding environment as well as each of the major project elements (e.g. parking, building(s), etc.).
- All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.
- Buildings shall have a “finished” look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.
- A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

STANDARD DESIGN GUIDELINES

The standard design guidelines serve as a guide to the development community (or project proponent). These guidelines are developed to assist a project in meeting the established design principles. Furthermore, a project should not be expected to meet every design guideline as long as it can show it can achieve the overall intent of the design principles. However, the project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline then provide an explanation as to why and how it will mitigate and still meet the intent of the design principles.

Landscaping & Screening

- Landscaping and screening is an important factor in determining the overall character of the building site. Landscaping should be done with purpose, such as providing a buffer against less intense uses, screening parking or other components viewed as being intrusive, and defining the streetscape.

- Signage should be placed on buildings or incorporated into the landscaping. If signs are illuminated, then they shall be front lit (light cast onto the face of the sign from a source positioned in front of the sign). Signage in the landscaping should be built in to the vegetation to keep it from being the main focus – similar to the light industrial zones. Efforts should be made to make signs vandal resistant. The intent is for the landscape not to be dominated by signage as well as to soften the visual impact. (see exhibit 1)
- Outdoor furnishings, when used, should be compatible with the immediate environment.
- If the site is to be fenced, then the fencing should be incorporated into the landscaping so as to have little or no visual impact. (see exhibit 2)
- The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City’s Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.
- Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired.

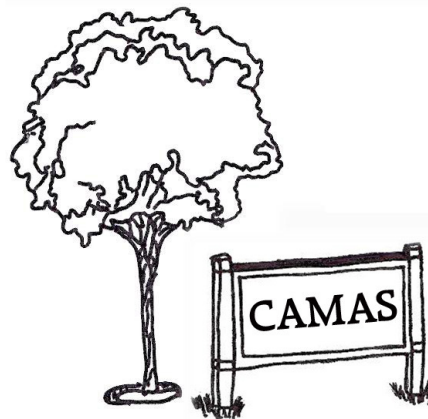
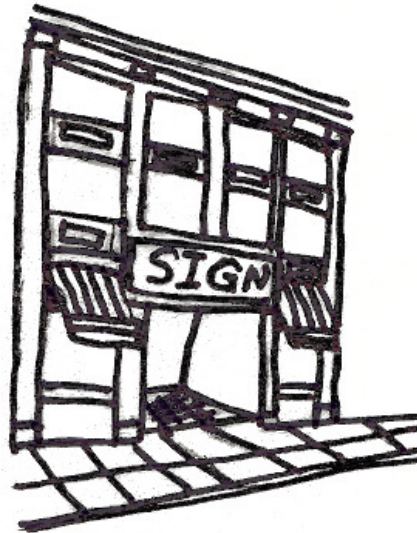


Exhibit 1.

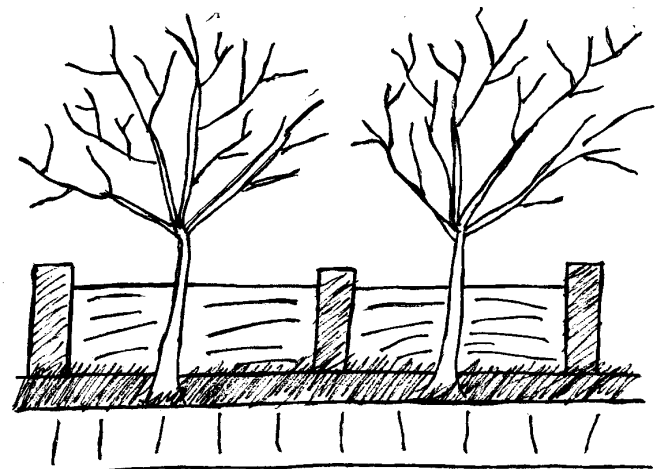


Exhibit 2.

Massing & Setbacks

- Massing and setbacks are major elements of a site plan. These elements have the greatest impact as to how the proposed development relates to the surrounding area and how individuals living and visiting the area interact with the development. Major components that define the character and quality of the proposed development include the size, scale, and placement of buildings, lot coverage, and traffic/pedestrian circulation.
- Higher density/larger structures abutting lower density residential structures should be designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate. (see exhibit 3)

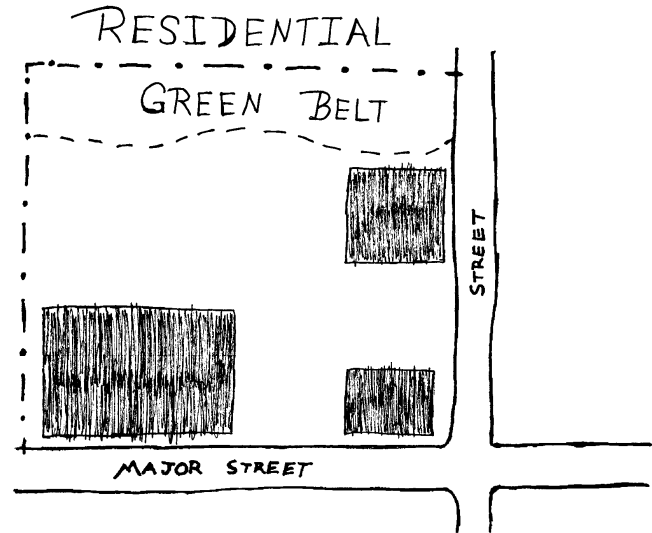


Exhibit 3.

Architecture

Few restrictions should be placed on the architecture and building materials used in the development. Instead, general guidelines are developed to identify the type of development desired:

- Buildings should have a “finished”, sound, durable, and permanent appearance. Use of panelized materials should be integrated into the development in a manner that achieves a seamless appearance. This would bring into question the use of corrugated materials, standing seam, T-1 11, or similar siding materials, unless it can be shown through the use of renderings or other visual applications that the use of these materials will produce a development with a high visual (or aesthetic) quality. The applicant and/or developer will be held accountable for ensuring that the finished development resembles and is in compliance with the submitted renderings as approved by the City.

- Placement of buildings should preserve significant natural features, such as rocks, trees, etc. In doing so, developers may make use of site variances such as adjusting setbacks. (see exhibit 4)
- Building walls or fences visible from roadways should be articulated in order to avoid a blank look. The wall can be broken up by including some combination of window/display space, plantings, offsetting walls with two-tone colors, or creating plazas, water features, art (civic, pop, etc.), awnings, or similar devices. (see exhibit 5)
- The use of bold colors should be avoided except when used as minor accents.

Historic and Heritage Preservation:

- The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.

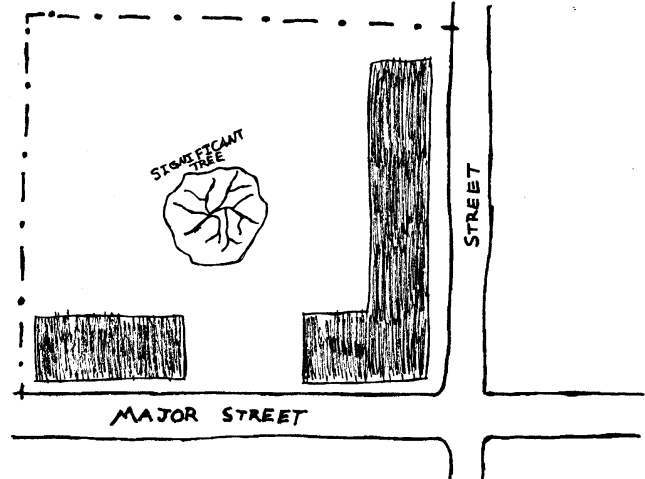


Exhibit 4.

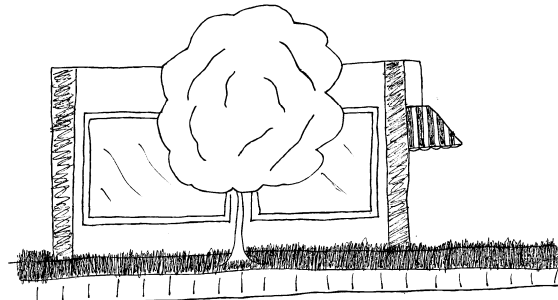


Exhibit 5.

GATEWAYS AND CORRIDORS PRINCIPLES & GUIDELINES

Community gateways create a sense of arrival and let visitors and residents know they are in Camas. Primary and secondary gateways are designated to distinguish between gateways that offer a primary entrance into Camas and those that are secondary and serve as an entrance to a particular part of the City. Corridors extend approximately .25 miles from the gateway and included enhanced features, such as bike lanes, widened or detached sidewalks, and signage. Table 1 identifies typical gateway and corridor features that should be included in each gateway and/or corridor, as well as unique features that represent the character and style desired for a particular gateway or corridor. The unique features are consistent with the type of development currently located within the gateway and/or along the corridor in order to ensure new development and redevelopment is compatible with existing development patterns.

Development/redevelopment within a designated gateway must adhere to the applicable goals and policies of the Comprehensive Plan as well as applicable development regulations and other design review standards. Additionally, depending on the type of development (residential, commercial, industrial, etc.) compliance with goals and policies for the applicable land use category is required. Gateways and corridors and appropriate features are outlined in Table 1 and gateway and corridor locations are shown on the city's zoning map.

DESIGN PRINCIPLES

Design principles are developed with the intent of being applied throughout the gateway and corridor area regardless of the land use in question.

Gateways and corridors are special places within a city that help define the quality and character of the community. The elements that comprise a gateway or corridor shall be treated in a manner that calls attention to the fact that one has entered into the community. The following elements shall be addressed:

- Gateways and corridors shall be devoid of freestanding signs. Pre-existing freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the City.
- Permanent wayfinding, historic, and/or interpretive signage within a gateway or corridor shall be standardized in a manner that creates a consistent look within the gateway or corridor in question.
- The surface of pedestrian walkways within intersections shall be accentuated with a unique character.
- Bike lanes shall be incorporated into the public right of way where feasible as determined by the City.
- A consistent iconic streetscape lighting scheme shall be used.
- Robust landscaping must be provided as a transition to properties adjacent to the public right of way (e.g. trees, shrubs, rockeries).
- Sidewalks shall be separated from the roadway through the use of planter strips (minimum 4-foot wide), 6-foot diameter tree wells, or if feasible, raingardens/bioswales.

- Street trees of no less than two inches in diameter shall be planted within planter strips or tree wells at a spacing that creates the appearance of a continuous canopy at tree maturation. Street trees must be replaced (with an appropriate species) if they are removed due to a hazardous condition or other reasons that are first verified by a certified arborist.

DESIGN GUIDELINES

The design guidelines for Gateways are more stringently applied than those for other sections of the manual (e.g. commercial and multi-family). Guidelines that state a certain action “shall be adhered to” are strictly enforced. Guidelines that use more *suggestive* terminology such as “should” serve as a guide to meeting the overall intent. The project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline, then provide an explanation as to why and demonstrate how it will mitigate and still meet the intent of the design principles/guidelines.

Landscaping & Screening:

- Landscaping adjacent to the public right-of-way shall provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.
- Hanging baskets should be used along building frontages to add visual interest, and must be installed so that the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk.
- Median planting design/plant selection shall create a unique and cohesive streetscape design.

Architecture:

The type, scale, and placement of signage within a gateway can significantly effect the visual/sensory interpretation of the physical quality of the area. Gateways that appear to be littered with signage present a negative impression and an environment that individuals want to avoid.

- Freestanding signs are not allowed to be erected within Gateways.
- Permanent signage within gateways shall be standardized in terms of size, color, and materials.

Massing and Setbacks:

- New construction shall be placed as close to streets and roads as the zoning code allows. Main entrances to the buildings must be oriented to the street.
- On-site parking areas shall be located to the rear or the side of a building.

Historic and Heritage Preservation:

The use of historic markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.

Circulation & Connections:

The streetscape and pedestrian movements are the elements of primary interest for gateway properties. Streetscaping assists in defining the physical character of the area and pedestrian movements. The following additional accentuators can help further define pedestrian paths.

- Orient the main public entrance toward the public right-of-way. Pedestrian walkways shall connect each building’s front entry with the sidewalk.
- Bike lanes shall be provided where possible, linking public areas with neighborhoods and other local and regional bicycle corridors.
- New developments should include plans for alternative transportation, such as providing attractive bus stop shelters, bicycle parking, etc.
- Trees and planting strips or raingardens/bioswales shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment. (See exhibit 7)
- Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips, planter wells or raingardens/bioswales. (See exhibit 7)
- Tree spacing will be determined by the species of trees planted. The desired effect is a visual appearance of a continuous foliage canopy at maturity or seven years after tree planting (whichever comes first). (See exhibit 7)
- Patterned pavers shall be used to define and accentuate pedestrian pathways within intersections. They include pattern stone, exposed aggregate (as long as it has a finished appearance), stamped concrete, or similar paving materials. (See exhibit 8)
- A consistent streetscape lighting scheme shall be used that portrays the primary development period,

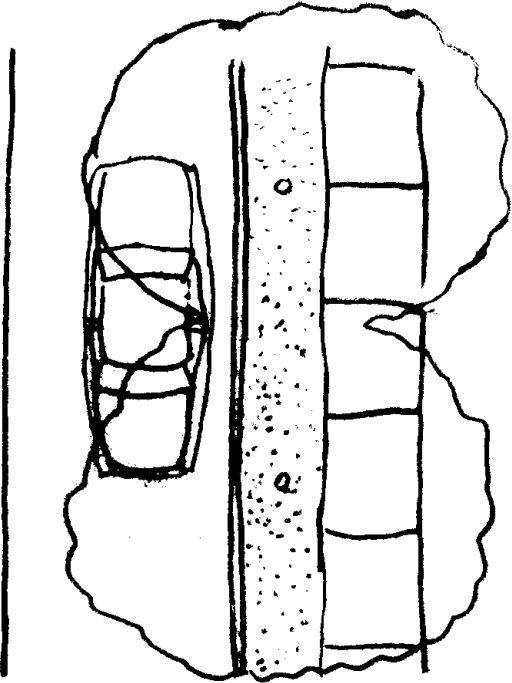


Exhibit 7.

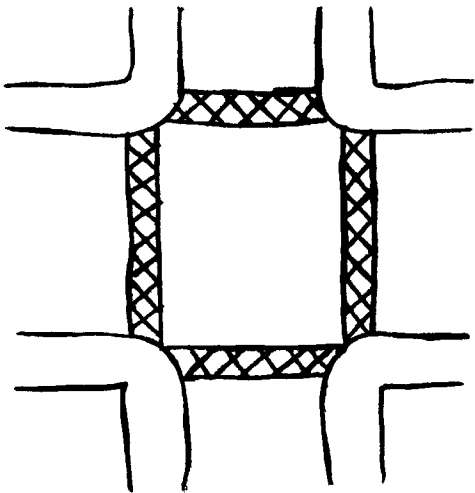


Exhibit 8.

architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.

Table 1. Design of Specific Gateways and Corridors

Gateway or Corridor	Designation	Unique Gateway and Corridor Features
6th Avenue	Primary	<ul style="list-style-type: none"> • Hanging flower baskets • Consider roundabouts at key intersections • Detached sidewalks • Planted median • Orient commercial buildings to the street – provide pedestrian access from buildings to sidewalks • Restrict parking between buildings and the street • Utilize rain garden/ bioswales for stormwater versus storm ponds • Bus stop improvements (shelter, lighting, bench) – develop consistent bus stop standards to be implemented throughout the city
3rd Avenue	Primary	<ul style="list-style-type: none"> • Hanging flower baskets • Detached sidewalks • Planted median • Orient commercial buildings to the street – provide pedestrian access from buildings to sidewalks • Restrict parking between buildings and the street • Utilize rain garden/ bioswale for stormwater
Everett	Secondary	<ul style="list-style-type: none"> • Widened sidewalks (for sidewalk seating or other programming) • Orient commercial buildings to the street – provide pedestrian access from buildings to sidewalks • Limit parking between buildings and the street • Rain garden/ bioswale for stormwater • Consider roundabout at Lake Road and Everett
38th Avenue	Primary	<ul style="list-style-type: none"> • Commercial buildings oriented to the street • Enhanced landscaping in medians • Stamped concrete to highlight gateway theme • Install posts/poles for community pride banners (less than 4 square feet) such as school pendants
Lake Road	Primary	<ul style="list-style-type: none"> • Planted median with turn lane cutouts • Wide bike lanes • Identify locations for public green spaces and pedestrian access through campus style development
Green Mountain - Goodwin	Primary	<ul style="list-style-type: none"> • Roundabout at gateway intersection • Deep/wide frontage landscaping areas should match the natural areas along the DNR property that is west of Ingle Road.
Brady Road	Primary	<ul style="list-style-type: none"> • Wide sidewalk • Iconic guardrails (e.g. Columbia River Highway) • Limit lighting to allow for views of the night sky (motion sensors, or other technology to limit excessive light)
Union Street	Secondary	<ul style="list-style-type: none"> • Public art in center of roundabout • Orient commercial buildings to the street – provide pedestrian access from buildings to sidewalks • Limit parking between buildings and the street • Rain gardens/bioswales for stormwater

		<ul style="list-style-type: none">• Planted median
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COMMERCIAL & MIXED-USE PRINCIPLES & GUIDELINES

In assessing how a proposed project addresses specific design guidelines, weight should be given to the location of the property, topographic characteristics, size and shape, disposition of adjacent properties, etc. For example, the specific character of the Community Commercial zoned properties differ based on their general location, topography, and surrounding built environment. For instance, one of the Community Commercial properties located in the Southwest portion of the City has an auto oriented feel as it is surrounded by Highway 14 and Southeast 6th Avenue. Another property located in Grass Valley has a somewhat rural feel as it is surrounded by residential and wetlands. However, even though each area has a different feel, they all have direct linkages to surrounding neighborhoods and, therefore, these properties should provide a pedestrian friendly environment (one of the specific design principles) to the degree possible along major street frontages.

DESIGN PRINCIPLES

The following design principles are intended to be applied to all new commercial and mixed-use developments, redevelopments (including change in use, i.e. residential to commercial), or major rehabilitations (exterior changes requiring a building permit). Properties shall develop in a manner that portrays a quality image of the community.

- On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All required on-site parking areas shall be screened with landscaping.
- Retail frontage setbacks shall not exceed 25 feet from back of curb
- Buildings shall be used to define the streetscape unless site conditions prove prohibitive which includes (not limited to):
 - Window and door placement shall provide a high degree to transparency at the lower levels of the building, maximize visibility of pedestrian active uses, provide human-scaled architectural pattern along the street and establish a pattern of individual windows and exterior openings within building facades that provides a greater variety of scale through material variation, detail and surface relief.
 - Office and retail building shall provide a minimum solid to void ratio of 60%/40%
 - Storefront windows shall be used frequently to enliven the sidewalks.
- Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.
- Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance or creates a cohesive development.
- Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes its impact on adjacent lower intensity uses.
- Walls shall be broken up to avoid a blank look and to provide a sense of scale.
- Outdoor lighting shall not be directed off site.

DESIGN GUIDELINES

The design guidelines developed for commercial and mixed-use developments are intended to serve as a guide. A project should not be expected to meet every design guideline as long as it can show it can achieve the overall intent of the design principles. However, the project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline then provide an explanation as to why and how it will mitigate and still meet the intent of the design principles.

Landscaping & Screening

➤ A *landscaping/vegetation plan* needs to identify the type of plants or trees to be planted within the foreground of the visual area (or street intersection). The use of vegetation native to the Pacific Northwest (or Camas) should be encouraged, with the exception of noxious weeds. Low maintenance/hardy landscaping should also be encouraged. A list of low maintenance/hardy materials is available upon request.

➤ Intersections should be illuminated, but not dominated by lighting. Incorporating lighting into the landscape should be encouraged to illuminate the quality of the natural environment. Low voltage, non-glare, indirect lighting should be used exclusively for landscaping. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future. Surrounding sites should be screened from parking and building lighting.

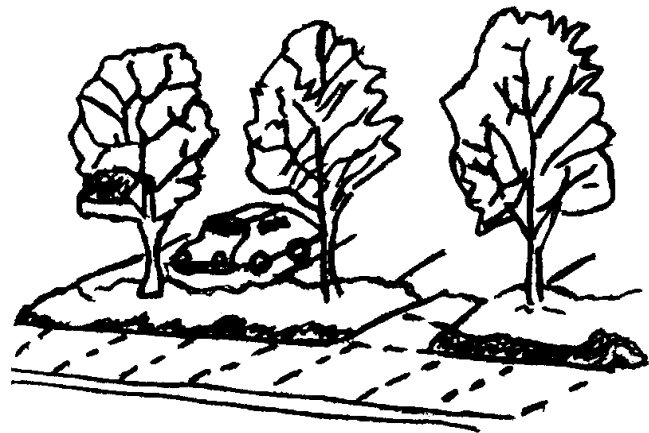


Exhibit 9.

➤ Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park like environment. Parking lot landscaping should be credited toward the total landscaping requirement. (see exhibit 9)

➤ Commercial developments should be encouraged to include a community information kiosk. The kiosk could be used to provide community information and/or incorporate historic/heritage information relating to the specific site or surrounding area.

Massing & Setbacks

Specific guidelines that should be addressed include:

- Since buildings define circulation routes, they should be placed as close to streets and roads as the zoning code allows before being set back to the interior or rear of the lot, unless site constraints make it impossible or characteristics of surrounding properties already developed make it incompatible. (see exhibit 10)
- Commercial structures abutting residentially zoned areas should be designed to mitigate size and scale differences.
- On-site parking areas should be placed to the interior of the site whenever possible. (see exhibit 10)

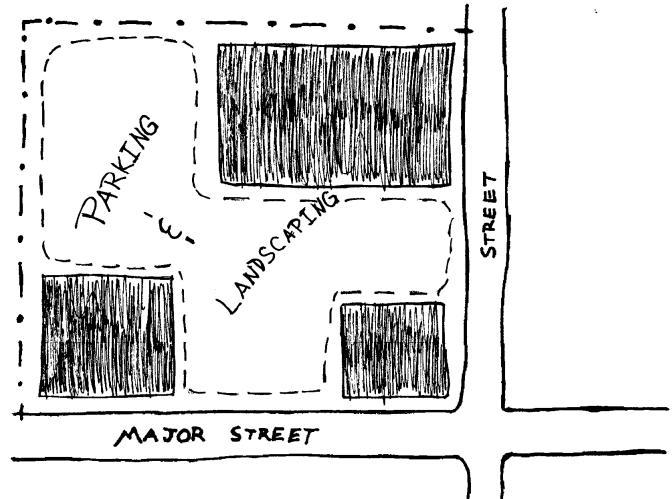


Exhibit 10.

Architecture

- Developments surrounded by residential areas or adjacent to residentially zoned properties should be built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings).
- Buildings over two stories should have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land uses designations on adjacent sites do not allow more than three story development.
- Outdoor lighting shall be hooded or shielded so as not to directly light adjoining or neighboring properties.

Circulation & Connections

Most vacant and redevelopable commercial land within the City of Camas will occur along existing roads or areas that have established circulation and connections. Therefore, the scope of appropriate regulations in regards to connections and circulation is limited.

- Pathways define traffic/pedestrian movement. Buildings brought up to the road help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.
- New streets intersecting commercial properties should be designed to create a safe environment. “Coving” techniques and “round-a-bouts” should be considered for traffic calming when appropriate.

MULTI-FAMILY PRINCIPLES & GUIDELINES

Multi-Family structures vary significantly in form, scale, and function. Even a specific Multi-Family type (i.e. apartment building, townhouse, duplex, etc.) can vary in size and shape depending on the land use zone in question and site configuration. Therefore, a separate set of Design Review principles and guidelines have been developed for three separate multi-family structure categories:

Multi-Family Structures:

- Stacked Housing
(Apartments)
- Townhome/Rowhouse
- Duplex/Tri-plex/Four-plex

The multi-family design principles and guidelines are intended to be applied to all new development, redevelopment (including change in use, e.g. commercial to multi-family), or major rehabilitation (exterior changes requiring a building permit), unless otherwise noted in each subsection of this chapter.

STACKED HOUSING (APARTMENTS)

All structures that have separate living units located on top of one another are considered stacked housing. This includes garden apartments, flats, and low-, mid-, and high-rise structures. The principles and guidelines developed for this housing type are intended to be applied regardless of the underlying land use designation.

Design Principles

- All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than 6-10 spaces.
- Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
- Buildings shall have their principal pedestrian entrance along a street, open space or mid-block passage with the exceptions of visible entrances off a courtyard.
- Walls shall be articulated in order to avoid a blank look and to provide a sense of scale and shall provide a minimum solid to void ratio of 70%/30%.
- Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.
- Attached garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.
- Stoops, porches and direct individual entries should be encouraged for ground-floor units.

Design Guidelines

The design guidelines developed for stacked housing are intended to serve as a guide to the development community (or project proponent). A project should not be expected to meet every design guideline as long as it can show it can achieve the overall intent of the design principles. However, the project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline, then provide an explanation as to why and how it will mitigate and still meet the intent of the design principles.

Landscaping & Screening

A landscaping plan shall be submitted to the City that identifies:

- The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.
- Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired. Surrounding sites should be screened from parking and building lighting.
- Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park-like environment. Parking lot landscaping should be credited toward the total landscaping requirement. (see exhibit 9)
- Green belts should be used to separate different uses whenever possible. (see exhibit 3)
- The vertical intensity of landscaping should increase as the height of the structure increases. With the exception of properties located in or abutting the Downtown Commercial (DC) zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Circulation & Connections

The following guideline is important to consider in terms of public safety or the perception thereof:

- Pathways define traffic/pedestrian movement. Buildings brought up to the public right-of-way help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements as well as providing a secure and pedestrian friendly environment.

TOWNHOMES & ROWHOUSES

Townhomes and rowhouses tend to be made up of several one to three story units that are attached (or connected) by a common wall. For the Design Review process, the Townhome/Rowhouse regulations address structures with two to five units attached by a common wall and configured in a townhouse style of structure. The principles and guidelines developed for this housing type are intended to be applied regardless of the underlying land use designation.

Design Principles

- All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.
- Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
- Structures abutting or located in single family residentially zoned areas shall be designed to mitigate size and scale differences when appropriate.
- Walls shall be articulated in order to avoid a blank look and to provide a sense of scale and shall provide a minimum solid to void ratio of 70%/30%.
- Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.
- Attached garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Design Guidelines

The design guidelines developed for townhomes and rowhouses are intended to serve as a guide to the development community (or project proponent).

Landscaping & Screening

A landscaping plan shall be submitted to the City that identifies:

- Green belts should be used to separate different uses or intensity of uses whenever possible. (see exhibit 3)
- The vertical intensity of landscaping should increase as the height of the structure increases. With the exception of properties located in or abutting the Downtown Commercial zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Circulation & Connections

The following guideline is important to consider in terms of public safety or the perception thereof:

- Pathways define traffic/pedestrian movement. Buildings brought up to the public right-of-way help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements as well as providing a secure and pedestrian friendly environment.

DUPLEX, TRIPLEX, & FOUR-PLEX

Duplexes, triplexes, and four-plexes tend to be constructed to resemble single family homes. For the design review process, the Duplex/Triplex/Four-plex regulations address structures with two to four units attached by a common wall that are configured to resemble a single-family style of structure. The specific principles and guidelines developed for this housing type are mandatory and intended to be applied regardless of the underlying land use designation.

Design Principles

- Garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.
- Buildings shall provide a complementary façade that faces the public right of way, and should be the primary entrance to a unit or multiple units, unless impracticable.

Design Guidelines

Architecture

- Garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.



I, Bernie Bacon, hereby certify that these bid tabulations are correct.
Bernie Bacon 3/31/16
 Bernie Bacon, Deputy City Clerk Date

PROJECT NO. P-890 DESCRIPTION: COOPER'S VIEW PARK				Engineer's Estimate: \$459,213.78 Base Bid + Sales tax + Alt #1 + Alt #2		Paul Brothers, Inc. 8601 SE Revenue Road Boring, OR 97009 503.663.1220		Tapani, Inc. 1904 SE 6th Place Battle Ground, WA 98604 360.687.1148		PCR, Inc. PO Box 630 Beavercreek, OR 97004 503.723.6480	
DATE OF BID OPENING: March 31, 2016, at 10:00 a.m.			Ent. By RLS								

ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	Mobilization	LS	1.00	\$18,709.95	\$18,709.95	\$27,676.76	\$27,676.76	\$40,000.00	\$40,000.00	\$47,000.00	\$47,000.00
2	SPCC Plan	LS	1.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$2,000.00	\$2,000.00	\$300.00	\$300.00
3	Project Temporary Traffic Control	LS	1.00	\$2,000.00	\$2,000.00	\$1,492.22	\$1,492.22	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00
4	Clearing & Grubbing	AC	2.30	\$10,000.00	\$23,000.00	\$12,883.69	\$29,632.49	\$14,500.00	\$33,350.00	\$23,000.00	\$52,900.00
5	Site Excavation, Incl. Haul	CY	3,550.00	\$20.00	\$71,000.00	\$8.84	\$31,382.00	\$5.50	\$19,525.00	\$9.20	\$32,660.00
6	Embankment Compaction	CY	3,350.00	\$5.00	\$16,750.00	\$8.68	\$29,078.00	\$3.00	\$10,050.00	\$8.10	\$27,135.00
7	Ditch Excavation, Incl. Haul	CY	120.00	\$25.00	\$3,000.00	\$11.65	\$1,398.00	\$13.00	\$1,560.00	\$21.00	\$2,520.00
8	Crushed Surfacing Base Course	CY	110.00	\$75.00	\$8,250.00	\$101.51	\$11,166.10	\$105.00	\$11,550.00	\$68.00	\$7,480.00
9	HMA Cl. 1/2 In. PG 64-22	TONS	70.00	\$120.00	\$8,400.00	\$152.95	\$10,706.50	\$175.00	\$12,250.00	\$200.00	\$14,000.00
10	Underdrain Pipe, 6-In. Diam.	LF	142.00	\$43.00	\$6,106.00	\$22.05	\$3,131.10	\$35.00	\$4,970.00	\$35.00	\$4,970.00
11	Underdrain Pipe, 8-In. Diam.	LF	336.00	\$45.00	\$15,120.00	\$27.86	\$9,360.96	\$36.00	\$12,096.00	\$38.00	\$12,768.00
12	Ductile Iron Culvert Pipe, 8-In. Diam.	LF	35.00	\$60.00	\$2,100.00	\$37.30	\$1,305.50	\$56.00	\$1,960.00	\$55.00	\$1,925.00
13	Corrugated Polyethylene Storm Sewer Pipe, 6-In. Diam.	LF	225.00	\$42.00	\$9,450.00	\$25.84	\$5,814.00	\$29.00	\$6,525.00	\$28.00	\$6,300.00
14	Corrugated Polyethylene Storm Sewer Pipe, 8-In. Diam.	LF	232.00	\$44.00	\$10,208.00	\$26.29	\$6,099.28	\$32.00	\$7,424.00	\$34.00	\$7,888.00
15	Corrugated Polyethylene Storm Sewer Pipe, 10-In. Diam.	LF	171.00	\$46.00	\$7,866.00	\$36.08	\$6,169.68	\$36.00	\$6,156.00	\$40.00	\$6,840.00
16	Drain Basin with Pedestrian Grate - Storm Inlet	EA	8.00	\$300.00	\$2,400.00	\$69.73	\$557.84	\$500.00	\$4,000.00	\$1,000.00	\$8,000.00
17	Drain Basin with Dome Grate - Nyloplast	EA	1.00	\$1,500.00	\$1,500.00	\$1,179.59	\$1,179.59	\$1,400.00	\$1,400.00	\$1,500.00	\$1,500.00
18	Service Connection, 2" Diam. - Water	EA	1.00	\$4,000.00	\$4,000.00	\$9,504.40	\$9,504.40	\$4,450.00	\$4,450.00	\$3,500.00	\$3,500.00
19	Connection to Exist. Drainage Structure	EA	2.00	\$750.00	\$1,500.00	\$671.11	\$1,342.22	\$1,000.00	\$2,000.00	\$225.00	\$450.00
20	ESC Lead	DAY	54.00	\$75.00	\$4,050.00	\$22.70	\$1,225.80	\$45.00	\$2,430.00	\$225.00	\$12,150.00
21	Seeding & Fertilizing - Mix #1	AC	0.77	\$2,500.00	\$1,925.00	\$7,002.21	\$5,391.70	\$4,500.00	\$3,465.00	\$4,000.00	\$3,080.00
22	Seeding & Fertilizing - Mix #2	AC	1.20	\$2,500.00	\$3,000.00	\$3,174.00	\$3,808.80	\$4,500.00	\$5,400.00	\$4,000.00	\$4,800.00
23	Stabilized Construction Entrance	SY	90.00	\$25.00	\$2,250.00	\$15.29	\$1,376.10	\$55.00	\$4,950.00	\$16.00	\$1,440.00
24	Street Cleaning	HR	22.00	\$200.00	\$4,400.00	\$140.00	\$3,080.00	\$190.00	\$4,180.00	\$75.00	\$1,650.00
25	High Visibility Silt Fence	LF	680.00	\$3.00	\$2,040.00	\$3.74	\$2,543.20	\$3.00	\$2,040.00	\$2.00	\$1,360.00
26	Inlet Protection	EA	5.00	\$100.00	\$500.00	\$26.40	\$132.00	\$45.00	\$225.00	\$80.00	\$400.00
27	Wattles	LF	1,520.00	\$7.00	\$10,640.00	\$2.75	\$4,180.00	\$3.00	\$4,560.00	\$3.00	\$4,560.00
28	Outlet Protection	EA	1.00	\$375.00	\$375.00	\$341.28	\$341.28	\$200.00	\$200.00	\$175.00	\$175.00
29	Topsoil, Type B	AC	1.40	\$18,000.00	\$25,200.00	\$8,716.46	\$12,203.04	\$5,500.00	\$7,700.00	\$35,000.00	\$49,000.00
30	Compost - Shrub Beds Only	CY	77.00	\$55.00	\$4,235.00	\$45.34	\$3,491.18	\$25.00	\$1,925.00	\$43.00	\$3,311.00
31	Bark Mulch	CY	114.00	\$45.00	\$5,130.00	\$38.33	\$4,369.62	\$32.00	\$3,648.00	\$60.00	\$6,840.00
32	PSIPE, Shrubs, 1-Gal	EA	423.00	\$8.00	\$3,384.00	\$8.00	\$3,384.00	\$10.00	\$4,230.00	\$9.00	\$3,807.00
33	PSIPE, Shrubs, 2-Gal	EA	623.00	\$12.00	\$7,476.00	\$13.75	\$8,566.25	\$21.00	\$13,083.00	\$16.00	\$9,968.00
34	PSIPE, Deciduous Trees, 2 1/2" Cal.	EA	13.00	\$275.00	\$3,575.00	\$263.24	\$3,422.12	\$484.00	\$6,292.00	\$325.00	\$4,225.00
35	PSIPE, Conifer Trees, 8' Ht.	EA	4.00	\$250.00	\$1,000.00	\$140.91	\$563.64	\$280.00	\$1,120.00	\$200.00	\$800.00
36	Irrigation - Zones 1, 2, 3, 4 & 8	LS	1.00	\$23,800.00	\$23,800.00	\$23,824.75	\$23,824.75	\$28,000.00	\$28,000.00	\$27,000.00	\$27,000.00
37	Cement Conc. Curb - Concrete Header, Play Area & Base of Slide	LF	195.00	\$25.00	\$4,875.00	\$26.82	\$5,229.90	\$65.00	\$12,675.00	\$30.00	\$5,850.00
38	Cement Conc. Driveway Entrance, Type 3 Maintenance Access	SY	25.00	\$100.00	\$2,500.00	\$96.37	\$2,409.25	\$127.00	\$3,175.00	\$95.00	\$2,375.00
39	Chain Link Fence Type 4, Black Vinyl Coated	LF	118.00	\$35.00	\$4,130.00	\$27.29	\$3,220.22	\$20.00	\$2,360.00	\$50.00	\$5,900.00
40	Cement Conc. Sidewalk	SY	67.00	\$45.00	\$3,015.00	\$93.30	\$6,251.10	\$140.00	\$9,380.00	\$77.00	\$5,159.00
41	Cement Conc. Sidewalk - Stamped/Colored Entrance, Terrace, & Landing	SY	90.00	\$70.00	\$6,300.00	\$108.31	\$9,747.90	\$206.00	\$18,540.00	\$135.00	\$12,150.00
42	Cement Conc. Sidewalk - Primitive Path, Colored	SY	18.00	\$80.00	\$1,440.00	\$79.42	\$1,429.56	\$520.00	\$9,360.00	\$80.00	\$1,440.00
43	Seat Wall, CIP Colored Concrete with Textured Wall Face	SFF	55.00	\$140.00	\$7,700.00	\$170.85	\$9,396.75	\$265.00	\$14,575.00	\$135.00	\$7,425.00
44	Basalt Column Stairs, 12-In. to 16-In. Diam. 6-Ft. to 8-Ft. Length	EA	5.00	\$600.00	\$3,000.00	\$1,145.42	\$5,727.10	\$1,900.00	\$9,500.00	\$590.00	\$2,950.00
45	Basalt Column Stairs, 12-In. to 16-In. Diam. 24-In. to 30-In. Length	EA	6.00	\$200.00	\$1,200.00	\$587.99	\$3,527.94	\$1,500.00	\$9,000.00	\$300.00	\$1,800.00
46	Slide on Hill	EA	1.00	\$3,800.00	\$3,800.00	\$7,137.74	\$7,137.74	\$8,000.00	\$8,000.00	\$5,600.00	\$5,600.00
47	Bike Rack	EA	2.00	\$350.00	\$700.00	\$431.63	\$863.26	\$550.00	\$1,100.00	\$450.00	\$900.00
48	Picnic Table, Square with 4 Seats	EA	1.00	\$3,327.00	\$3,327.00	\$3,587.22	\$3,587.22	\$3,200.00	\$3,200.00	\$3,600.00	\$3,600.00
49	Picnic Table, Square with 3 Seats	EA	1.00	\$3,012.00	\$3,012.00	\$3,247.02	\$3,247.02	\$3,500.00	\$3,500.00	\$2,900.00	\$2,900.00
50	Trash Receptacle with Domed Lid	EA	1.00	\$1,225.00	\$1,225.00	\$1,502.93	\$1,502.93	\$1,250.00	\$1,250.00	\$1,200.00	\$1,200.00
51	Removable Bollard	EA	2.00	\$450.00	\$900.00	\$541.69	\$1,083.38	\$800.00	\$1,600.00	\$1,200.00	\$2,400.00
52	Log Bench	EA	1.00	\$2,378.00	\$2,378.00	\$3,102.35	\$3,102.35	\$3,150.00	\$3,150.00	\$3,500.00	\$3,500.00
53	The Stepper Rock Climber, 24-In. High	EA	1.00	\$3,716.00	\$3,716.00	\$3,807.53	\$3,807.53	\$5,700.00	\$5,700.00	\$2,800.00	\$2,800.00
54	The Peak Rock Climber, 42-In. High	EA	1.00	\$5,873.00	\$5,873.00	\$7,017.53	\$7,017.53	\$9,000.00	\$9,000.00	\$8,000.00	\$8,000.00
55	Log Crawl Tunnel	EA	1.00	\$5,818.00	\$5,818.00	\$7,007.29	\$7,007.29	\$7,200.00	\$7,200.00	\$8,000.00	\$8,000.00
56	Mushroom Stepper, 16-In. High	EA	1.00	\$1,304.00	\$1,304.00	\$1,534.73	\$1,534.73	\$1,250.00	\$1,250.00	\$2,100.00	\$2,100.00
57	Mushroom Stepper, 20-In. High	EA	1.00	\$1,548.00	\$1,548.00	\$1,827.53	\$1,827.53	\$1,500.00	\$1,500.00	\$2,400.00	\$2,400.00
58	Mushroom Stepper, 24-In. High	EA	1.00	\$1,548.00	\$1,548.00	\$1,827.53	\$1,827.53	\$1,550.00	\$1,550.00	\$2,400.00	\$2,400.00
59	Log Balance Beam	EA	1.00	\$3,910.00	\$3,910.00	\$4,583.64	\$4,583.64	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00
60	Resilient Play Area Surface	CY	70.00	\$55.00	\$3,850.00	\$53.68	\$3,757.60	\$100.00	\$7,000.00	\$65.00	\$4,550.00

SUBTOTAL				\$392,908.95		\$368,227.12		\$424,279.00		\$478,101.00
SALES TAX (8.4%)				\$33,004.35		\$30,931.08		\$35,639.44		\$40,160.48
BASE BID TOTAL (Base Bid Items 1-60)				\$425,913.30		\$399,158.20		\$459,918.44		\$518,261.48

Additive Alternate #1

1	Seeding & Fertilizing - Mix #1	AC	0.33	\$2,500.00	\$825.00	\$3,593.85	\$1,185.97	\$3,500.00	\$1,155.00	\$4,500.00	\$1,485.00
2	Topsoil, Type B	AC	0.60	\$18,000.00	\$10,800.00	\$8,701.55	\$5,220.93	\$6,000.00	\$3,600.00	\$41,000.00	\$24,600.00
3	Irrigation - Zone 5, 6, 7 & 9	LS	1.00	\$10,200.00	\$10,200.00	\$10,488.98	\$10,488.98	\$6,000.00	\$6,000.00	\$11,000.00	\$11,000.00

SUBTOTAL				\$21,825.00		\$16,895.88		\$10,755.00		\$37,085.00
SALES TAX (8.4%)				\$1,833.30		\$1,419.25		\$903.42		\$3,115.14
ADDITIVE ALTERNATE #1 TOTAL (Bid Items 1-3)				\$23,658.30		\$18,315.13		\$11,658.42		\$40,200.14

Additive Alternate #2

1	Bark Mulch	CY	6.00	\$45.00	\$270.00	\$38.45	\$230.70	\$35.00	\$210.00	\$95.00	\$570.00
2	PSIPE, Deciduous Trees, 2 1/2" Cal.	EA	17.00	\$275.00	\$262.75	\$4,466.75	\$480.00	\$8,160.00	\$383.00	\$6,511.00	
3	PSIPE, Conifer Trees, 8' Ht.	EA	13.00	\$250.00	\$3,250.00	\$138.93	\$1,806.09	\$280.00	\$3,640.00	\$223.00	\$2,899.00
4	PSIPE, Conifer Trees, 12-Ft. - 15-Ft. Ht.	EA	2.00	\$350.00	\$700.00	\$356.42	\$712.84	\$370.00	\$740.00	\$640.00	\$1,280.00

SUBTOTAL				\$8,895.00		\$7,216.38		\$12,750.00		\$11,260.00
SALES TAX (8.4%)				\$747.18		\$606.18		\$1,071.00		\$945.84
ADDITIVE ALTERNATE #2 TOTAL (Bid Items 1-4)				\$9,642.18		\$7,822.56		\$13,821.00		\$12,205.84
BASE BID TOTAL:				\$425,913.30		\$399,158.20		\$459,918.44		\$518,261.48
ADDITIVE ALTERNATE #1 TOTAL				\$23,658.30		\$18,315.13		\$11,658.42		\$40,200.14
ADDITIVE ALTERNATE #2 TOTAL				\$9,642.18		\$7,822.56		\$13,821.00		\$12,205.84

The City will select one of the following, based on the amount of available fund for the project:

BASE BID TOTAL:	\$425,913.30	\$399,158.20	\$459,918.44	\$518,261.48
BASE BID TOTAL + ADDITIVE ALTERNATE #1:	\$449,571.60	\$417,473.34	\$471,576.86	\$558,461.62
BASE BID TOTAL + ADDITIVE ALTERNATES #1 & #2:	\$459,213.78	\$425,295.89	\$485,397.86	\$570,667.46

BASIS OF AWARD IS THE BASE BID PLUS ANY ALTERNATES SELECTED BY THE CITY.

PROJECT NO. P-890 DESCRIPTION: COOPER'S VIEW PARK				NW Construction General Contracting, Inc. 22317 NE 72nd Ave Battle Ground, WA 98604	
DATE OF BID OPENING: March 31, 2016, at 10:00 a.m.			Ent. By RLS 360.687.2040		
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	CONTRACT TOTAL
1	Mobilization	LS	1.00	\$25,000.00	\$25,000.00
2	SPCC Plan	LS	1.00	\$250.00	\$250.00
3	Project Temporary Traffic Control	LS	1.00	\$4,750.00	\$4,750.00
4	Clearing & Grubbing	AC	2.30	\$19,500.00	\$44,850.00
5	Site Excavation, Incl. Haul	CY	3,550.00		\$0.00
6	Embankment Compaction	CY	3,350.00	\$2.03	\$6,800.50
7	Ditch Excavation, Incl. Haul	CY	120.00	\$20.00	\$2,400.00
8	Crushed Surfacing Base Course	CY	110.00	\$175.00	\$19,250.00
9	HMA Cl. 1/2 In. PG 64-22	TONS	70.00	\$200.00	\$14,000.00
10	Underdrain Pipe, 6-In. Diam.	LF	142.00	\$45.00	\$6,390.00
11	Underdrain Pipe, 8-In. Diam.	LF	336.00	\$50.00	\$16,800.00
12	Ductile Iron Culvert Pipe, 8-In. Diam.	LF	35.00	\$55.00	\$1,925.00
13	Corrugated Polyethylene Storm Sewer Pipe, 6-In. Diam.	LF	225.00	\$40.00	\$9,000.00
14	Corrugated Polyethylene Storm Sewer Pipe, 8-In. Diam.	LF	232.00	\$40.00	\$9,280.00
15	Corrugated Polyethylene Storm Sewer Pipe, 10-In. Diam.	LF	171.00	\$45.00	\$7,695.00
16	Drain Basin with Pedestrian Grate - Storm Inlet	EA	8.00	\$750.00	\$6,000.00
17	Drain Basin with Dome Grate - Nyloplast	EA	1.00	\$1,500.00	\$1,500.00
18	Service Connection, 2" Diam. - Water	EA	1.00	\$9,500.00	\$9,500.00
19	Connection to Exist. Drainage Structure	EA	2.00	\$1,000.00	\$2,000.00
20	ESC Lead	DAY	54.00	\$55.00	\$2,970.00
21	Seeding & Fertilizing - Mix #1	AC	0.77	\$8,798.70	\$6,775.00
22	Seeding & Fertilizing - Mix #2	AC	1.20	\$8,798.70	\$10,558.44
23	Stabilized Construction Entrance	SY	90.00	\$35.00	\$3,150.00
24	Street Cleaning	HR	22.00	\$152.00	\$3,344.00
25	High Visibility Silt Fence	LF	680.00	\$3.50	\$2,380.00
26	Inlet Protection	EA	5.00	\$80.00	\$400.00
27	Wattles	LF	1,520.00	\$3.25	\$4,940.00
28	Outlet Protection	EA	1.00	\$975.00	\$975.00
29	Topsoll, Type B	AC	1.40	\$18,480.00	\$25,872.00
30	Compost - Shrub Beds Only	CY	77.00	\$61.75	\$4,754.75
31	Bark Mulch	CY	114.00	\$60.50	\$6,897.00
32	PSIPE, Shrubs, 1-Gal	EA	423.00	\$10.00	\$4,230.00
33	PSIPE, Shrubs, 2-Gal	EA	623.00	\$20.75	\$12,927.25
34	PSIPE, Deciduous Trees, 2 1/2" Cal.	EA	13.00	\$325.00	\$4,225.00
35	PSIPE, Conifer Trees, 8' Ht.	EA	4.00	\$135.00	\$540.00
36	Irrigation - Zones 1, 2, 3, 4 & 8	LS	1.00	\$6,100.00	\$6,100.00
37	Cement Conc. Curb - Concrete Header, Play Area & Base of Slide	LF	195.00	\$56.00	\$10,920.00
38	Cement Conc. Driveway Entrance, Type 3 Maintenance Access	SY	25.00	\$89.75	\$2,243.75
39	Chain Link Fence Type 4, Black Vinyl Coated	LF	118.00	\$35.00	\$4,130.00
40	Cement Conc. Sidewalk	SY	67.00	\$89.75	\$6,013.25
41	Cement Conc. Sidewalk - Stamped/Colored Entrance, Terrace, & Landing	SY	90.00	\$168.00	\$15,120.00
42	Cement Conc. Sidewalk - Primitive Path, Colored	SY	18.00	\$145.00	\$2,610.00
43	Seat Wall, CIP Colored Concrete with Textured Wall Face	SFF	55.00	\$224.00	\$12,320.00
44	Basalt Column Stairs, 12-in. to 16-in. Diam. 6-Ft. to 8-Ft. Length	EA	5.00	\$1,450.00	\$7,250.00
45	Basalt Column Stairs, 12-in. to 16-in. Diam. 24-in. to 30-in. Length	EA	6.00	\$280.00	\$1,680.00
46	Slide on Hill	EA	1.00	\$9,000.00	\$9,000.00
47	Bike Rack	EA	2.00	\$700.00	\$1,400.00
48	Picnic Table, Square with 4 Seats	EA	1.00	\$3,500.00	\$3,500.00
49	Picnic Table, Square with 3 Seats	EA	1.00	\$3,250.00	\$3,250.00
50	Trash Receptacle with Domed Lid	EA	1.00	\$1,350.00	\$1,350.00
51	Removable Bollard	EA	2.00	\$1,250.00	\$2,500.00
52	Log Bench	EA	1.00	\$1,950.00	\$1,950.00
53	The Stepper Rock Climber, 24-in. High	EA	1.00	\$925.00	\$925.00
54	The Peak Rock Climber, 42-in. High	EA	1.00	\$6,750.00	\$6,750.00
55	Log Crawl Tunnel	EA	1.00	\$7,250.00	\$7,250.00
56	Mushroom Stepper, 16-in. High	EA	1.00	\$675.00	\$675.00
57	Mushroom Stepper, 20-in. High	EA	1.00	\$675.00	\$675.00
58	Mushroom Stepper, 24-in. High	EA	1.00	\$775.00	\$775.00
59	Log Balance Beam	EA	1.00	\$3,750.00	\$3,750.00
60	Resilient Play Area Surface	CY	70.00	\$65.00	\$4,550.00

SUBTOTAL	Unknown
SALES TAX (8.4%)	\$0.00
BASE BID TOTAL (Base Bid Items 1-60)	\$0.00

Additive Alternate #1

1	Seeding & Fertilizing - Mix #1	AC	0.33	\$8,798.70	\$2,903.57
2	Topsoll, Type B	AC	0.60	\$18,480.00	\$11,088.00
3	Irrigation - Zone 5, 6, 7 & 9	LS	1.00	\$4,900.00	\$4,900.00

SUBTOTAL	\$18,891.57
SALES TAX (8.4%)	\$1,586.89
ADDITIVE ALTERNATE #1 TOTAL (Bid Items 1-3)	\$20,478.46

Additive Alternate #2

1	Bark Mulch	CY	6.00	\$60.50	\$363.00
2	PSIPE, Deciduous Trees, 2 1/2" Cal.	EA	17.00	\$325.00	\$5,525.00
3	PSIPE, Conifer Trees, 8' Ht.	EA	13.00	\$135.00	\$1,755.00
4	PSIPE, Conifer Trees, 12-Ft. - 15-Ft. Ht.	EA	2.00	\$280.00	\$560.00

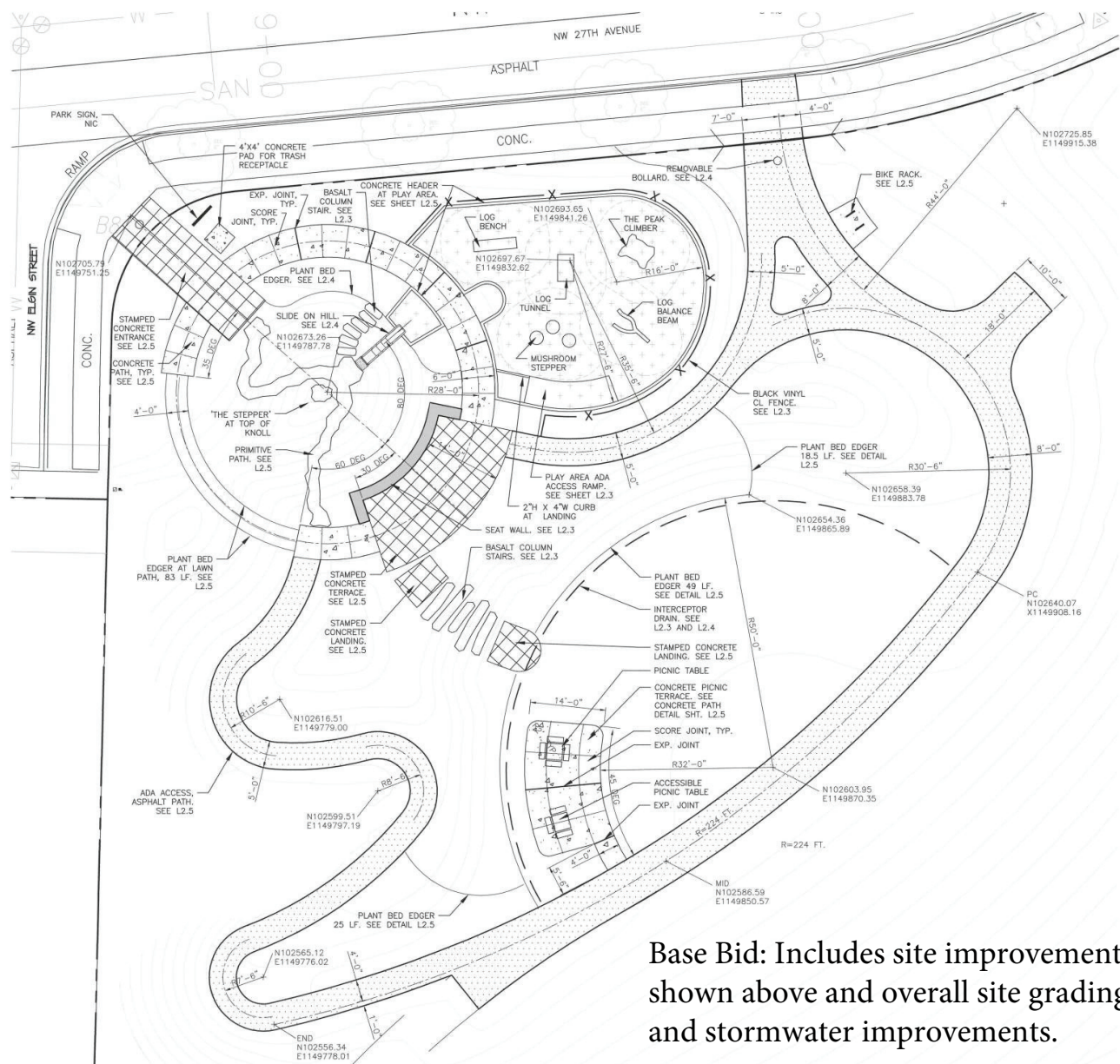
SUBTOTAL	\$8,203.00
SALES TAX (8.4%)	\$689.05
ADDITIVE ALTERNATE #2 TOTAL (Bid Items 1-4)	\$8,892.05
BASE BID TOTAL:	\$0.00
ADDITIVE ALTERNATE #1 TOTAL	\$20,478.46
ADDITIVE ALTERNATE #2 TOTAL	\$8,892.05

The City will select one of the following, based on the amount of available fund for the project:

BASE BID TOTAL:	Unknown
BASE BID TOTAL + ADDITIVE ALTERNATE #1:	Unknown
BASE BID TOTAL + ADDITIVE ALTERNATES #1 & #2:	Unknown

Irregular Bid: Bidder's Information
Page not submitted
Item #5 Unit Cost not completed

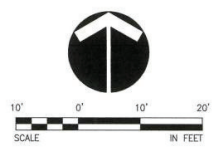
BASIS OF AWARD IS THE BASE BID PLUS ANY ALTERNATES S



Base Bid: Includes site improvements shown above and overall site grading and stormwater improvements.

- LEGEND**
SEE SHEET L2.5 FOR DETAILS
- STAMPED CONCRETE PATH
 - HMAC PATH
 - CONCRETE PATH
 - RESILIENT PLAY AREA SURFACE

- NOTES:**
- PLAY AREA FURNISHINGS TO BE "LANDSCAPE STRUCTURES, INC." PLAY FEATURES OR APPROVED EQUAL.
 - SEE SPECIFICATIONS AND CONTRACT DOCUMENTS PART SEVEN 'SITE FURNISHINGS & DETAILS'.
 - LINEAR FOOT (LF) MEASUREMENTS FOR "PLANT BED EDGER" IS PROVIDED FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR ENSURING SUFFICIENT QUANTITIES. PLANT BED EDGER IS INCIDENTAL TO TOPSOIL BID ITEM.
 - BASALT COLUMN STAIRS, ADJACENT TO "SLIDE ON HILL" TO BE A MIN. 2 FT. FROM EDGE OF SLIDE.



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DESIGN DATE:	JULY 2014
AS-BUILT DATES:	
HORIZONTAL SCALES:	AS SHOWN
VERTICAL SCALES:	AS SHOWN
CONTACTS:	AS SHOWN
DESIGNED BY:	DDM
APPROVED BY:	DLS
PROJECT ENGINEER:	DDM

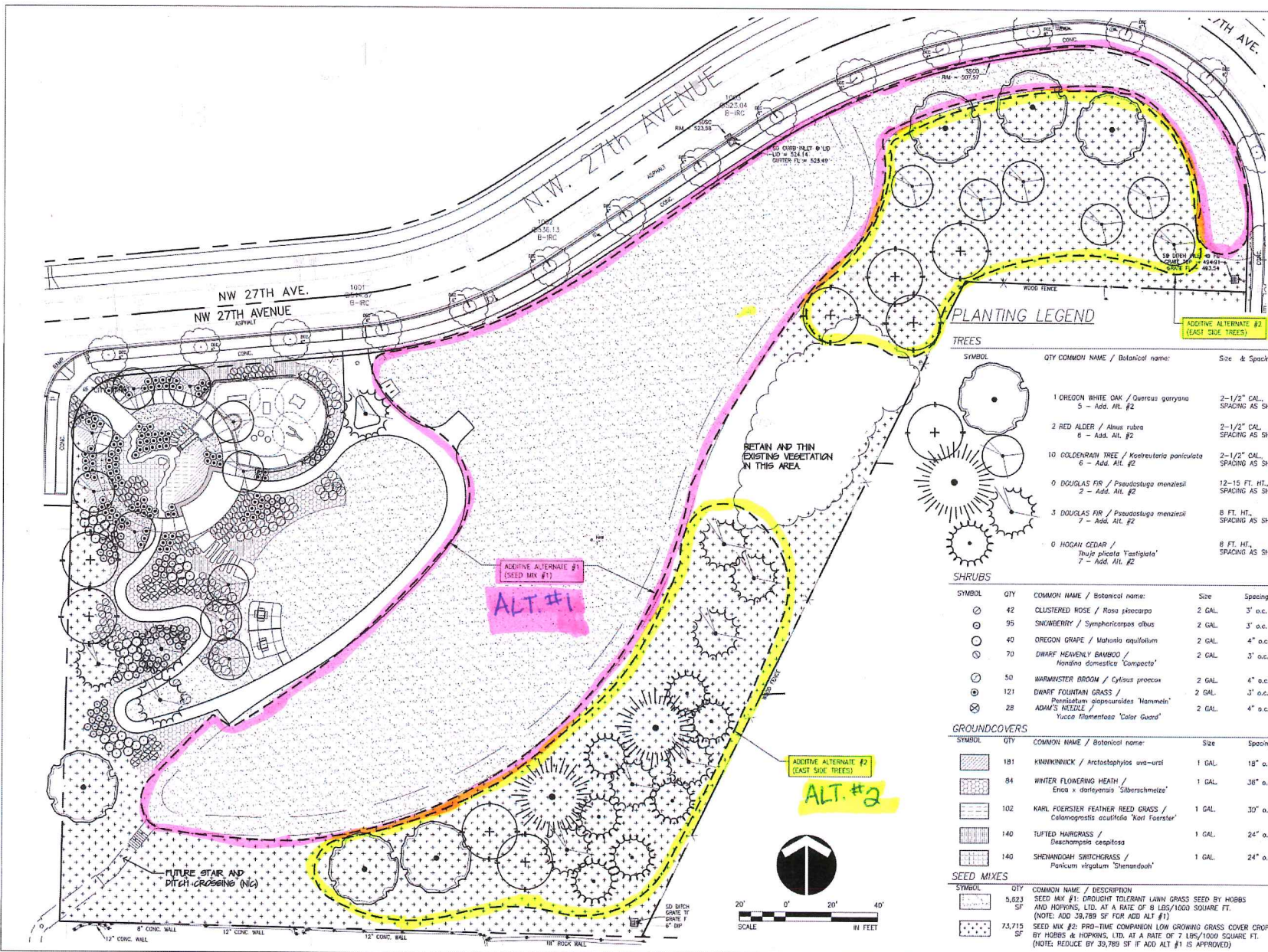
City of Camas
WASHINGTON
616 NE 4TH AVENUE
CAMAS, WA 98607
PH: (360) 544-3601

BID SET - MARCH 2016

PUBLIC WORKS
ENGINEERING DEPARTMENT
COOPER'S VIEW PARK
SITE DEVELOPMENT PLAN



CAMAS PROJECT NUMBER	
P-890	
STATUS:	PAGE
<input type="checkbox"/> DRAFT	11 of 17
<input checked="" type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS-BUILT	
CAMAS DRAWING NUMBER	
L2.2	
CAMAS CATALOG NUMBER	



PLANTING LEGEND

TREES

SYMBOL	QTY	COMMON NAME / Botanical name:	Size & Spacing
1	5	OREGON WHITE OAK / <i>Quercus garryana</i>	2-1/2" CAL. SPACING AS SHOWN
2	6	RED ALDER / <i>Alnus rubra</i>	2-1/2" CAL. SPACING AS SHOWN
10	6	GOLDENRAIN TREE / <i>Koeleria paniculata</i>	2-1/2" CAL. SPACING AS SHOWN
9	3	DOUGLAS FIR / <i>Pseudotsuga menziesii</i>	12-15 FT. HT. SPACING AS SHOWN
3	7	DOUGLAS FIR / <i>Pseudotsuga menziesii</i>	8 FT. HT. SPACING AS SHOWN
6	7	HOGAN CEDAR / <i>Thuja plicata 'Fastigiata'</i>	8 FT. HT. SPACING AS SHOWN

SHRUBS

SYMBOL	QTY	COMMON NAME / Botanical name:	Size	Spacing
42	2	CLUSTERED ROSE / <i>Rosa pisinacpa</i>	2 GAL.	3' o.c.
95	2	SNOWBERRY / <i>Symphoricarpos albus</i>	2 GAL.	3' o.c.
40	2	OREGON GRAPE / <i>Mahonia aquifolium</i>	2 GAL.	4' o.c.
70	2	DWARF HEAVENLY BAMBOO / <i>Nandina domestica 'Compacta'</i>	2 GAL.	3' o.c.
50	2	WINTERMUSTER BROOM / <i>Cytisus procyon</i>	2 GAL.	4' o.c.
121	2	DWARF FOUNTAIN GRASS / <i>Pennisetum appenaroides 'Hammin'</i>	2 GAL.	3' o.c.
28	2	ADAM'S NEEDLE / <i>Yucca filamentosa 'Color Guard'</i>	2 GAL.	4' o.c.

GROUNDCOVERS

SYMBOL	QTY	COMMON NAME / Botanical name:	Size	Spacing
181	1	KHANKINICK / <i>Arctostaphylos uva-ursi</i>	1 GAL.	18" o.c.
84	1	WINTER FLOWERING HEATH / <i>Erica x darleyensis 'Siberschmelze'</i>	1 GAL.	38" o.c.
102	1	KARL FOERSTER FEATHER REED GRASS / <i>Calamagrostis acutifolia 'Karl Foerster'</i>	1 GAL.	30" o.c.
140	1	TUFTED HAIRGRASS / <i>Deschampsia cespitosa</i>	1 GAL.	24" o.c.
140	1	SHEMADOAH SWITCHGRASS / <i>Panicum virgatum 'Shemadoah'</i>	1 GAL.	24" o.c.

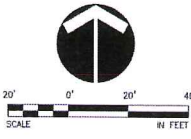
SEED MIXES

SYMBOL	QTY	COMMON NAME / DESCRIPTION
5,023 SF	1	SEED MIX #1: DROUGHT TOLERANT LAWN GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FT. (NOTE: ADD 39,789 SF FOR ADD ALT #1)
73,715 SF	1	SEED MIX #2: PRO-TIME COMPANION LOW GROWING GRASS COVER CROP BY HOBBS & HOPKINS, LTD. AT A RATE OF 7 LBS/1000 SQUARE FT. (NOTE: REDUCE BY 39,789 SF IF ADD ALT #1 IS APPROVED)

ADDITIVE ALTERNATE #2 (EAST SIDE TREES) **ALT. #2**

ADDITIVE ALTERNATE #1 (SEED MIX #1) **ALT. #1**

ADDITIVE ALTERNATE #2 (EAST SIDE TREES) **ALT. #2**



BID SET - MARCH 2016

PUBLIC WORKS
ENGINEERING DEPARTMENT
COOPER'S VIEW PARK
PLANTING PLAN

DESIGN DATE: JULY 2014
AS-BUILT DATE:
HORIZONTAL SCALE:
VERTICAL SCALE:
CONTACTS:
DESIGNED BY: DMH
APPROVED BY: DLS
PRGJ. ENGR.: DMH

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City of Camas
WASHINGTON

PLANS FOR THE
CITY OF CAMAS, WA 98607
P.O. BOX 84-3463

STATE OF WASHINGTON
DIVISION OF PUBLIC WORKS
LAND AND NATURAL RESOURCES
CLARK COUNTY UTILITIES
DATE: 03/17/16

CAMAS PROJECT NUMBER:
P-890

STATUS: BIDDING AS-BUILT

CAMAS DRAWING NUMBER:
L4.1

CAMAS CATALOG NUMBER:

16 OF 17

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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

EAST HILLSIDE PARK MASTER PLAN



July 10, 2015

ACKNOWLEDGMENTS

This document represents the collaborative process between the City of Camas and community residents and organizations. This effort would not have been successful without the contributions from the following individuals that participated in public meetings and reviews, and who generously shared their time during the planning process.

City of Camas Parks Commission

Eunice Abrahamsen
Juli Bradley
Randy Curtis
David Gast
Steve Lorenz
Cassi Marshall

City of Camas

Jerry Acheson, *Parks and Recreation Director*
Steve Wall, *Public Works Director*
Wes Heigh, *Engineering Project Manager*
Jim Hodges, *Engineering Project Manager*
Denis Ryan, *Operations Supervisor*

Camas Community

Drewf's Farm Neighborhood
Drewf's Farm Home Owner's Association

Otak Inc., Master Plan Consultant

David Haynes, PLA, *Project Manager*
Maggie Daly, *Project Planner*
Jerry Offer, *Senior Planner*



HanmiGlobal Partner

TABLE OF CONTENTS

- Executive Summary 1
- Background 3
- Planning Process & Concept Development 6
- Master Plan 8
- Implementation 10
- Appendix 11

EXECUTIVE SUMMARY

The East Hillside Park Property is located in the Drewf's Farm at Prune Hill development on NW 27th Ave. off of NW Fargo St. in Camas, Washington. The property is immediately east of an undeveloped right-of-way of NW Elgin St. The 2.5-acre site is zoned NP (Neighborhood Park).

The East Hillside Park Master Plan is a conceptual planning document that will guide future development of the site as a neighborhood park. It was developed through discussions with City of Camas staff and by engaging the community in conceptual plan review. Design efforts were guided by goals established in the City's Parks, Recreation and Open Space Comprehensive Plan Update adopted in December 2014 which identifies recreation needs based on demographics and forecasts of population growth. The findings of the Parks Comp Plan informed decisions about the kinds of recreational amenities that should be considered for the Drewf Property. In May 2014, the Drewf's Farm Home Owner's Association Board of Directors drafted a letter addressed to the City summarizing the findings of questionnaires sent to neighborhood residents to solicit input. To further tailor master plan goals to the Drewf site, two public open house meetings were organized to provide a forum for community members and local park and trail advocates to voice ideas and concerns related to park development.

Simultaneous with document review and public involvement, an analysis of the site was conducted to determine the

opportunities afforded and constraints imposed by existing site conditions. A primary goal of the site analysis was to identify potential connections to the surroundings, and to explore ways to integrate improvements on a steeply sloping site, while mitigating the effects of surface water runoff experienced by adjacent property owners downslope of the site.

The site analysis process identified three dominant traits of the site: open meadow, steep slopes, and expansive views to the east. These site characteristics, and the desire to keep anticipated construction costs low, greatly influenced the layout of park amenities including a peaked knoll with slide, nature play area, overlook terrace, loop trail, and open lawn areas for passive recreation.





Because the site becomes increasingly steep to the east, most amenities requiring relatively level areas were consolidated within the flatter terrain to the northwest, where the park entry is proposed. To better fit the terrain, the various improvements were set at different elevations and separated by transition slopes. The sloped character of the site allows for locating viewpoints with benches where visitors can rest and enjoy the scenic vistas. Loop trails are shown that venture down slope to the east providing various levels of difficulty and nature of experience as they wind through the property.

Because the site abuts residential neighborhoods on all sides, consideration was given to appropriate activities, noise levels, age groups, hours of operation, and how these concerns are balanced with meeting neighborhood-scale recreational needs. Through the conceptual design process, it was determined that the site was best suited to small group activity and passive recreation.

The approval by the Parks Commission and subsequent acceptance by City Council of the master plan will formalize the City's commitment to this park development project. When this property is developed, detailed design and planning will need to address street improvements, sustainable design, and community input. The preliminary cost estimate for the concept totals approximately \$399,000, including about \$76,000 in contingency, engineering, and State taxes.

BACKGROUND

Project Purpose

The City of Camas purchased the 2.5 acre property with Growth Management funds. The site master plan was prepared for the property to define and facilitate future development of the site. The intent is to develop the property as a neighborhood park to meet the need identified in the Parks, Recreation and Open Space Comprehensive Plan. The master plan was prepared to explore the site opportunities, refine the recreation program called for in the Parks, Recreation and Open Space Comprehensive Plan, and address the need for pedestrian linkages to the residents south of the property.

Background

The City adopted its Parks, Recreation and Open Space Comprehensive Plan Update in December 2014. The plan outlines the need to acquire park property and construct park improvements to preserve open spaces, enhance water quality, and provide recreational opportunities. The East Hillside Property meets the classification of the proposed neighborhood park for site acquisition and master planning specifically identified in the Comprehensive Plan recommendations.

Construction of the Drewf's Farm subdivision included storm facility infrastructure for channeling and conveying park site stormwater runoff to a central detention pond located in a flag parcel on the southeast side of the NW 27th Avenue cul-de-sac. In the years since the subdivision was completed, grades have settled causing drainage to bypass an inlet structure in the southeast corner of the park property. Resultant drainage problems have been reported by neighborhood residents and are identified by the HOA as a priority issue that park development may be able to address.

The west edge of the park site is bordered by the undeveloped NW Elgin Street right-of-way.

The City currently has no plans to extend the street within this right-of-way. The question of whether the City will retain the right-of-way or change property designation for some other purpose is still under review as of this writing.

Project Study Area

The property is located at the southeast corner of the intersection of NW 27th Avenue and NW Elgin Street with approximately 640 linear feet of frontage on NW 27th Ave along the north and eastern edges. The site is dominated by meadow grasses that are mown twice a year for fire control. The southern and eastern portions of the property are characterized by steep slopes, with a quarter-acre thicket of mixed native brush and invasive vegetation near the base of the east-facing slope. An unknown percentage of the site was utilized as a repository of earthwork spoils generated during construction of the subdivision.



The Drewf Property - Open Sloping Meadow with Expansive Views

SITE ANALYSIS

An analysis of the site was conducted to determine the opportunities afforded and constraints imposed by existing site conditions. A primary goal of the site analysis was to identify the most suitable location for proposed park amenities, and to diagnose drainage problems.

Land Use

The East Hillside Property is nestled in a residential area of single-family homes and heavily wooded areas. It is zoned NP for Neighborhood Park. Properties east, west, and north of the site are zoned R-10, and properties south of the site are zoned R-7.5.

Slope Analysis

The site has a steep elevation change falling approximately 65 feet from west to east. Elevations range from a high point of approximately 565 feet at the northwest corner of the park, to a low of 500 feet at the drainage

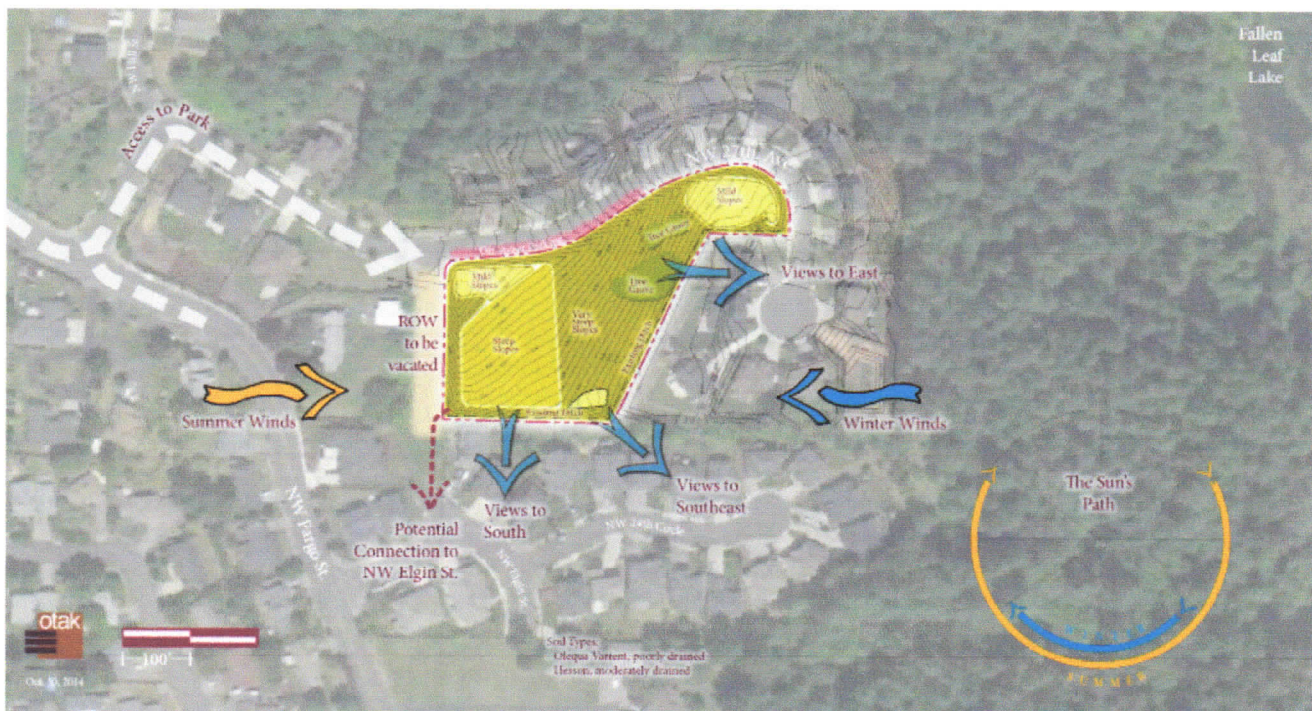
inlet at the far eastern point of the site. Areas of steep slopes (>25%) exist along the southern and eastern property edges. The northwestern corner of the site has flatter topography, with vistas to the east.

Resource Assessment

No resource areas have been identified within the property.

Access and Circulation

NW 27th Avenue provides the only vehicular access to the site from NW Fargo Street. NW 27th Avenue dead-ends in a cul-de-sac just east of the site. To the west, NW 27th Avenue turns north about 500 feet from the park property, becoming NW Hill Street, which also ends in a cul-de-sac. The NW Hill Street cul-de-sac is approximately one-third of a mile from the park. A paved trailhead connects with the cul-de-sac. The trail leads to the Fallen Leaf Lake recreation area



Site analysis plan

a short distance away, providing connectivity between Fallen Leaf Lake and East Hillside Park. An opportunity exists to create a connection to residential areas south of the park by crossing a drainage ditch at the southwest corner of the park site.

Streets

NW 27th Avenue is classified as a Local Street with a standard right-of-way width of 52 feet and a paved width of 28 feet. Sidewalk, planter strip, and street trees exist along the street. The existing public sidewalks will provide sufficient pedestrian access to the park. Because of the neighborhood-serving nature of the proposed improvements, and the absence of park elements which might tend to draw visitors from outside the neighborhood, anticipated vehicular traffic to the park is very minimal. The adjacent street provides approximately 20 on-street parking spaces immediately adjacent to the park.

Utilities

Access to water, storm, sewer, and electrical service are available within the NW 27th Avenue right-of-way.



Pedestrian access at NW 27th Avenue



Drainage ditch at eastern edge of site

PLANNING PROCESS & CONCEPT DEVELOPMENT

The East Hillside Park Property Master Plan was developed through discussions with project stakeholders and City of Camas staff and by engaging the community in conceptual plan review.

To begin the master plan process, the project team reviewed project-related correspondence provided by the City to gain a better understanding of project stakeholders' objectives and concerns. The Drewf's Farm Home Owner's Association (HOA) conducted two polling surveys of neighborhood residents requesting input on the preferred amenities for inclusion in the park. The results of these surveys were summarized in a May 21, 2014 letter from the HOA to the City. Preferred amenities include lawn for passive recreation, picnic tables, benches, paths, and planting improvements including shade trees and shrub beds. If the project budget allows, a small play area emphasizing natural materials (logs, boulders, bunch grasses, etc.) is desired. Reviewing this information set the stage for an efficient design process and for meaningful public involvement throughout the project. Several HOA members continue to remain in consultation with the City, and help represent the recreational preferences and concerns of the entire neighborhood.

The key findings, concerns, and recommendations from review of the correspondence were as follows:

- The overriding feedback from polling data is that the park be primarily passive-use, with walking paths, picnic tables, and benches as site furnishings.
- There is support for a relatively ambitious landscape planting component where appropriate. Respondents noted the preference for sustainable plant selections that are

drought tolerant and do not require intensive maintenance over the long term.

- A preference was expressed for planting evergreen trees along the south and east edges of the park to help provide some privacy for homes downslope from active areas.
- Concern was noted for operating hours and ways that the City would reinforce regulations.
- Respondents voiced a preference for play features - budget allowing - that have a nature play theme with earth tone colors. A small swing was mentioned as a favorite for families with young children.

Equally valuable for informing planning and design efforts were features identified by respondents as undesirable:

- Off-street parking.
- Lights that might create glare or encourage after-hours use of the park.
- Brightly colored plastic play structures.
- Skateboard features of any kind
- Restrooms

Open House #1

The project team held two public open houses to build upon these findings and provide an opportunity for the broader community to voice ideas and concerns pertaining to potential park development. The first open house was held on November 5, 2014 and focused on analysis of the site and how opportunities identified for the property fit within the broader context of the City's Parks, Recreation and Open Space Comprehensive Plan. The project team presented program layout alternatives that showed how the proposed park elements might be arranged on the site.

The participants supported the mix of active and passive recreation elements and the natural, more undeveloped areas between the loop path and the park boundary. They identified the level park entrance (currently steeply sloped) and family-friendly feel of the park as some of the most positive aspects of the designs. Participants expressed concerns over the need for traffic-calming measures to help ensure the safety of park users walking to and from the park. The comments included safety concerns about the speed of vehicles in the neighborhood, and the limited sight lines near the bottom of the hill as NW 27th Avenue turns sharply south to the cul-de-sac. Highlights of other comments include:

- Add a curb bulb-out near park entrance to reduce crossing distance and for traffic calming.
- Preference for soft-surface path at loop trail.
- Split rail fence at key locations to match existing fencing in the neighborhood.
- Restrict dog use of park. Include dog waste station.
- Raptors currently hunt on the park property. Consider accommodating this in the new design.
- Concern to reduce/eliminate use of chemicals for maintenance.
- Desire that park improvements will somehow address drainage issues for private parcels east of the park.
- Avoid introducing elements that might encourage loitering/undesirable activities.



The project team described site conditions and possibilities and listened to ideas and concerns about future park development.

Open House #2

The project team worked with the City of Camas to incorporate the community feedback received and develop a concept plan for the property. The second open house, held on November 19, 2014, provided the community an opportunity to view and comment on the draft concept plan. Participants expressed general support of the concept plan and provided feedback and questions concerning future safety aspects such as traffic calming, privacy concerns such as screening, drainage concerns, and plant material selection. The project team responded that such issues would be resolved at the time of future detailed design and land use approvals.

MASTER PLAN

Design efforts were guided initially by goals established in the City’s Parks, Recreation and Open Space Comprehensive Plan, which identifies recreation needs based on demographics and forecasts of population growth. The findings of the Master Plan informed decisions about the kinds of recreational amenities that should be considered for the Drewf’s Farm Property. The two public open houses provided a forum for community members and local park and trail advocates to help tailor the master plan goals to the Drewf’s Farm Property.

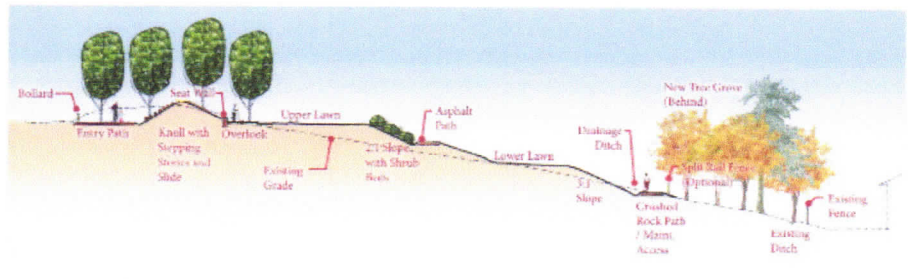
An important goal noted early in the design process was to create a passive-use park appropriate to the neighborhood character. The more natural meadow grass areas south and east of the loop trail will complement the more manicured character of the proposed improvements near the main park entry. The understated nature of park elements will encourage use by neighborhood residents and create less of an attractor for undesirable activities.

The site analysis process identified three dominant traits of the site: open meadow with a small thicket of vegetation, steep slopes, and views to the east. These site characteristics, and the desire to keep anticipated construction costs low, greatly influenced the layout of park amenities including activity areas, grade transitions, and path layout.

Because the site becomes increasingly steep to the south and east, all amenities requiring relatively level areas were consolidated within the flatter terrain toward the northwest corner of the property, near the NW 27th Avenue/ NW Elgin Street intersection. To better fit the terrain, the entry knoll/overlook, nature play area, and picnic lawn are set at different elevations and separated by transition slopes. The sloped character of the site created good opportunity for locating viewpoints with benches where visitors can rest and enjoy the scenic vistas. Two loop paths are shown; a shorter loop that stays near the top of the park, and one that ventures down slope to the south and east providing varying levels of exertion to suit user preference. A path connecting the main park entry to the picnic area is graded to comply with



Master Plan



Site section

accessibility guidelines of the Americans with Disabilities Act.

Consideration was given to appropriate activities, noise levels, age groups, hours of operation, and accommodations such as site furnishings, and how these concerns are balanced with meeting recreational needs within the park system as a whole. Through the conceptual design process, it was determined that the site was best suited for small group activity and passive recreation.

Safety Concerns

Safety issues due to motorists speeding when driving down the steep hill of NW 27th Avenue, and the limited sight distance at the curve leading into the cul-de-sac, are of concern to the neighborhood. A small curbed median with signage is proposed near the park entrance to reduce the width of the travel lane and draw motorist attention to the heightened need for careful driving. To alleviate the sight-distance problem, proposed grading of the park will include shaving off the existing low embankment that follows the sidewalk at the curve in the street. Reducing the height of the embankment will greatly improve the limited sight-distance condition that currently exists.



IMPLEMENTATION

The approval by the City of Camas Parks Commission and subsequent acceptance by City Council of the master plan will formalize the City’s commitment to this park development project. At such time in the future when this property is developed, the following permitting and infrastructure considerations will need to be addressed through detailed design and planning.

Land Use and Infrastructure

A Site Plan Review application was submitted and reviewed by the City of Camas. A Notice of Decision was issued by the City in March 2015 which approved the East Hillside Park site plan contingent on meeting requirements of the Conditions of Approval included in the decision letter.

Key among the Conditions of Approval is the provision for an access easement or other agreement with property owner(s) which must be in place prior to construction of a ditch crossing at the southwest corner of the park property. The ditch crossing is needed to accommodate entry into the park from residential areas south of the park site.

Street, water, and storm facility improvements will be designed in accordance with the City’s Design Standard Manual and corresponding design details. Construction of the project will be permitted through the City’s Building Permit process.

Sustainability

Sustainable design features should be incorporated into the final park design and development. Potential features to consider include native and drought tolerant plants, pervious paving, and materials that are easy to repair and maintain.

Cost Estimate

A cost estimate was prepared for planning purposes and reflects current industry standards for unit costs based on recent projects and reflects jurisdictions’ current permit fees. Following is a summary of the major categories, and the complete cost estimate is in the appendix of the report.

Category	Sub-total
Mobilization	\$21,200
Earthwork and Drainage	\$74,020
Surfacing	\$111,568
Walls	\$2,700
Bridge	\$22,200
Fencing	\$12,660
Furnishing	\$14,190
Play Area	\$17,940
Planting and Irrigation	\$47,502
Soft Costs	\$75,741
Total	\$399,723