



**CITY COUNCIL REGULAR MEETING AGENDA**  
**Monday, July 6, 2015, 7:00 PM**  
**City Municipal Center, 616 NE 4th Avenue**

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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 June 15, 2015 Camas City Council Meeting and the Workshop minutes of June 15, 2015.

 [June 15, 2015 Council Regular Meeting Minutes - Draft](#)  
[June 15, 2015 Council Workshop Meeting Minutes - Draft](#)

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

- C. Approve the write-off of one closed utility account in the amount of \$37.88. This amount represents unpaid garbage and recycling charges from a prior owner and has been returned by the collection agency as uncollectable. (Submitted by Pam O'Brien)

- D. Authorize the Mayor to sign a Memorandum of Understanding with International Association of Fire Fighters (IAFF) Local 2444 setting deployment parameters of union represented personnel at state wildland mobilization fires. This information was presented to Council at the June 15, 2015 City Council Workshop. (Submitted by Nick Swinhart)

 [Wildland Fires Memorandum of Understanding](#)

- E. Authorize the Mayor to sign the Interlocal Contract with Houston-Galveston Area Council (H-GAC) for the purchase of a new fire pumper truck for the Camas-Washougal Fire Department. This item was presented to Council at the June 15, 2015 City Council Workshop. (Submitted by Nick Swinhart)

 [H-GAC Interlocal Contract](#)

- F. Authorize the Mayor to sign the amendment to the agreement with the Washington State Library for the Camas Public Library's use of the K-20 network. The agreement changes the effective date of the amendment; amends and restates Section 3: Compensation; amends and restates Section 10: Termination; and amends and restates Exhibit A, the Annual Charges. The K-20 network provides internet connectivity and support services. The circuit co-pay is now less than previous charges. (Submitted by David Zavortink)

 [K-20 Intergovernmental Agreement Amendment No.3 2015](#)

- G. Authorize Pay Estimate No. 12 to Nutter Corporation for Project S-565 NW 38th Avenue Ph. 2 Roadway Improvements in the amount of \$324,610.69 for work through June 30, 2015. (Submitted by James Carothers)

 [NW 38th Avenue Phase 2 Pay Estimate 12](#)

- H. Authorize the Mayor to sign Consultant Contract Supplement No. 2 with HDJ Design Group for completing the design of Project S-584 NW 6th and Norwood Intersection Improvements in the amount of \$203,468.59, bringing the total not-to-exceed cost to \$278,107.76. (Submitted by James Carothers)

 [6th and Norwood Contract Supplement 2](#)

- I. Reject all bids for Project No. P-893 Washougal River Greenway Trail Overlook Deck. Bids exceeded the project budget amount of \$50,000. (Submitted by Jerry Acheson)

 [Washougal River Greenway Overlook Bids](#)

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

## **VI. NON-AGENDA ITEMS**

- A. Staff
- B. Council

## **VII. MAYOR**

- A. Announcements

## **VIII. MEETING ITEMS**

- A. Final Plat for The Hills at Round Lake, Phase 6 (File FP 15-02)  
Details: The Hills at Round Lake is a 333-lot planned residential development, which received master plan approval on October 4, 2010. The applicant requested final plat approval for Phase 6 with 38 single-family lots. The revised master plan included 13 phases. A staff report, the proposed final plat and the applicable master plan are included with this item.  
Presenter: Phil Bourquin, Community Development Director  
Recommended Action: Staff recommends Council move to approve the Final Plat of The Hills at Round Lake, Phase 6 (File FP15-02).

 [Staff Report for Hills at Round Lake Phase 6](#)  
[Hills at Round Lake Final Plat Phase 6](#)  
[Hills at Round Lake Revised Master Plan 2015](#)

- B. Final Plat for The Hills at Round Lake, Phase 7 (File FP 15-03)  
Details: The Hills at Round Lake is a 333-lot planned residential development, which received master plan approval on October 4, 2010. The applicant requested final plat approval for Phase 7 with 25 single-family lots. The revised master plan included 13 phases. A staff report, the proposed final plat and the applicable master plan are included with this item.  
Presenter: Phil Bourquin, Community Development Director  
Recommended Action: Staff recommends Council move to approve the Final Plat for The Hills at Round Lake, Phase 7 (File FP15-03).

 [Staff Report for Hills at Round Lake Phase 7](#)

[Hills at Round Lake Final Plat Phase 7](#)

[Hills at Round Lake Master Plan 2015](#)

- C. Resolution No. 15-004 Approving a Development Agreement Between the City of Camas and The Lofts at Camas Meadows LLC and Vanport Manufacturing, Inc.  
Details: City Council held a public hearing on June 15, 2015, and voted to approve the development with revisions and to direct the City Attorney to prepare a resolution for adoption.  
Presenter: Phil Bourquin, Community Development Director  
Recommended Action: Staff recommends Council move to adopt Resolution No. 15-004.

 [Resolution No. 15-004](#)

[Lofts agreement June 15, 2015](#)

[Exhibit A-Legal Description](#)

[Exhibit B-Long Drive Agreement](#)

[Exhibit C-First Amended Agreement](#)

[Exhibit D-Pedwar Master Plan](#)

[Exhibit E-Vanport Master Plan](#)

[Exhibit F-Lofts at CM Master Plan](#)

[Exhibit G- Revised Development Standards](#)

[Exhibit H - Type A Landscape Buffer](#)

[DR15-01 DRC Recommendation](#)

## IX. PUBLIC COMMENTS

## X. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



**CITY COUNCIL REGULAR MEETING MINUTES - DRAFT**  
**Monday, June 15, 2015, 7:00 PM**  
**City Municipal Center, 616 NE 4th Avenue**

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**I. CALL TO ORDER**

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

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

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

Excused: Melissa Smith

Staff: Phil Bourquin, Pete Capell, James Carothers, Leisha Copsey, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Ron Schumacher, Steve Wall, and Alicia Pacheco (student intern)

Press: No one from the press was present

**IV. PUBLIC COMMENTS**

There were no comments from the public.

**V. CONSENT AGENDA**

- A. Approved the minutes of the June 1, 2015 Camas City Council Meeting and the Workshop minutes of June 1, 2015.

 [June 1, 2015 Council Workshop Meeting Minutes - Draft](#)  
[June 1, 2015 Council Regular Meeting Minutes - Draft](#)

- B. Approved claim checks numbered 126209-126391, in the amount of \$979,641.38.
- C. Approved the write-off of three unpaid final utility bills in the amount of \$579.52. This amount represents unpaid water, sewer, garbage, recycling and storm water charges. (Submitted by Pam O'Brien)
- D. Approved the write-off of five closed utility accounts in the amount of \$749.60. (Submitted by Pam O'Brien)
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- E. Authorized the write-off of the April 2015 Emergency Medical Services (EMS) billings in the amount of \$52,172.82 and the May 2015 billings in the amount of \$68,150.27. 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)
- F. Authorized Pay Estimate No. 1 to AAA Septic Service for Project WS-748 2015 STEP/STEF Tank Pumping in the amount of \$7,068.43 for work through May 31, 2015. This project provides for on-going pumping of STEP & STEF tanks throughout Camas and is funded by the Water/Sewer Fund. (Submitted by James Carothers)
-  [Tank Pumping Pay Estimate 1](#)
- G. Authorized the Mayor to sign a Memorandum of Understanding with the International Association of Fire Fighters (IAFF) Local 2444 that will allow for the temporary appointment of the training captain to the Administrative Battalion Chief position. (Submitted by Nick Swinhart)
-  [Administrative Battalion Chief Appointment Memorandum of Understanding](#)
- H. Authorized the Mayor to sign Consultant Contract Agreement Amendment No. 1 with CH2M Hill for construction services and required additional design phase services for Project WS-709C Slow Sand Filter and for design and construction services for both treated and raw water pipelines and the bidding package for the Camp Currie Well in an amount not to exceed \$786,113, bringing the total contract amount to \$1,534,024. (Submitted by James Carothers)
-  [CH2M-Hill Contract Amendment 1](#)
- I. Authorized the Mayor to sign a pipeline license for installation of the sewer main across Burlington Northern Santa Fe (BNSF) property North of SE 6th and Polk for Project WS-714 Camas STEP Sewer Transmission Main with BNSF Railroad Company in the amount of \$12,525. (Submitted by James Carothers)
-  [Pipeline License](#)
- J. Authorized the Mayor to sign the Consultant Services Agreement for final design of Project P-890 Cooper's View Park to Otak, Incorporated in the amount of \$53,244.00. (Submitted by James Carothers)
-  [Cooper's View Park Consultant Contract](#)  
[Cooper's View Park Consultant Contract \(executed\)](#)

- K. Authorized Pay Estimate No. 11 (Final) to McDonald Excavating, Incorporated for Project S-566 NW Friberg/Strunk and Goodwin Road Improvements in the amount of \$36,875.90 for work through May 31, 2015, and accept project as complete. (Submitted by James Carothers)

 [Friberg Pay Estimate 11 Final](#)

**It was moved by Council Member Anderson, seconded by Council Member Turk, to approve the Consent Agenda. The motion carried unanimously.**

## **VI. NON-AGENDA ITEMS**

- A. Staff

There were no comments from staff.

- B. Council

Chaney commented about the successful Camtown Youth Festival that was held on Saturday.

## **VII. MAYOR**

- A. Announcements

Mayor Higgins commented about throwing out the first pitch at the Little League game.

## **VIII. MEETING ITEMS**

- A. Lofts at Camas Meadows Development Agreement  
Details: Public Hearing for consideration of a development agreement.  
Presenter: Phil Bourquin, Community Development Director

 [Draft Lofts at Camas Meadows Development Agreement](#)

[Exhibit A-Legal Description](#)

[Exhibit B-Long Drive Agreement](#)

[Exhibit C-First Amended Agreement](#)

[Exhibit D-Pedwar Master Plan](#)

[Exhibit E-Vanport Master Plan](#)

[Exhibit F-Lofts at Camas Meadows Master Plan](#)

[Exhibit G- Revised Development Standards](#)

[Exhibit H - Type A Landscape Buffer](#)

[Design Review Committee Recommendation](#)

[Lofts Developer Architectual Presentation](#)

Bourquin introduced the topic and provided Council with background information.

Mayor Scott Higgins opened the public hearing at 7:15 p.m.

The following members of the public offered testimony:

- Andrew Gunther, PLS Engineering, 2008 C Street, Vancouver, WA
- Paul Dennis, CWEDA, 1700 Main Street, Suite 208, Washougal, WA
- Drew Miller, 4000 NW Dahlia Drive, Camas, WA

The public testimony portion of the public hearing was closed at 7:28 p.m.

Bourquin, Gunther and Dennis responded to questions from Council.

In response to Anderson's inquiry, Jonathan Dunn, of Framework Architecture, 644 SE 52nd Avenue, Portland, OR referred to the architect design and explained the clubhouse structure. He also answered additional project design questions that were asked by Council.

**It was moved by Council Member Chaney, seconded by Council Member Turk, to amend the motion to approve the Camas Meadows Development Agreement, amending Section 5 to require the proposed clubhouse depicted in Exhibit "F" shall be constructed concurrently with and prior to occupancy of any residential unit and to direct the City Attorney to prepare an ordinance for Council's consideration at the July 6, 2015 Regular Meeting. The motion carried unanimously.**

- B. Resolution No. 15-003 Adopting the Six Year Transportation Improvement Program for Years 2016 through 2021

Details: This resolution adopts the six year street plan for years 2016-2021 in accordance with Revised Code of Washington (RCW) 35.77.010. Revisions to the list and map have been made as directed by vote of Council at the June 1, 2015 Public Hearing.

Presenter: James Carothers, Engineering Manager

 [6 Year Street Plan Resolution](#)

[6 Year Street Plan List](#)

[6 Year Street Plan Map](#)

[6 Year Street Plan Appendices](#)

[6 Year Street Plan Resolution \(executed\)](#)

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

**It was moved by Council Member Turk, seconded by Council Member Anderson, that this Resolution be adopted. The motion carried unanimously.**

- C. Resolution No. 15-005 Adopting Downtown Parking Time Limit Revisions  
Details: Resolution No. 15-005 adopts parking time limit changes on NE Cedar Street and NE Birch Street as recommended by the Parking Advisory Committee.  
Presenter: James Carothers, Engineering Manager

 [Parking Changes Resolution](#)  
[Parking Changes Map](#)  
[Parking Changes Memo dated May, 26, 2015](#)  
[Parking Changes Resolution \(executed\)](#)

**It was moved by Council Member Turk, seconded by Council Member Hogan, that this Resolution be read by title only. The motion carried unanimously.**

**It was moved by Council Member Turk, seconded by Council Member Hogan, that this Resolution be adopted. The motion carried unanimously.**

- D. Resolution No. 15-009 Adopting the Clark County Comprehensive Solid Waste Management Plan  
Details: The City has delegated responsibility for completing a Solid Waste Management Plan to Clark County. The plan has recently been updated and recommended by the Solid Waste Advisory Commission. This resolution adopts the updated Clark County Comprehensive Solid Waste Management Plan.  
Presenter: Steve Wall, Public Works Director

 [Resolution No. 15-009](#)  
[Resolution No. 15-009 \(executed\)](#)

**It was moved by Council Member Hogan, seconded by Council Member Carter, that this Resolution be read by title only. The motion carried unanimously.**

**It was moved by Council Member Hogan, seconded by Council Member Hazen, that this Resolution be adopted. The motion carried unanimously.**

- E. Resolution No. 15-008 Amending the City of Camas Fee Schedule as Adopted by Resolution No. 15-001  
Details: This resolution amends the City of Camas Fee Schedule to revise the Cemetery fees to pass through engraving costs from the vendor to the customer, to change fireworks stand fees to align with state law, and to modify fee descriptions for some of the Fire Marshal fees for clarity.  
Presenter: Cathy Huber Nickerson, Finance Director

 [Resolution 15-008 Amending the City of Camas Fee Schedule](#)  
[2015 Fee Schedule - updated June 15, 2015](#)  
[Resolution 15-008 Amending the City of Camas Fee Schedule \(executed\)](#)

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

**It was moved by Council Member Turk, seconded by Council Member Carter, that this Resolution be adopted. The motion carried unanimously.**

**IX. PUBLIC COMMENTS**

There were no comments from the public.

**X. ADJOURNMENT**

The meeting was adjourned at 8:10 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



**CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT**  
**Monday, June 15, 2015, 4:30 PM**  
**City Municipal Center, 616 NE 4th Avenue**

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**I. CALL TO ORDER**

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

**II. ROLL CALL**

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

Excused: Melissa Smith

Staff: Sam Adams, Phil Bourquin, Pete Capell, James Carothers, Leisha Copsey, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Leona Langlois, Nick Swinhart, Steve Wall, David Zavortink, and Alicia Pacheco (student intern)

Press: Heather Acheson, Camas-Washougal Post Record

**III. PUBLIC COMMENTS**

There were no comments from the public.

**IV. WORKSHOP TOPICS**

**A. Financial Analysis Agreement with Paul Lewis**

Details: The elected officials of East County Fire and Rescue have recently contacted the City of Camas to discuss merger or partnership opportunities that may exist between the two agencies. One of the initial steps of this exploration is to have a full financial analysis conducted of both agencies. A contract with financial consultant Paul Lewis is being recommended.

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

 [CWFD/ECFR Cost of Service Review](#)

This agreement will be placed on the July 6, 2015 Consent Agenda for Council's consideration. Council appointments to form a committee may also be made during the July 6, 2015 Regular Meeting.

B. Memorandum of Understanding (MOU) Allowing Temporary Appointment of Administrative Battalion Chief

Details: Due to numerous unexpected vacancies within the department, the Camas-Washougal Fire Department is facing unprecedented overtime usage. This agreement would allow the temporary appointment of the training captain to the position of Administrative Battalion Chief (ABC). In this capacity, and as allowed by the provisions of the MOU, the ABC would be utilized to help decrease overtime expenditures during the summer months. Due to scheduling constraints, this temporary appointment must be made by June 29, 2015. Presenter: Nick Swinhart, Fire Chief

 [Memorandum of Understanding](#)

This MOU was also placed on the June 15, 2015 Consent Agenda for Council's consideration.

C. Memorandum of Understanding (MOU) with the International Association of Fire Fighters (IAFF) Local 2444 that Establishes Usage of Represented Staff on Wildland Deployments  
Details: The Camas-Washougal Fire Department has long participated in the deployment of union and volunteer firefighters on wildland mobilization fires around the state. This agreement sets the conditions in which union firefighters may be utilized and deployed on such fires.

Presenter: Nick Swinhart, Fire Chief

 [Wildland Fires Memorandum of Understanding](#)

This MOU will be placed on the July 6, 2015 Consent Agenda for Council's consideration.

D. Interlocal Contract with Houston-Galveston Area Council (H-GAC) for Purchase of a Fire Pumper

Details: The Camas-Washougal Fire Department is preparing to purchase a new fire pumper to replace aging apparatus that have become too expensive and outdated to operate. H-GAC is a governmental organization that Washington cities such as Seattle, Bellevue and Anacortes use to purchase city vehicles. The process is similar to "piggybacking" on another agency's bid. Signing a contract with H-GAC will allow staff to buy the City's new fire pumper in a more expedient manner for less cost than would be available through other methods. Presenter: Nick Swinhart, Fire Chief and Cathy Huber Nickerson, Finance Director

 [Houston-Galveston Area Council Interlocal Contract](#)

This interlocal contract will be placed on the July 6, 2015 Consent Agenda for Council's consideration.

- E. NW 6th and Norwood Consultant Supplemental Agreement No. 2  
Details: Based on the consensus of the majority of Council at the June 1, 2015 Council Workshop, staff has worked with HDJ to prepare this consultant contract supplement that will take the NW 6th and Norwood roundabout design from 30% to 100% complete. This design will include a Northside pedestrian access to Logan Street. The cost of this supplement is \$203,468.59, bringing the total not-to-exceed cost to \$278,107.76. Staff and HDJ anticipate completing this design near the end of 2015 with construction of the roundabout commencing and finishing in 2016.  
Presenter: James Carothers, Engineering Manager

 [6th and Norwood Contract Supplement 2](#)

This supplemental agreement will be placed on the July 6, 2015 Consent Agenda for Council's consideration.

- F. Water Conservation and Statewide Drought Declaration  
Details: At the June 1, 2015 Council Meeting, Council requested information regarding summer time water use throughout the City and the potential need for water conservation measures. In May 2015, Governor Jay Inslee issued a Statewide Drought Declaration (attached) as a result of 48 of 62 watersheds within the state experiencing or projected to experience a water supply that is less than 75 percent of normal. The watershed areas covering Clark County are two of the 48 watersheds that have been identified as having drought conditions. Staff has been following the discussion at the state level.  
Presenter: Steve Wall, Public Works Director

 [Statewide Drought Declaration-Inslee](#)  
[Title 13 Excerpt - Water Conservation](#)

Staff provided Council with a brief summary of potential impacts to the City's water sources. Additionally, staff discussed the different stages of water conservation identified in the Camas Municipal Code (Title 13 excerpt attached) and made recommendations on appropriate water conservation measures.

Wall responded to questions from Council.

- G. Wastewater Treatment Plant Class A Biosolids Tax Exemption  
Details: The City constructed Class A Biosolids facilities with the multi-phased sewer treatment plant upgrades that were completed in 2014. House Bill 1147 that took effect in April, 2011, allows for a tax exemption for machinery, equipment, installation, labor and other services rendered for providing Class A Biosolids facilities. The tax exemption applies to new projects, but can also be applied retroactively. Gray & Osborne has provided the attached scope of work in the amount of \$4,668 to assist the City in submitting the necessary information to the state to obtain the exemption. Staff believes the tax exemption could provide a rebate of up to \$190,000.  
Presenter: Steve Wall, Public Works Director

 [Biosolids Tax Exemption Scope of Work](#)

This item be placed on the July 6, 2015 Consent Agenda for Council's consideration.

H. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

Wall provided an update about the Light-emitting Diode (LED) project and the control upgrades at the Wastewater Treatment Plant.

I. Washington State K-20 Network Intergovernmental Agreement No. 4175, Amendment No. 3

Details: This amendment is to the agreement with the Washington State Library for the Camas Public Library's use of the K-20 network. It changes the effective date of the amendment, amends and restates Section 3: Compensation, amends and restates Section 10: Termination and amends and restates Exhibit A, the Annual Charges. The K-20 network provides internet connectivity and support services. The circuit co-pay is now less than previous charges.

Presenter: David Zavortink, Library Director

 [Washington State K-20 Network Interlocal Agreement Amendment](#)

This intergovernmental agreement be placed on the July 6, 2015 Consent Agenda for Council's consideration.

J. Final Plat for The Hills at Round Lake, Phase 6 (File FP 15-02)

Details: The Hills at Round Lake is a 333-lot planned residential development, which received master plan approval on October 4, 2010. The applicant requested final plat approval for Phase 6 with 38 single-family lots. The revised master plan included 13 phases. A staff report, the proposed final plat and the applicable master plan are included with this item.

Presenter: Phil Bourquin, Community Development Director

 [Staff Report for Hills at Round Lake Phase 6](#)

[Hills at Round Lake Final Plat Phase 6](#)

[Revised Master Plan 2015](#)

This item be placed on the July 6, 2015 Regular Agenda for Council's consideration.

K. Final Plat for The Hills at Round Lake, Phase 7 (File FP 15-03)

Details: The Hills at Round Lake is a 333-lot planned residential development, which received master plan approval on October 4, 2010. The applicant requested final plat approval for Phase 7 with 25 single-family lots. The revised master plan included 13 phases. A staff report, the proposed final plat and the applicable master plan are included with this item.

Presenter: Phil Bourquin, Community Development Director

 [Staff Report for Hills at Round Lake Phase 7](#)

[Hills at Round Lake Final Plat Phase 7](#)

[HARL Master Plan 2015](#)

This item be placed on the July 6, 2015 Regular Agenda for Council's consideration.

L. Community Development Miscellaneous and Updates  
Details: This is a placeholder for miscellaneous or emergent items.  
Presenter: Phil Bourquin, Community Development Director  
Bourquin announced that David Corbett has been hired as a Plans Examiner.

M. City Administrator Miscellaneous Updates and Scheduling  
Details: This is a placeholder for miscellaneous or scheduling items.  
Presenter: Pete Capell, City Administrator  
Capell stated that the Salary Commission will meet later this summer. They have requested that Council tracks the time they have spent on City business for the months of June and July. Capell asked Council to send this data to him.

Capell informed Council that he will be attending the Association of Washington Cities (AWC) Conference on June 24-26, 2015, in Wenatchee.

Capell gave an update about the Camas School District facilities process.

He reminded everyone about the Employee Appreciation event. He noted that he attended an appreciation event for the pickle ball group and commented about the pickle ball court project.

Turk inquired about the status of the electric charging station by the library. Capell, Library Director David Zavortink and Public Works Director Steve Wall responded.

## **V. COUNCIL COMMENTS AND REPORTS**

Hazen commented about the Camas High School graduation and events. He stated that he attended a Finance Committee meeting and will be attending the Parks & Recreation Commission meeting next week. He noted that he will not be able to attend the Employee Appreciation event.

Carter also commented about graduation and said that she will be attending the Library Board of Trustees meeting. She added that she will not be present at the July 6, 2015 Council Meetings.

Chaney attended the Ribbon Cutting at the B&B Fish Market. He gave an update about the Clark Regional Emergency Services Agency (CRESA) meeting that he attended and spoke briefly about the City/School meeting.

Mayor gave an overview of the City/School meeting. City Administrator Pete Capell added that the State of the Community will be held on October 19, 2015, the same night as the Council meeting. He noted that staff will be discussing options for rescheduling the Council meeting. Discussion ensued.

Anderson attended Camas Farmers Market and stated that he will be attending the Fire Joint Policy Advisory Committee (JPAC) meeting. He gave a brief overview of the C-Tran and quarterly East County Ambulance Advisory Board (ECAAB) meetings he attended.

Hogan inquired and Mayor responded that the Camas-Washougal Economic Development Association meeting will be held on Thursday at 1:30 p.m.

Turk stated that the Planning Commission meeting is June 16, 2015. She will be attending the Fire JPAC meeting and the Employee Appreciation event.

Mayor informed Council that he will be out of town this Friday through June 28th and will not be able to attend the August 3, 2015 Council Meetings. He added that Sunday was Flag Day and commented about the events that he attended. He also commented about the upcoming Fourth of July holiday.

## **VI. PUBLIC COMMENTS**

There were no comments from the public.

## **VII. ADJOURNMENT**

The meeting was adjourned at 5:48 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.

**MEMORANDUM OF UNDERSTANDING**  
**BETWEEN**  
**INTERNATIONAL ASSOCIATION OF FIREFIGHTERS**  
**LOCAL #2444**  
**AND**  
**THE CITY OF CAMAS, WASHINGTON**

The Camas-Washougal Fire Department has long participated in deployment of personnel and equipment to wildland fires around the state. Deployed personnel often include a mix of union and volunteer personnel. This agreement maintains and solidifies the level of response to State Wildland Mobilization for the Camas-Washougal Fire Department. Every effort has been taken to maintain current and historical practices regarding State Mobilization of Camas-Washougal employees, including Volunteers. The Union acknowledges that it maintains no authority to negotiate on behalf of the Volunteers and has proposed no action to infringe upon or advance their rights.

- Personnel shall only be deployed on wildland mobilizations if they elect to be deployed.
- All activated apparatus shall be staffed with a minimum of 2 qualified Union personnel, one of which shall be designated as the Engine boss.
- The Engine Boss designation will be determined by the training Captain prior to the beginning of each wildland season.
- Employees activated to respond on a wildland mobilization activated as Engine Boss or higher qualification will receive an out of class premium consistent with the current collective bargaining agreement Article 22.7.
- Employees activated to respond on a wildland mobilization will, for the duration of the mobilization, accrue wage and benefits in accordance with the current collective bargaining agreement. Employees will remain on their regularly assigned shift schedule.
- Employees activated to respond on a wildland mobilization from off-duty status shall enter on-duty status upon notification of activation by the Employer. During demobilization for return to CWFD, Employees shall remain in on-duty status for up to one hour beyond arrival for rehabilitation and operational readiness of apparatus.
- Employees returning on, or within twenty four (24) hours of, their scheduled shift shall be allowed to request up to twenty four (24) hours of the current or impending shift off. Requested time off shall be deducted from the Employees accrued leave bank of choice, including Sick Leave.
- Employees representing the Camas-Washougal Fire Department on mobilizations will be considered off-duty while not engaged in work, and will at that time be afforded unrestricted liberties. Because of the geographical dislocation consistent with mobilization, while not engaged in work, the employees will be allowed to conduct personal business utilizing the city vehicle with which they were mobilized. The employees will be expected to operate the city vehicle consistent with city policies.

Newly qualified mobilization personnel shall be supplied necessary personal protective equipment to include, but not limited to:

- 1 helmet with shroud and goggles
- 1 wildland firefighting jacket
- 2 wildland firefighting shirts
- 2 wildland firefighting pants
- 2 pair of leather gloves
- \$250 stipend for wildland firefighting boots

Personnel who have previously been supplied personal protective equipment shall follow uniform replacement standards as provided in the current collective bargaining agreement Article 14.

IN WITNESS WHEREOF, this Memorandum of Understanding is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

FOR THE CITY OF CAMAS

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Scott Higgins  
Mayor  
City of camas

FOR THE UNION

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Michael Coyle  
President  
IAFF #2444



**INTERLOCAL CONTRACT  
FOR COOPERATIVE PURCHASING**

ILC  
No.: \_\_\_\_\_  
Permanent Number assigned by H-GAC

THIS INTERLOCAL CONTRACT ("Contract"), made and entered into pursuant to the Texas Interlocal Cooperation Act, Chapter 791, Texas Government Code (the "Act"), by and between the Houston-Galveston Area Council, hereinafter referred to as "H-GAC," having its principal place of business at 3555 Timmons Lane, Suite 120, Houston, Texas 77027, and \* \_\_\_\_\_, a local government, a state agency, or a non-profit corporation created and operated to provide one or more governmental functions and services, hereinafter referred to as "End User," having its principal place of business at \* \_\_\_\_\_

**WITNESSETH**

**WHEREAS**, H-GAC is a regional planning commission and political subdivision of the State of Texas operating under Chapter 391, Texas Local Government Code; and

**WHEREAS**, pursuant to the Act, H-GAC is authorized to contract with eligible entities to perform governmental functions and services, including the purchase of goods and services; and

**WHEREAS**, in reliance on such authority, H-GAC has instituted a cooperative purchasing program under which it contracts with eligible entities under the Act; and

**WHEREAS**, End User has represented that it is an eligible entity under the Act, that its governing body has authorized this Contract on \* \_\_\_\_\_ (Date), and that it desires to contract with H-GAC on the terms set forth below;

**NOW, THEREFORE**, H-GAC and the End User do hereby agree as follows:

**ARTICLE 1: LEGAL AUTHORITY**

The End User represents and warrants to H-GAC that (1) it is eligible to contract with H-GAC under the Act because it is one of the following: a local government, as defined in the Act (a county, a municipality, a special district, or other political subdivision of the State of Texas or any other state), or a combination of two or more of those entities, a state agency (an agency of the State of Texas as defined in Section 771.002 of the Texas Government Code, or a similar agency of another state), or a non-profit corporation created and operated to provide one or more governmental functions and services, and (2) it possesses adequate legal authority to enter into this Contract.

**ARTICLE 2: APPLICABLE LAWS**

H-GAC and the End User agree to conduct all activities under this Contract in accordance with all applicable rules, regulations, and ordinances and laws in effect or promulgated during the term of this Contract.

**ARTICLE 3: WHOLE AGREEMENT**

This Contract and any attachments, as provided herein, constitute the complete contract between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

**ARTICLE 4: PERFORMANCE PERIOD**

The period of this Contract shall be for the balance of the fiscal year of the End User, which began \* \_\_\_\_\_ and ends \* \_\_\_\_\_. This Contract shall thereafter automatically be renewed annually for each succeeding fiscal year, provided that such renewal shall not have the effect of extending the period in which the End User may make any payment due an H-GAC contractor beyond the fiscal year in which such obligation was incurred under this Contract.

**ARTICLE 5: SCOPE OF SERVICES**

The End User appoints H-GAC its true and lawful purchasing agent for the purchase of certain products and services through the H-GAC Cooperative Purchasing Program. End User will access the Program through *HGACBuy.com* and by submission of any duly executed purchase order, in the form prescribed by H-GAC to a contractor having a valid contract with H-GAC. All purchases hereunder shall be in accordance with specifications and contract terms and pricing established by H-GAC. Ownership (title) to products purchased through H-GAC shall transfer directly from the contractor to the End User.

(over)

**ARTICLE 6: PAYMENTS**

H-GAC will confirm each order and issue notice to contractor to proceed. Upon delivery of goods or services purchased, and presentation of a properly documented invoice, the End User shall promptly, and in any case within thirty (30) days, pay H-GAC's contractor the full amount of the invoice. All payments for goods or services will be made from current revenues available to the paying party. In no event shall H-GAC have any financial liability to the End User for any goods or services End User procures from an H-GAC contractor.

**ARTICLE 7: CHANGES AND AMENDMENTS**

This Contract may be amended only by a written amendment executed by both parties, except that any alterations, additions, or deletions to the terms of this Contract which are required by changes in Federal and State law or regulations are automatically incorporated into this Contract without written amendment hereto and shall become effective on the date designated by such law or regulation.

H-GAC reserves the right to make changes in the scope of products and services offered through the H-GAC Cooperative Purchasing Program to be performed hereunder.

**ARTICLE 8: TERMINATION PROCEDURES**

H-GAC or the End User may cancel this Contract at any time upon thirty (30) days written notice by certified mail to the other party to this Contract. The obligations of the End User, including its obligation to pay H-GAC's contractor for all costs incurred under this Contract prior to such notice shall survive such cancellation, as well as any other obligation incurred under this Contract, until performed or discharged by the End User.

**ARTICLE 9: SEVERABILITY**

All parties agree that should any provision of this Contract be determined to be invalid or unenforceable, such determination shall not affect any other term of this Contract, which shall continue in full force and effect.

**ARTICLE 10: FORCE MAJEURE**

To the extent that either party to this Contract shall be wholly or partially prevented from the performance within the term specified of any obligation or duty placed on such party by reason of or through strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, accident, order of any court, act of God, or specific cause reasonably beyond the party's control and not attributable to its neglect or nonfeasance, in such event, the time for the performance of such obligation or duty shall be suspended until such disability to perform is removed; provided, however, force majeure shall not excuse an obligation solely to pay funds. Determination of force majeure shall rest solely with H-GAC.

**ARTICLE 11: VENUE**

Disputes between procuring party and Vendor are to be resolved in accord with the law and venue rules of the State of purchase.

**THIS INSTRUMENT HAS BEEN EXECUTED IN TWO ORIGINALS BY THE PARTIES HERETO AS FOLLOWS:**

\* \_\_\_\_\_  
Name of End User (local government, agency, or non-profit corporation)

\* \_\_\_\_\_  
Mailing Address

\* \_\_\_\_\_  
City State ZIP Code

\*By: \_\_\_\_\_  
Signature of chief elected or appointed official

\* \_\_\_\_\_  
Typed Name & Title of Signatory Date

**Houston-Galveston Area Council**  
3555 Timmons Lane, Suite 120, Houston, TX 77027

By: \_\_\_\_\_  
Executive Director

Attest: \_\_\_\_\_  
Manager

Date: \_\_\_\_\_

*\*Denotes required fields*

## \*Request for Information

To expedite service, please complete the following blanks relevant to your agency's administrative/elective personnel and return the completed for to **H-GAC, Cooperative Purchasing Program,**  
**P.O. Box 22777, Houston, TX 77227-2777.**

Name of End User Agency: \_\_\_\_\_ County Name: \_\_\_\_\_  
*(Municipality/County/District/etc.)*

Mailing Address: \_\_\_\_\_  
*(Street Address/P.O. Box)* *(City)* *(State)* *(ZIP Code)*

Main Telephone Number: \_\_\_\_\_ FAX Number: \_\_\_\_\_

Physical Address: \_\_\_\_\_  
*(Street Address, if different from mailing address)* *(City)* *(State)* *(ZIP Code)*

Web Site Address: \_\_\_\_\_

**Official Contact:** \_\_\_\_\_ Title: \_\_\_\_\_  
*(Point of Contact for HGACBuy Interlocal Contract)* Ph No.: \_\_\_\_\_ - \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fx No. : \_\_\_\_\_ - \_\_\_\_\_  
*(Street Address/P.O. Box)* E-Mail Address: \_\_\_\_\_  
\_\_\_\_\_  
*(City)* *(State)* *(ZIP Code)*

**Authorized Official:** \_\_\_\_\_ Title: \_\_\_\_\_  
*(Mayor/City Manager/Executive Director etc.)* Ph No.: \_\_\_\_\_ - \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fx No. : \_\_\_\_\_ - \_\_\_\_\_  
*(Street Address/O.O. Box)* E-Mail Address: \_\_\_\_\_  
\_\_\_\_\_  
*(City)* *(State)* *(ZIP Code)*

**Official Contact:** \_\_\_\_\_ Title: \_\_\_\_\_  
*(Purchasing Agent/Auditor etc.)* Ph No.: \_\_\_\_\_ - \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fx No. : \_\_\_\_\_ - \_\_\_\_\_  
*(Street Address/O.O. Box)* E-Mail Address: \_\_\_\_\_  
\_\_\_\_\_  
*(City)* *(State)* *(ZIP Code)*

**Official Contact:** \_\_\_\_\_ Title: \_\_\_\_\_  
*(Public Works Director/Police Chief etc.)* Ph No.: \_\_\_\_\_ - \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fx No. : \_\_\_\_\_ - \_\_\_\_\_  
*(Street Address/O.O. Box)* E-Mail Address: \_\_\_\_\_  
\_\_\_\_\_  
*(City)* *(State)* *(ZIP Code)*

**Official Contact:** \_\_\_\_\_ Title: \_\_\_\_\_  
*(EMS Director/Fire Chief etc.)* Ph No.: \_\_\_\_\_ - \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fx No. : \_\_\_\_\_ - \_\_\_\_\_  
*(Street Address/O.O. Box)* E-Mail Address: \_\_\_\_\_  
\_\_\_\_\_  
*(City)* *(State)* *(ZIP Code)*

\* denotes required fields

**STATE OF WASHINGTON,  
OFFICE OF THE SECRETARY OF STATE,  
WASHINGTON STATE LIBRARY DIVISION,  
AMENDMENT NO. 3  
TO  
INTERGOVERNMENTAL AGREEMENT NO. 4175**

This Amendment No. 3 (this "**Amendment**") to that certain Agreement No. IG- 4175 (the "**Agreement**") by and between the State of Washington, Office of the Secretary of State, Washington State Library Division ("**OSOS/WSL**") and Camas Public Library (the "**Contractor**" or the "**Library System**") is amended as follows:

**AGREEMENT**

Pursuant to the sections of the original Agreement described in the previous amendment the parties hereby agree to the following changes:

**A. Amendment Effective Date.** The effective date of this Amendment shall be July 1, 2015 (hereinafter referred to as the "**Amendment Effective Date**"). If transport cost change for succeeding years the change shall be agreed to by amendment to this Agreement.

**C. Amendment to Section 3: Compensation.** Section 3 of the Agreement is hereby amended and restated in its entirety as follows (changes underlined and italicized):

Compensation for the work provided in accordance with this Agreement has been established under the terms of RCW 39.34.130. The parties have determined that the cost of accomplishing the work herein will not exceed the fees for transport and Internet connectivity charges set forth below. Payment for satisfactory performance of the work shall not exceed this amount unless the parties mutually agree to a higher amount prior to the commencement of any work that will cause the maximum payment to be exceeded. Compensation for services shall be based on the rates attached hereto as Exhibit A, Public Libraries Connecting to K-20 Network: Annual Co-pay, and in accordance with the following terms:

3.1 Transport charges shall be invoiced at the beginning of each year:

3.1.1 Bandwidth: 100Mbps Advanced Ethernet Transport

3.1.2 Service location: 625 NE 4th Ave, Camas, WA 98607

3.1.3 Annual charge (From fee table, Exhibit A): \$1600

3.2 Internet Connectivity shall be invoiced at the beginning of each year:

3.2.1 Annual charge (From fee table, Exhibit A): \$15

**D. Amendment to Section 10: Termination.** Section 10 of the Agreement is hereby amended and restated in its entirety as follows (changes underlined and italicized):

“10. TERMINATION. Either party may terminate this Agreement upon a one-hundred-eighty (180) calendar day written notice to the other party. If this Agreement is terminated, the parties shall be liable for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination. The Library System shall be responsible for any early termination fees arising from the cancellation of advanced Ethernet transport connectivity procured for the sole use of the Library System. The paid annual transport and Internet connectivity fees shall not be refunded.”

**E. Amendment to Exhibit A.** Exhibit A to the Agreement is hereby amended and restated in its entirety as Exhibit A attached hereto.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their authorized representatives to be effective as of the Amendment Effective Date.

CAMAS PUBLIC LIBRARY

OFFICE OF THE SECRETARY OF STATE

\_\_\_\_\_  
Scott Higgins, Mayor

\_\_\_\_\_  
Greg Lane  
Deputy Secretary of State

Approved as to Form:  
Attorney General's Office

## Exhibit A

**Public Libraries Connecting to K-20 Network**  
**Annual Co-pay: July 1, 2015 - June 30, 2017**

Library System	<i>Annual</i> Transport	<i>Annual</i> ISP	<i>Annual</i> Total Payment
Denny Ashby Public Library	\$1,600.00	\$15.00	\$1,615.00
Sedro-Woolley Library System	\$1,600.00	\$15.00	\$1,615.00
LaConner Public Library	\$1,600.00	\$15.00	\$1,615.00
Stevens County Rural Library District	\$1,600.00	\$15.00	\$1,615.00
Camas Public Library	\$1,600.00	\$15.00	\$1,615.00
Upper Skagit Library	\$1,600.00	\$15.00	\$1,615.00
Chewelah Public Library	\$2,000.00	\$50.00	\$2,050.00
Kettle Falls Public Library	\$2,000.00	\$50.00	\$2,050.00
Orcas Island Library District	\$4,000.00	\$150.00	\$4,150.00
Lopez Island Library District	\$4,000.00	\$150.00	\$4,150.00
Asotin County Library	\$4,000.00	\$150.00	\$4,150.00
Jefferson County Rural Library	\$4,000.00	\$150.00	\$4,150.00
San Juan Island Library	\$6,000.00	\$300.00	\$6,300.00
Longview Public Library	\$6,000.00	\$300.00	\$6,300.00
Richland Public Library	\$8,000.00	\$600.00	\$8,600.00
North Olympic Library System	\$8,000.00	\$600.00	\$8,600.00
Fort Vancouver Regional Library	\$12,000.00	\$2,000.00	\$14,000.00
Sno-Isle Libraries	\$12,000.00	\$2,000.00	\$14,000.00

CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2					NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.			STP / TIB / REET TRACKING OF FUNDING		WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date	
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE		
<b>Schedule A</b>																	
A 1	Mobilization	LS	1.0	\$314,000.00	\$314,000.00	1.00	\$314,000.00			1.00	\$314,000.00			1.00	\$314,000.00		
A 2	Roadway Surveying	LS	1.0	\$30,000.00	\$30,000.00	1.00	\$30,000.00			1.00	\$30,000.00			1.00	\$30,000.00		
A 3	SPCC Plan	LS	1.0	\$1,000.00	\$1,000.00	1.00	\$1,000.00			1.00	\$1,000.00			1.00	\$1,000.00		
<b>Traffic Control</b>																	
A 4	Traffic Control Supervisor	LS	1.0	\$25,000.00	\$25,000.00	0.79	\$19,731.17			0.74	\$18,385.00	0.05	\$1,346.17	0.79	\$19,731.17		
A 5	Flaggers and Spotters	HR	2,350.0	\$49.00	\$115,150.00	2,951.50	\$144,623.50			2,803.00	\$137,347.00	148.50	\$7,276.50	2,951.50	\$144,623.50		
A 6	Other Traffic Control Labor	HR	200.0	\$49.00	\$9,800.00	310.50	\$15,214.50			310.50	\$15,214.50			310.50	\$15,214.50		
A 7	Construction Signs, Class A	SF	120.0	\$24.00	\$2,880.00	160.00	\$3,840.00			160.00	\$3,840.00			160.00	\$3,840.00		
A 8	Portable Changeable Message Sign	HR	336.0	\$15.00	\$5,040.00	289.00	\$4,335.00			190.00	\$2,850.00	99.00	\$1,485.00	289.00	\$4,335.00		
A 9	Other Temporary Traffic Control	LS	1.00	\$7,000.00	\$7,000.00												
<b>Grading</b>																	
A 10	Clearing and Grubbing	LS	1.0	\$75,000.00	\$75,000.00	1.00	\$75,000.00			1.00	\$75,000.00			1.00	\$75,000.00		
A 11	Removal of Structures and Obstructions	LS	1.0	\$40,000.00	\$40,000.00	1.00	\$40,000.00			1.00	\$40,000.00			1.00	\$40,000.00		
A 12	Roadway Excavation, Incl. Haul	CY	3,000.0	\$18.00	\$54,000.00	3,009.50	\$54,171.00			3,009.50	\$54,171.00			3,009.50	\$54,171.00		
A 13	Unsuitable Foundation Excavation, Incl. Haul	CY	1,600.0	\$9.50	\$15,200.00												
A 14	Gravel Borrow, Incl. Haul	CY	14,300.0	\$18.50	\$264,550.00	4,285.00	\$79,272.50			4,285.00	\$79,272.50			4,285.00	\$79,272.50		
A 15	Ditch Excavation, Incl. Haul	CY	550.0	\$25.00	\$13,750.00	543.00	\$13,575.00			543.00	\$13,575.00			543.00	\$13,575.00		
A 16	Channel Excavation, Incl. Haul	CY	29,000.0	\$8.50	\$246,500.00	28,805.00	\$244,842.50			28,805.00	\$244,842.50			28,805.00	\$244,842.50		
A 17	Stormwater Facility Excavation, Incl. Haul	CY	10,000.0	\$8.50	\$85,000.00	9,999.40	\$84,994.90			9,999.40	\$84,994.90			9,999.40	\$84,994.90		
A 18	Construction Geotextile for Separation	SY	235.0	\$3.00	\$705.00	413.80	\$1,241.40			413.80	\$1,241.40			413.80	\$1,241.40		
<b>Bases</b>																	
A 19	Crushed Surfacing Base Course	TON	11,020.0	\$20.00	\$220,400.00	11,917.41	\$238,348.20			11,917.41	\$238,348.20			11,917.41	\$238,348.20		
A 20	In Place Cement Amended Base	SY	6,450.0	\$3.40	\$21,930.00	7,038.00	\$23,929.20			7,038.00	\$23,929.20			7,038.00	\$23,929.20		
A 21	Cement for CAB	TON	193.0	\$116.00	\$22,388.00	189.47	\$21,978.52			189.47	\$21,978.52			189.47	\$21,978.52		
<b>Surface Treatment and Pavements</b>																	
A 22	HMA CL 1/2 In. PG 64-22	TON	4,040.0	\$76.00	\$307,040.00	4,177.15	\$317,463.40			1,912.20	\$145,327.20	2,264.95	\$172,136.20	4,177.15	\$317,463.40		
A 23	Preparation of Existing Surfaces	TON	4.0	\$570.00	\$2,280.00	4.64	\$2,644.80					4.64	\$2,644.80	4.64	\$2,644.80		
A 24	HMA for Approach CL 1/2 In. PG 64-22	TON	105.0	\$85.00	\$8,925.00	137.77	\$11,710.45			114.03	\$9,692.55	23.74	\$2,017.90	137.77	\$11,710.45		
<b>Structures</b>																	
A 25	Precast Reinf. Conc. Three Sided Structure No. 1	LS	1.0	\$235,000.00	\$235,000.00	1.00	\$235,000.00			0.90	\$211,500.00	0.10	\$23,500.00	1.00	\$235,000.00		
A 26	Precast Reinf. Conc. Three Sided Structure No. 2	LS	1.0	\$230,000.00	\$230,000.00	1.00	\$230,000.00			0.90	\$207,000.00	0.10	\$23,000.00	1.00	\$230,000.00		
<b>Storm Sewer, Sanitary Sewer, and Water Mains</b>																	
A 27	Underdrain Pipe, 8 In. Diam.	LF	390.0	\$43.00	\$16,770.00	433.00	\$18,619.00			433.00	\$18,619.00			433.00	\$18,619.00		
A 28	Aluminized Steel Culvert Arch Pipe 41-in. x 53-in. Diam.	LF	312.0	\$140.00	\$43,680.00	312.00	\$43,680.00			312.00	\$43,680.00			312.00	\$43,680.00		
A 29	Tapered End Sect with Debris Barrier 12 In. Diam.	EA	2.0	\$650.00	\$1,300.00	2.00	\$1,300.00			2.00	\$1,300.00			2.00	\$1,300.00		
A 30	Corrugated Polyethylene Storm Sewer Pipe, 10 In. Diam.	LF	950.0	\$46.00	\$43,700.00	909.00	\$41,814.00			909.00	\$41,814.00			909.00	\$41,814.00		
A 31	Corrugated Polyethylene Storm Sewer Pipe, 12 In. Diam.	LF	2,735.0	\$48.00	\$131,280.00	2,703.00	\$129,744.00			2,703.00	\$129,744.00			2,703.00	\$129,744.00		
A 32	Corrugated Polyethylene Storm Sewer Pipe, 18 In. Diam.	LF	400.0	\$55.00	\$22,000.00	454.00	\$24,970.00			454.00	\$24,970.00			454.00	\$24,970.00		
A 33	Testing Storm Sewer Pipe	LF	4,020.0	\$2.00	\$8,040.00	3,862.00	\$7,724.00			3,862.00	\$7,724.00			3,862.00	\$7,724.00		
A 34	Manhole 48 In. Diam. Type 1	EA	14.0	\$2,500.00	\$35,000.00	14.00	\$35,000.00			14.00	\$35,000.00			14.00	\$35,000.00		
A 35	Manhole 60 In. Diam. Flow Control	EA	2.0	\$5,200.00	\$10,400.00	1.00	\$5,200.00			1.00	\$5,200.00			1.00	\$5,200.00		
A 36	Manhole 96 In. Diam. Type 3, Stormwater Filtration	EA	2.0	\$39,000.00	\$78,000.00	2.00	\$78,000.00			2.00	\$78,000.00			2.00	\$78,000.00		
A 37	Curb Inlet	EA	13.0	\$1,800.00	\$23,400.00	13.00	\$23,400.00			13.00	\$23,400.00			13.00	\$23,400.00		
A 38	Double Curb Inlet	EA	16.0	\$3,100.00	\$49,600.00	16.00	\$49,600.00			16.00	\$49,600.00			16.00	\$49,600.00		
A 39	Catch Basin Type 1	EA	1.0	\$1,300.00	\$1,300.00	1.00	\$1,300.00			1.00	\$1,300.00			1.00	\$1,300.00		
A 40	Adjust Manhole	EA	2.0	\$500.00	\$1,000.00	2.00	\$1,000.00					2.00	\$1,000.00	2.00	\$1,000.00		
A 41	Adjust Catch Basin	EA	2.0	\$400.00	\$800.00												
A 42	Removal and Replacement of Unsuitable Material	CY	310.0	\$65.00	\$20,150.00	12.70	\$825.50			12.70	\$825.50			12.70	\$825.50		
A 43	Shoring	LF	4,725.0	\$2.00	\$9,450.00	3,408.00	\$6,816.00			3,408.00	\$6,816.00			3,408.00	\$6,816.00		
A 44	Adjust Valve Box	EA	7.0	\$220.00	\$1,540.00	11.00	\$2,420.00					11.00	\$2,420.00	11.00	\$2,420.00		
<b>Erosion Control and Water Pollution Control</b>																	
A 45	ESC Lead	DAY	50.0	\$60.00	\$3,000.00	21.00	\$1,260.00			21.00	\$1,260.00			21.00	\$1,260.00		
A 46	Seed Mix B	AC	2.6	\$2,900.00	\$7,540.00												
A 47	Stabilized Construction Entrance	SY	300.0	\$20.00	\$6,000.00	381.50	\$7,630.00			381.50	\$7,630.00			381.50	\$7,630.00		
A 48	Street Cleaning	HR	60.0	\$130.00	\$7,800.00	8.00	\$1,040.00			8.00	\$1,040.00			8.00	\$1,040.00		
A 49	Silt Fence	LF	6,960.0	\$2.00	\$13,920.00	6,980.00	\$13,960.00			6,980.00	\$13,960.00			6,980.00	\$13,960.00		
A 50	High Visibility Fence	LF	2,865.0	\$2.00	\$5,730.00	2,380.00	\$4,760.00			2,380.00	\$4,760.00			2,380.00	\$4,760.00		
A 51	Inlet Protection	EA	45.0	\$60.00	\$2,700.00	53.00	\$3,180.00			53.00	\$3,180.00			53.00	\$3,180.00		
A 52	Wattle	LF	100.0	\$7.00	\$700.00	25.00	\$175.00			25.00	\$175.00			25.00	\$175.00		

CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2 PAY ESTIMATE #12 Council Meeting Date: July 6, 2015 Work Period Date: May 23, 2015 - June 30, 2015				NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.				STP / TIB / REET TRACKING OF FUNDING		WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date	
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE		
<b>Streambank Stabilization</b>																	
A 53	Work Area Isolation	LS	1.0	\$60,000.05	\$60,000.05	0.25	\$15,000.01			0.25	\$15,000.01			0.25	\$15,000.01		
A 54	Weir Log	EA	12.0	\$1,400.00	\$16,800.00	13.00	\$18,200.00			13.00	\$18,200.00			13.00	\$18,200.00		
A 55	Log with Root Wad	EA	50.0	\$1,200.00	\$60,000.00	50.00	\$60,000.00			50.00	\$60,000.00			50.00	\$60,000.00		
A 56	Streambed Gravel	TN	1,660.0	\$43.00	\$71,380.00	1,274.38	\$54,798.34			1,211.64	\$52,100.52	62.74	\$2,697.82	1,274.38	\$54,798.34		
A 57	Stream Boulder, 18 In. Diam.	TON	40.0	\$130.00	\$5,200.00	54.04	\$7,025.20			54.04	\$7,025.20			54.04	\$7,025.20		
A 58	Stream Boulder, 24 In. Diam.	TON	60.0	\$130.00	\$7,800.00	50.91	\$6,618.30			50.91	\$6,618.30			50.91	\$6,618.30		
A 59	Woven Coir Matting	SY	8,820.0	\$3.30	\$29,106.00	7,200.51	\$23,761.68			7,124.11	\$23,509.56	76.40	\$252.12	7,200.51	\$23,761.68		
A 60	Non-Woven Coir Matting	SY	8,820.0	\$2.75	\$24,255.00	7,168.61	\$19,713.68			7,124.11	\$19,591.30	44.50	\$122.38	7,168.61	\$19,713.68		
A 61	Light Loose Riprap	TON	290.0	\$55.00	\$15,950.00	398.51	\$21,918.05			398.51	\$21,918.05			398.51	\$21,918.05		
A 62	Quarry Spalls	TON	33.0	\$40.00	\$1,320.00	231.96	\$9,278.40			231.96	\$9,278.40			231.96	\$9,278.40		
<b>Landscaping</b>																	
A 63	Landscaping	LS	1.0	\$147,000.00	\$147,000.00	0.95	\$139,650.00			0.95	\$139,650.00			0.95	\$139,650.00		
A 64	Irrigation System, Design/Build	LS	1.0	\$168,000.00	\$168,000.00	0.95	\$159,600.00			0.59	\$99,120.00	0.36	\$60,480.00	0.95	\$159,600.00		
<b>Wetland Mitigation Planting</b>																	
A 65	Wetland Mitigation	LS	1.0	\$114,000.00	\$114,000.00	0.95	\$108,300.00			0.95	\$108,300.00			0.95	\$108,300.00		
<b>Traffic</b>																	
A 66	Cement Conc. Traffic Curb	LF	2,215.0	\$10.00	\$22,150.00	2,224.00	\$22,240.00			2,224.00	\$22,240.00			2,224.00	\$22,240.00		
A 67	Cement Conc. Traffic Curb and Gutter	LS	5,510.0	\$10.00	\$55,100.00	5,521.00	\$55,210.00			5,521.00	\$55,210.00			5,521.00	\$55,210.00		
A 68	Cement Concrete Driveway Entrance, Type 1	SY	55.0	\$70.00	\$3,850.00	57.00	\$3,990.00			57.00	\$3,990.00			57.00	\$3,990.00		
A 69	Cement Concrete Driveway Entrance, Type 3	SY	300.0	\$60.00	\$18,000.00	338.00	\$20,280.00			338.00	\$20,280.00			338.00	\$20,280.00		
A 70	Raised Pavement Marker Type 2	HUND	1.5	\$760.00	\$1,140.00	1.60	\$1,216.00					1.60	\$1,216.00	1.60	\$1,216.00		
A 71	Black Vinyl Coated Chainlink Fence Type 3	LF	94.0	\$29.00	\$2,726.00	87.00	\$2,523.00					87.00	\$2,523.00	87.00	\$2,523.00		
A 72	Cement Conc. Sidewalk	SY	4,120.0	\$38.00	\$156,560.00	4,144.40	\$157,487.20			3,895.0000	\$148,010.00	249.40	\$9,477.20	4,144.40	\$157,487.20		
A 73	Cement Conc. Curb Ramp Type 1	EA	8.0	\$1,100.00	\$8,800.00	8.00	\$8,800.00			8.00	\$8,800.00			8.00	\$8,800.00		
A 74	Cement Conc. Curb Ramp Type Directional	EA	2.0	\$1,200.00	\$2,400.00	2.00	\$2,400.00			2.00	\$2,400.00			2.00	\$2,400.00		
A 75	<b>Illumination System</b>	LS	1.0	\$140,000.00	\$140,000.00	1.00	\$140,000.00			1.00	\$140,000.00			1.00	\$140,000.00		
A 76	Traffic Signal System Modification - NW 38th Ave/ NW Parker St	LS	1.0	\$44,000.00	\$44,000.00	1.00	\$44,000.00			0.93	\$40,920.00	0.07	\$3,080.00	1.00	\$44,000.00		
A 77	Permanent Signing	LS	1.0	\$3,500.00	\$3,500.00	1.00	\$3,500.00			1.00	\$3,500.00			1.00	\$3,500.00		
A 78	Paint Line	LF	5,655.0	\$0.25	\$1,413.75	5,837.00	\$1,459.25					5,837.00	\$1,459.25	5,837.00	\$1,459.25		
A 79	Painted Wide Lane Line	LF	5,960.0	\$0.35	\$2,086.00	6,661.00	\$2,331.35					6,661.00	\$2,331.35	6,661.00	\$2,331.35		
A 80	Plastic Traffic Arrow	EA	14.0	\$100.00	\$1,400.00	5.00	\$500.00					5.00	\$500.00	5.00	\$500.00		
A 81	Plastic Crosswalk Line	EA	180.0	\$5.00	\$900.00	400.00	\$2,000.00					400.00	\$2,000.00	400.00	\$2,000.00		
A 82	Plastic Stop Line	LF	46.0	\$5.00	\$230.00	69.00	\$345.00					69.00	\$345.00	69.00	\$345.00		
A 83	Plastic Bicycle Lane Symbol	EA	13.0	\$260.00	\$3,380.00	5.00	\$1,300.00					5.00	\$1,300.00	5.00	\$1,300.00		
<b>Other Items</b>																	
A 84	Joint Utility Trench, Incl. Backfill	LF	3,120.0	\$9.00	\$28,080.00	2,992.50	\$26,932.50			2,992.50	\$26,932.50			2,992.50	\$26,932.50		
<b>Subtotal</b>					<b>\$4,113,826.80</b>	<b>\$3,850,711.50</b>				<b>\$3,526,100.82</b>		<b>\$324,610.69</b>		<b>\$3,850,711.50</b>			
<b>Schedule A Change Orders</b>																	
CO 1	Item A - Bid Item A14 to be measured by TN, paid by CY, conversion factor 1.6 TN/CY.																
	Item B - Bid Item A14 original bid quantity adjusted from 14,300 CY to 4,285 CY. Original unit cost to remain at \$18.50/CY for the adjusted quantity.																
	Item C - Common Borrow/Native Material to be used in-place of Bid Item A14. Remaining balance of 10,015 CY to be paid at \$8.50/CY.	CY	10,015.4	\$8.50		10,015.40	\$85,130.90			10,015.40	\$85,130.90			10,015.40	\$85,130.90		
<b>Subtotal</b>						<b>\$85,130.90</b>				<b>\$85,130.90</b>				<b>\$85,130.90</b>			
<b>Schedule B - Plant Establishment</b>																	
B 1	1-Year Plant Establishment Performance Bond-Landscape Plant	LS	1.00	\$10,000.00	\$10,000.00												
B 2	1-Year Plant Establishment Performance Bond-Wetland Mitigation	LS	1.00	\$10,000.00	\$10,000.00												
					<b>\$20,000.00</b>												

CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2 <b>PAY ESTIMATE #12</b> Council Meeting Date: July 6, 2015 Work Period Date: May 23, 2015 - June 30, 2015						NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.				STP / TIB / REET TRACKING OF FUNDING		WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date	
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE				
<b>Schedule C - Water / Sewer</b>																			
<b>Water</b>																			
B 1	Ductile Iron Pipe for Water Main, 6" Dia.	LF	68.00	\$53.00	\$3,604.00			39.00	\$2,067.00	39.00	\$2,067.00			39.00	\$2,067.00				
B 2	Ductile Iron Pipe for Water Main, 8" Dia.	LF	40.00	\$59.00	\$2,360.00			80.00	\$4,720.00	80.00	\$4,720.00			80.00	\$4,720.00				
B 3	Ductile Iron Pipe for Water Main, 12" Dia.	LF	330.00	\$62.00	\$20,460.00			148.00	\$9,176.00	148.00	\$9,176.00			148.00	\$9,176.00				
B 4	Blowoff Assembly	EA	5.00	\$1,000.00	\$5,000.00			5.00	\$5,000.00	5.00	\$5,000.00			5.00	\$5,000.00				
B 5	Tapping Sleeve and Valve Assembly, 12 In.x8 In.	EA	1.00	\$3,500.00	\$3,500.00			2.00	\$7,000.00	2.00	\$7,000.00			2.00	\$7,000.00				
B 6	Tapping Sleeve and Valve Assembly, 12 In.x12 In.	EA	4.00	\$5,000.00	\$20,000.00			3.00	\$15,000.00	3.00	\$15,000.00			3.00	\$15,000.00				
B 7	Resetting Existing Hydrant	EA	3.00	\$1,500.00	\$4,500.00			3.00	\$4,500.00	3.00	\$4,500.00			3.00	\$4,500.00				
B 8	Service Connection, 1-In. Dia.	EA	1.00	\$1,100.00	\$1,100.00			1.00	\$1,100.00	1.00	\$1,100.00			1.00	\$1,100.00				
<b>Sanitary Sewer</b>																			
B 9	Class 200 Sewer Pipe, 6 In. Diam.	LF	180.00	\$50.00	\$9,000.00			180.00	\$9,000.00	180.00	\$9,000.00			180.00	\$9,000.00				
B 10	Tapping Sleeve and Assembly, 10 In. x 6 In.	EA	3.00	\$2,900.00	\$8,700.00			3.00	\$8,700.00	3.00	\$8,700.00			3.00	\$8,700.00				
B 11	Sanitary Sewer Service Connection 1 In. Diam.	EA	1.00	\$900.00	\$900.00			1.00	\$900.00	1.00	\$900.00			1.00	\$900.00				
Subtotal					\$79,124.00			\$67,163.00		\$67,163.00			\$67,163.00		\$67,163.00				
<b>Schedule B Change Orders</b>																			
B 1																			
ORIGINAL CONTRACT TOTAL					\$4,212,950.80	Funding Totals	\$3,850,711.50	Water/Sewer Totals	\$67,163.00	Previous Estimate	\$3,593,263.82	Current Estimate	\$324,610.69	Totals to Date	\$3,917,874.50				
CHANGE ORDERS TO DATE					-----	CO'S To Date	\$85,130.90	CO'S To Date	\$85,130.90	CO'S To Date	\$85,130.90	CO'S To Date	\$85,130.90	CO'S To Date	\$85,130.90				
SUBTOTAL					\$4,212,950.80	Subtotal	\$3,935,842.40	Subtotal	\$67,163.00	Subtotal	\$3,678,394.72	Subtotal	\$324,610.69	Subtotal	\$4,003,005.40				
SALES TAX (8.4%) - SCHEDULE C ONLY					\$6,646.42			Sales Tax (8.4%)	\$5,641.69	Sales Tax (8.4%)	\$5,641.69	Sales Tax (8.4%)	\$5,641.69	Sales Tax (8.4%)	\$5,641.69				
TOTAL CONTRACT					\$4,219,597.22	Total =	\$3,935,842.40	Total =	\$72,804.69	Total =	\$3,684,036.41	Total =	\$324,610.69	Total =	\$4,008,647.10				

This information is for internal use/tracking purposes only.			
	Current Estimate Totals	Previous Estimate Totals	Totals-to-Date
Sch. A & B - STP / TIB / REET Account Number: 313-20-595-300-65	\$324,610.69	\$3,611,231.72	\$3,935,842.40
Sch. C - Water Account Number: 424-00-594-340-65		\$47,764.29	\$47,764.29
Sch. C - Sewer Account Number: 424-00-594-350-65		\$20,162.40	\$20,162.40
Sch. C - Fire Suppression Acct. No.: 115-09-522-500-48		\$4,878.00	\$4,878.00
<b>Total This Estimate =</b>	<b>\$324,610.69</b>	<b>\$3,684,036.41</b>	<b>\$4,008,647.10</b>

 Anita Ashton Project Engineer	6/29/15 Date	 Edward Schopp Contractor	6/29/15 Date	 Jan E. Caution Engineering Manager	6/29/15 Date
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<b>Supplemental Agreement Number <u>02</u></b>		Organization and Address	
Original Agreement Number S-584		HDJ Design Group, PLLC 314 W 15th Street Vancouver, WA 98660-2927 Phone: (360) 695-3488	
Project Number S-584		Execution Date 7/6/2015	Completion Date 3/31/2016
Project Title NW 6th Avenue and Norwood Intersection		New Maximum Amount Payable <b>\$ 278,107.76</b>	
Description of Work Intersection Improvements including the design of a roundabout.			

The Local Agency of City of Camas  
desires to supplement the agreement entered into with HDJ Design Group, PLLC  
and executed on 7/8/2014 and identified as Agreement No. S-584

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

**I**

Section 1, SCOPE OF WORK, is hereby changed to read:

See attached scope of work

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**II**

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: completion date 3/31/2016

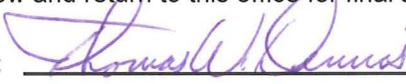
**III**

Section V, PAYMENT, shall be amended as follows:

See attached exhibit B-2 -- Original \$50,075, Supplement #1 \$24,564.17, Supplement #2 \$203,468.59  
New Total \$278,107.76

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the appropriate spaces below and return to this office for final action.

By: 

By: \_\_\_\_\_

THOMAS W. DENNIS, MEMBER  
Consultant Signature

\_\_\_\_\_  
Approving Authority Signature

\_\_\_\_\_  
Date

Exhibit A  
Scope of Work  
Supplemental Agreement #2  
Engineering Design Services

NW 6<sup>th</sup> Avenue and Norwood Intersection  
City of Camas Agreement Number S-584

June 8, 2015

The Professional Services Contract is amended and supplemented to include the following provisions regard the Scope of Services.

#### PROJECT DESCRIPTION AND BACKGROUND

HDJ Design Group and their consultant team were previously selected by the City of Camas to design a traffic signal at the intersection of NW 6<sup>th</sup> Avenue and Norwood Street. On March 16, 2015, it was determined that a roundabout should be designed to 30% conceptual level, and the traffic signal design be put "on hold". The roundabout option was intended to address safety and congestion issues in the project area.

The conceptual design of the roundabout was presented to the community at an Open House conducted on May 28, 2015. The roundabout option was very well received by the community.

On June 1, 2015 City council decided to proceed with the roundabout option for the intersection of NW 6<sup>th</sup> Avenue and Norwood Street. The intersection will be designed for reconstruction as a single lane roundabout and designed in a manner that will accommodate an additional east bound lane through the roundabout in the future.

This project will also include a 3 inch deep HMAC grind and inlay from where the roundabout reconstruction ends on NW 6<sup>th</sup> Avenue to the east side of the intersection of Logan Street where the City will have already performed a grind and inlay on NW 6<sup>th</sup> Avenue during the summer 2015 construction. HDJ will also design a curb gutter, sidewalk and associated storm drainage improvements along the north side of NW 6<sup>th</sup> Avenue between the Norwood and Logan Street intersections. As part of these improvements the Logan Street intersection curb returns will be reconstructed to comply with current ADA standards.

The following scope of work includes the design of the roundabout and preparation of plan, specifications and estimate (PS&E) for construction.

In general, the engineering phase will involve, but not be limited to, the following key components and deliverables:

- Subsurface Geotechnical Explorations and Report
- 60% Design Submittal with Cost Estimate
- 90% Design Submittal with Specification and Estimate
- 100% Design Submittal with Specification and Estimate
- Coordinate, prepare and submit a SEPA Checklist, and a General Stormwater Construction Permit
- Perform an archeological pre-determination.
- Final Design Submittal (Bid Ready) Documents
- Completing final plans, specifications, estimate, (PS&E) and for the project
- Assist in Bidding and Award
- Supplemental if requested – Provide Construction Administration including on-site observation and testing of materials and overall construction administration.

#### PROJECT ASSUMPTIONS

1. Assume that there are not environmental sensitive areas within the project boundary
2. Assume that the design of retaining walls is not required, except for the short decorative walls at the roundabout
3. Assume the proposed roundabout meets volume to capacity standard for the City of Camas for 2035 volumes and any further capacity analysis will be based on recent memo dated May 8, 2015 (attached)
4. Right of way acquisition will be required for one property. Assume that the City of Camas will coordinate the acquisition effort and perform the acquisition. HDJ will prepare the exhibit and legal description.
5. No updated WSDOT Right-of-Way Plan will be required and no Access Break Permit will be required.
6. The design of the storm water collection, conveyance and treatment systems are to be prepared following WSDOT their Highway Runoff Manual.
7. The City will obtain right-of-access to all properties, and will assist with coordination with WSDOT.
8. Field work will be performed during normal business hours (7am to 6pm).
9. If contaminated soils are encountered, then additional charges will be incurred for equipment decontamination, testing, and soil disposal.
10. Evaluation of the pavement overlay from approximate Station 104+00 to the east, is not included in our scope of work.
11. If needed, the City will issue a street use permit at no cost to the Consultant.
12. Assume that no archaeological site is found and that a "survey" is not required.

## DUTIES AND RESPONSIBILITIES OF CONSULTANT

### TASK A – PROJECT ADMINISTRATION

HDJ shall oversee project tasks and coordinate with City staff to manage the scope, schedule and budget for the project. This item includes the coordination and meetings necessary to successfully complete all phases of the project. Scope of work is based on a 6 month design process.

#### Subtask A.1 – Contract Administration, Invoicing, and Progress Reports

1. Prepare and submit monthly invoices. Each invoice will include: date period covered by invoice, number of hours worked during the billing period with billing rates shown; expenses and associated mark-ups; total cost for labor and expenses for the billing period; sub-consultants fees including markups for the billing period; and a total amount summarizing labor, expenses, and sub-consultant fees.
2. Prepare a Contract Summary Report to accompany the monthly invoices. The Contract Summary Report will list each invoice as well as current invoice with an itemized summary of invoice numbers, dates, and amounts billed for labor, expenses, and sub-consultants as well as total amounts for each invoice. The Contract Summary Report will also list the total amount billed to date, total amount remaining under contract, and contract expiration date.
3. Prepare a brief Project Status Report to accompany the monthly invoices. The Project Status Report will include: date period covered by Status Report, brief summary of work performed during the billing period, a notice to City raising any issues or concerns that could require a contract amendment/supplement, a brief summary of completed and/or upcoming project milestones, and action items needed from City for project delivery. HDJ will monitor the status of the budget and take corrective actions to correct undesirable budget trends involving the City if scope is impacted.
4. Prepare and maintain project design schedule. The schedule shall identify HDJ tasks and items provided by City and other consultants. The schedule shall be updated every month or as circumstances require or as requested by the City.
5. Project Management. General coordination with client, sub-consultants, other consultants, and stakeholders and ongoing monitoring of tasks and resources.
6. Maintain all contract-required documentation. Provide copies of project files and records to the City for audits and public information requests. All final documents shall be provided in electronic format as requested.
7. Deliverables:
  - a. Monthly invoices, Contract Summary Reports, and Project Status Reports.
  - b. Project Design Schedule and updates
  - c. Project Documentation

#### Subtask A.2 –Meetings

This item includes the preparing for and facilitating regular meetings to successfully complete the project.

1. HDJ shall schedule Project team meetings and prepare meeting agendas. This includes monthly progress meetings with City staff, design staff meetings, and coordination meetings.

2. HDJ shall organize and hold Project meetings with key Project team members, as well as representatives from the City of Camas and other agencies, as needed. These meetings shall have specific agendas addressing and resolving Project issues as they are encountered.
3. Meet with City after the 60%, 90% and 100% plan submittals to discuss the review comments. (Assumed 3 meetings, 3 hours each)
4. Deliverables:
  - a. Meeting Agenda and meeting summaries delivered within 5 days of the meeting

### Subtask A.3 –Management, Coordination and Direction

This item includes the preparing for and facilitating regular meetings to successfully complete the project.

1. HDJ shall provide management, coordination, and direction to the Project team in order to complete the project on time and within budget. The City fosters a partnership approach of all stakeholders in the Project. HDJ shall integrate this strategy into the overall management approach.
2. HDJ shall establish a quality management program and designate responsibility for review of technical work and other deliverable products.
3. HDJ shall prepare and maintain a project design schedule. The schedule shall identify HDJ and sub-consultants tasks, major milestones and deliverables, and items provided by CITY and other consultants. The schedule shall be updated every month or as circumstances require.
4. HDJ shall coordinate HDJ tasks and activities with the City. This shall include using monthly meetings to plan and coordinate upcoming activities.
5. HDJ shall coordinate with private and public utilities, including power, phone, cable, gas and other utilities.
6. HDJ shall coordinate with Washington State Department of Transportation, the Camas Public School District, CTran, and other potential stakeholders.
7. HDJ shall coordinate with property owners adjacent to the Project who will be affected by the roadway design. Prior approval from the City's Project Manager will be required before any contact with neighborhood associations or private property owners occurs.
8. Deliverables:
  - a. Project Schedule & Schedule Updates
  - b. Summary notes of coordination efforts

## TASK B – DATA COLLECTION

### Subtask B.1 – Surveying

Additional topographic survey is needed to gather information along the south side of NW 6th Avenue, including curb/gutter, back of walk, and ground shots at and near the sloped area. The crew will also pick up the location of the geotechnical borings and infiltration test pit.

### Subtask B.2 – Base Map Update

After completion of the additional survey, HDJ staff will update the base map for the project.

9. HDJ will import the survey information including additional topography and location of geotechnical borings and infiltration testing.
10. Deliverables:
  - a. Updated base drawing in AutoCAD format.

### Subtask B.3 – Site Visit

HDJ staff will conduct a site visit, to verify survey data represented in project base map.

1. Deliverables:
  - a. Project Photos

### Subtask B.4 – Right-of-Way Mapping

1. HDJ will prepare a legal description and take exhibit for the one property where right-of-way will be required in the SW quadrant of the NW 6<sup>th</sup> and Norwood intersection.
2. Deliverables:
  - a. Title Report
  - b. Take Exhibit
  - c. Legal Description

## TASK C– GEOTECHNICAL INVESTIGATION

Geotechnical Investigation will be provided by sub-consultant HartCrowser. This item includes all work necessary for HDJ and HartCrowser to perform the necessary geotechnical investigations and analysis and provide the required reports and design recommendations. HDJ will coordinate with sub-consultant by providing necessary project information to facilitate the geotechnical investigation. HDJ will review the report and incorporate report project recommendations, as appropriate, into the project design.

The Geotechnical Investigation will include the following:

### Subtask C.1 – Geotechnical Explorations and Reporting

HDJ's sub-consultant, Hart Crowser, will conduct a geotechnical investigation to evaluate pavement, soil, and groundwater conditions in the project work area. They will develop geotechnical design recommendations and construction guidelines for an infiltration system, earthwork, and new pavement. The work will be conducted in general conformance with City of Camas (City) standards and Washington State Department of Transportation's (WSDOT's) Geotechnical, Highway Runoff, and Pavement Policy design manuals.

Specifically, Hart Crowser will provide the following services.

1. Review readily available geologic, groundwater, and soil survey maps that cover the project vicinity.
2. Review geotechnical reports, if any, prepared for nearby developments and provided by the City.
3. Conduct a reconnaissance of the project area.
4. Mark the proposed exploration locations in the field and notify the "One Call" service for public utility locates.
5. Prepare traffic control plans for review by the City and WSDOT. Implement the approved traffic control plans during completion of field explorations.
6. Complete the following exploratory work to characterize as-built pavement and subsurface soil and groundwater conditions. (The approximate proposed locations of the explorations are shown on the attached figure.)
  - a. Complete up to 6 pavement cores and conduct dynamic cone penetrometer (DCP) testing at each core location to depths up to 3 feet below grade to evaluate pavement subgrade strength.
  - b. Advance up to 3 borings to 4 feet below grade adjacent to select pavement cores to characterize subsurface soils.
  - c. Advance up to 2 borings to depths of 6 to 15 feet below grade for evaluation of soil conditions in areas of future earthwork activities.
  - d. Advance 1 boring to a depth up to 40 feet below grade for evaluation of soil and groundwater conditions in the vicinity of the proposed infiltration pond. Install a 2-inch diameter groundwater monitoring well (e.g. piezometer) in the borehole.
7. Maintain a log of the soils encountered in the explorations and collect select soil samples for laboratory testing.
8. Patch the pavement at the coring and boring locations with ready-mixed concrete or cold-mix asphalt patches.
9. Conduct a program of laboratory testing on select soil samples. The actual quantity and type of tests run will be based on the materials collected, though for budgeting purposes include up to:
  - a. 6 particle-size distribution tests (sieve analyses),
  - b. 4 percent fines determinations (percent passing the No. 200 sieve),
  - c. 12 moisture content and/or density determinations, and
  - d. 1 Atterberg Limits determination.
10. Conduct engineering analyses to evaluate:
  - a. Infiltration characteristics per WSDOT Highway Runoff Manual standards,
  - b. Pavement design per WSDOT Pavement Policy Design Manual standards,
  - c. Retaining wall design parameters, if needed, and
  - d. Earthwork considerations.
11. Measure groundwater levels in the piezometer on up to 8 occasions.
12. Prepare a draft geotechnical report summarizing the results of the subsurface exploration and laboratory testing programs, and presenting appropriate recommendations and conclusions.
13. Prepare a final geotechnical report incorporating requested changes/updates from the project team's review of the draft report.
14. Provide project management and support for our work, including coordination of Hart Crowser staff and subcontractors, invoicing, email and telephone communications with the project team,

other incidental administrative services required for the project, and attendance at up to two project meetings.

15. Deliverables

- a. Draft Geotechnical Report (electronic PDF format)
- b. Final Geotechnical Report (electronic PDF copy and up to 5 hard copies)

#### TASK D – INTERSECTION PLAN AND ROUNDABOUT ANALYSIS REPORT

HDJ will prepare the WSDOT Intersection Plan for Approval and the required WSDOT Roundabout Analysis, address review comments from WSDOT and City.

##### Subtask D.1 – Intersection Plan

HDJ will provide traffic engineering services for the design of the intersection improvements in accordance with City of Camas and WSDOT standards that will include:

1. Support preparation of an intersection plan for approval
2. Provide for the traffic engineer to meet with WSDOT to discuss any red-lines or comments
3. Deliverables:
  - a. Intersection Plan

##### Subtask D.2 – Roundabout Analysis Report

This sub-task includes work necessary to prepare a roundabout analysis report including the following:

1. Traffic Analysis/Queuing
2. Design Vehicle Maneuvering
3. Illumination Photometric (the photometric plan will be prepared under task G below, a copy will be included in the Roundabout Analysis Report)
4. Signing and Striping Plans (the signing and striping plans will be prepared under task G below, a copy will be included in the Roundabout Analysis Report)
5. Fastest path analysis
6. Safety Benefits
7. Pedestrian and bicycle consideration
8. Sight Distance
9. Deliverables:
  - a. Roundabout Analysis Report

#### TASK E – ROUNDABOUT LANDSCAPE CONCEPTS

This item includes all work necessary to complete 3 landscape development concepts:

1. Prepare 3 landscape concept plans to include:
  - a. Landscape plan showing location of plant material, hardscape materials and lighting elements.
  - b. Three dimensional sketch depicting each landscape plan as shown above.
  - c. Landscape legend calling out examples of landscape, hardscape and lighting materials to be used in each concept.

2. Prepare preliminary summary of quantities and cost estimates for hardscape, walls, landscaping, irrigation and lighting.
3. Deliverables
  - a. Roundabout Landscape Concepts (3)

## TASK F – PERMITTING

### Subtask F.1 - SEPA

HDJ will complete a SEPA checklist in accordance with SEPA (RCW 43.21C) and SEPA Rules (WAC 197-11). It is anticipated that the City will be SEPA lead agency and that the agency determination will be a Determination of Non-Significance (DNS) or a Mitigated Determination of Non-Significance (MDNS).

1. Deliverables
  - a. Draft SEPA Checklist (one electronic copy)
  - b. Final SEPA Checklist (one electronic copy)

### Subtask F.2 – Construction Stormwater Permit

HDJ shall coordinate with the Department of Ecology, prepare and submit a Construction Stormwater General Permit application and transfer of permit to the selected Contractor. HDJ staff will prepare the permit application and Notice of Intent (NOI). The NOI will be submitted to the local newspaper. HDJ will prepare the Transfer of Coverage and Notice of Termination forms for City and Contractor signature and submittal, which will constitute transfer of coverage to the Contractor.

In addition, HDJ will prepare the SWPPP to be kept at the site during construction.

1. Deliverables:
  - a. SEPA
  - b. Permit Application
  - c. Notice of Intent (NOI)
  - d. SWPPP
  - e. Transfer of Coverage Form
  - f. Notice of Termination Form

### Subtask F.3 – Archeological Pre-determination

HDJ's sub-consultant, Archaeological Investigations Northwest, Inc. (AINW), will conduct the archeological pre-determination for the project. This sub-task scope of work is as follows:

1. AINW's work will provide the predetermination study and report. The study will be done to determine if an archaeological site is *likely* within the project. The work will be conducted to meet the City of Camas standards for a predetermination, led by one of AINW's professional

archaeologists. The fieldwork will include a pedestrian survey of the project area and excavation of up to 6 shovel tests. If evidence of an archaeological site is found, another step, called a "survey," would be needed, and it would need a separate authorization.

2. AINW will send one copy of the report to the Washington State Department of Archaeology and Historic Preservation, for its files. For the City of Camas' ordinance, they will also send copies via certified mail to seven different Tribes.
3. Deliverables:
  - a. Archeological Pre-determination Report

## TASK G – DESIGN

HDJ will advance the roadway design through 60 percent, 90 percent, and final construction contract documents as part of this task. Project specifications will be prepared based on the latest approved WSDOT/APWA Standard Specifications for Road, Bridge, and Municipal Construction along with General Special Provisions (GSP) and amendments. City specifications will be incorporated as special provisions as well as project specific requirements. The specifications will be prepared at the 90% and final design phases.

HDJ will also develop an initial Opinion of Probable Costs based preliminary design quantities. Estimates will be compared to historic bid records of City projects and WSDOT records. With each submittal the quantities and unit bid costs will be updated as necessary. As the project details evolve the need for contingency will be reduced.

### Subtask G.1 – Design Memorandum

Preparation and submittal of a pre-design memorandum – This memorandum should include all of the design standards and assumptions in which the design is based. Subsequent changes and modifications must be addressed via addendums to the memorandum. This task is important to keep a track record of changes.

1. Deliverables:
  - a. Design Memorandum

### Subtask G.2 – 60% Design (Plan and Estimate)

The Consultant will develop construction documents to the 60% design stage. These documents will consist of plans, an opinion of probable construction cost, and an anticipated construction schedule. These documents will be used to assist the permit process.

1. Design tasks include the following:

- a. Refine alignments and profiles based on review comments from the City
  - b. Develop detailed geometric layout of intersection and grading for ADA purposes
  - c. Refine corridor model of the proposed streets in Civil3D based on review comments
  - d. Refine drainage basin layout and hydrologic model for proposed conditions
  - e. Refine layout and design for water quality treatment and runoff control facilities.
  - f. Prepare street light photometric analysis based on WSDOT and City of Camas standards
  - g. Field investigation of existing signing and striping beyond the survey data.
  - h. Calculate quantities and prepare a 60% engineer's estimate of construction costs
  - i. Prepare a conceptual construction schedule
  - j. Submit 60% plan set and cost estimate for review
2. The 60% plans shall include:
- a. Cover Sheet
  - b. Civil Legend Sheet
  - c. Typical Sections
  - d. Site Prep/Demolition Plans
  - e. Erosion Control and Grading Plans
  - f. Erosion Control Notes Detail Sheets
  - g. Plan over Profile Sheets showing basic geometry information
  - h. Utility Plan – Updated general concepts for stormwater system and facilities.
  - i. Utility Plan for undergrounding of overhead utilities.
  - j. Roundabout Intersection Layout
  - k. Street light layout
  - l. Signing and striping plan
  - m. Construction Staging Plan
3. Deliverables
- a. 60% Design Plans, including Cost Estimates (3 copies of the plans 11X17 and a PDF of the plan set and cost estimate)
  - b. Conceptual Construction Schedule
  - c. Preliminary Stormwater Report

#### Subtask G.3 - 90 % Design (PS&E)

HDJ will address review comments from the 60% plans and develop construction documents to the 90% design stage. These documents will consist of plans, specifications, a bid item list, an opinion of probable construction cost, and an anticipated construction schedule.

1. Design tasks include the following:

- a. Update roundabout design based on comments from 60% Plans and WSDOT review comments
  - b. Update construction notes, curb return grades, ADA ramp grading, storm sewer system
  - c. Update stormwater analysis based on comments from 60% plans
  - d. Update and finalize the Stormwater Report.
  - e. Prepare street light circuit design including conduit, service location, junction boxes, and landscape electrical service.
  - f. Prepare landscape plans per the selected concept
  - g. Compute quantities and prepare an engineer's estimate of construction costs.
  - h. Prepare 90% Level Project Specifications including current WSDOT amendments, GSP's and special provisions for unique bid items, materials and construction requirements.
  - i. Submit 90% plan set, specifications, and cost estimate for review
2. The 90% plan set shall include the following:
- a. Cover Sheet
  - b. General Notes and Legend Sheet
  - c. Typical Sections
  - d. Erosion Control and Grading Plans
  - e. Erosion Control Notes and Details
  - f. Site Prep/Demolition Plans
  - g. Street and Storm Plan / Profile Sheets
  - h. Utility Relocations Plans and Details.
  - i. Stormwater Facility Plans and Details
  - j. Miscellaneous Details Sheet
  - k. Signing and Striping Plans
  - l. Lighting Plans and Details
  - m. Construction Staging Plan
  - n. Temporary Traffic Control Plan
  - o. Standard Detail Sheets
  - p. Landscape Plans and Details
3. Deliverables
- a. 90% PS&E (3 copies on 11X17 and a pdf of the plan set)
  - b. 90% Contract Documents in Word format
  - c. 90% Construction Cost Estimate in Excel format.
  - d. Final Stormwater Report

#### Subtask G.4: Final Design (PS&E)

HDJ will address review comments from the 90% plans and develop construction documents to the 100% and Final design stage. These documents will consist of plans, specifications, a bid item list, an opinion of probable construction cost, and an anticipated construction schedule.

Design tasks include the following:

- a. Prepare final special provisions as needed for nonstandard items shown on the plans, and compile the project specifications.
- b. Compute quantities and prepare an engineer's estimate of construction costs.
- c. Submit 100% PS&E for Review
- d. Address City review comments regarding the plans, specs, and estimate.

100% and final design phase plan set shall include:

- a. Cover Sheet
- b. General Notes and Legend Sheet
- c. Typical Sections
- d. Erosion Control and Grading Plans
- e. Erosion Control Notes Details
- f. Site Prep/Demolition Plans
- g. Street and Storm Plan / Profile Sheets
- h. Utility Relocation Plans
- i. Stormwater Facility Plans and Details
- j. Miscellaneous Details Sheet
- k. Signing and Striping Plans
- l. Lighting Plan and Details
- m. Construction Staging Plan
- n. Temporary Traffic Control Plan
- o. Standard Detail Sheets
- p. Landscape Plans and Details
- q. Irrigation Plans and Details

Deliverables

- 100% PS&E (3 copies on 11X17 and a pdf of the plan set)
- Contract Documents in Word format
- Construction Cost Estimate in Excel format.

Subtask G.5: QA/QC

HDJ will provide quality assurance/quality control (QA/QC) for all design work in accordance with HDJ's QA/QC standards. HDJ will provide senior level design and construction personnel to review plan submittals and provide technical support.

## TASK H – DESIGN UTILITY COORDINATION AND VERIFICATION

Subtask H.1 – Utility Verification and Coordination

This item includes all research, data collection, field review and communications necessary to determine impacts on existing and proposed utilities and to coordinate with the affected utility

companies and agencies. HDJ will take the lead for all utility coordination except for policy level decisions.

1. Obtain utility as-built records from City Staff and all affected utility companies and review base maps for accuracy.
2. Site visit to verify topographic survey picked up all utilities both overhead and underground.
3. Meet with City staff to determine relocation responsibilities. (HDJ has assumed that all design efforts for the relocation of existing facilities except sanitary sewer, storm sewer and water will be the sole responsibility of the appropriate utility company.)
4. Distribute utility base mapping to utility providers for review.
5. Incorporate utility comments into base maps.
6. Distribute plan sets for review to all affected utility companies and agencies at the 50%, 90%, and Final design phases.
7. Develop and distribute a utility relocation/construction schedule to utility providers.
8. Discuss utility conflicts and responsibilities related to agency permits and franchises with the City.
9. Review utility provided relocations for coordination with design.

#### Subtask H.2 – Utility Coordination Meeting

1. Conduct up to three meetings (up to 2 hours in length) with utility companies to discuss issues regarding undergrounding the utilities along the corridor.
2. Deliverables
  - a. Meeting agendas and summaries for each utility meeting

### TASK I – BID DOCUMENTS AND BIDDING SUPPORT

#### Subtask I.1 – Bid Documents

HDJ will prepare the bid documents based on the latest approved WSDOT/APWA Standard Specifications for Road, Bridge, and Municipal Construction along with General Special Provisions (GSP) and amendments. City specifications will be incorporated as special provisions as well as project specific requirements.

1. Deliverables
  - a. Bid Documents

#### Subtask I.2 – Bidding Support

The City will advertise the project and perform all Construction Administration services during the Bid & Award Phase. HDJ will provide support during the bidding process and will assist the City

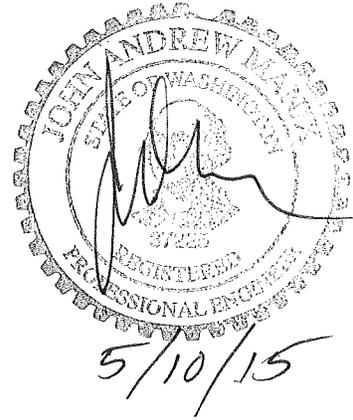
HDJ will prepare and issue addenda during the bidding process, if necessary. HDJ staff will attend one pre-bid meeting and provide assistance during review of bids if requested by the City.

EXHIBIT B-2

NW 6th Ave and Norwood Intersection Improvements  
 Roundabout Option  
 Design fee from 30% through bidding  
 8-Jun-15

HDJ DESIGN GROUP, PLLC

DP	Task and Description	HDJ Design Group PLLC (Engineering/Management)																			HDJ	SUBCONSULTANTS		SUB	BUDGET	
		ENG- PRINCIPAL	TRAFFIC MANAGER	ENG - MANAGER VI	ENG III (PE)	TRAFFIC ENG V	LA MANAGER	LA III	Survey- Mgr	Survey Crew (2)	Survey LSIT	PLANNING MGR	TECH-III	TECH-II	CAD-III	CAD-II	CAD-I	GRAPHIC	ADMIN	Expense	TOTAL	HartCrowser Geotechnical	AINW	TOTAL	AMOUNT	
0010	TASK A - PROJECT ADMINISTRATION																									
0020	Sub-task A.1 Contract Administration, Invoicing, and Progress Reports	3.00		21.00															3.00		3,936.00			0.00	\$3,936.00	
0030	Sub-task A.2 Meetings	10.00	10.00	45.00	32.00		6.00	6.00													15,526.00			0.00	\$15,526.00	
0040	Sub-task A.3 Management, Coordination and Direction	10.00		30.00																	6,500.00			0.00	\$6,500.00	
0100	TASK B - DATA COLLECTION																									
0110	Sub-task B.1 Surveying							1.00	7.50	5.00											1,790.00			0.00	\$1,790.00	
0120	Sub-task B.2 Base Map Update				4.00																480.00			0.00	\$480.00	
0130	Sub-task B.3 Site Visit			3.00	3.00																810.00			0.00	\$810.00	
0140	Sub-task B.4 Right-of-Way Mapping							1.00		7.00											850.00			0.00	\$850.00	
0200	TASK C - GEOTECHNICAL INVESTIGATION																									
0220	Sub-task C.1 Geotechnical Explorations and Reporting			2.00	7.00																1,140.00	27,699.00		27,699.00	\$28,839.00	
0300	TASK D - INTERSECTION PLAN & ROUNDABOUT ANALYSIS REPORT																									
0310	Sub-task D.1 Intersection Plan		2.00	2.00	16.00																4,330.00			0.00	\$4,330.00	
0320	Sub-task D.2 Roundabout Analysis Report		2.00	2.00	24.00																4,930.00			0.00	\$4,930.00	
0400	TASK E - ROUNDABOUT LANDSCAPE OPTIONS																									
0410	Sub-task E.1 Landscape Options						20.00	26.00													5,196.00			0.00	\$5,196.00	
0500	TASK F - PERMITTING																									
0510	Sub-task F.1 SEPA			1.00	2.00																1,740.00			0.00	\$1,740.00	
0520	Sub-task F.2 Construction Stormwater Permit (DOE)			4.00	24.00																3,480.00			0.00	\$3,480.00	
0530	Sub-task F.3 Archeological Pre-Determination			2.00																	300.00	3,667.00	3,667.00	0.00	\$3,967.00	
0600	TASK G - DESIGN																									
0610	Sub-task G.1 Design Memorandum	2.00			16.00																2,320.00			0.00	\$2,320.00	
0620	Sub-task G.2 60% Design (P&E)	2.00		44.00	120.00	10.00															28,220.00			0.00	\$28,220.00	
0630	Sub-task G.3 90% Design (PS&E)	2.00		60.00	100.00	8.00	8.00	24.00							28.00	92.00					37,112.00			0.00	\$37,112.00	
0640	Sub-task G.4 100% Design (PS&E)	2.00		48.00	80.00	4.00	20.00	32.00							16.00	70.00					31,504.00			0.00	\$31,504.00	
0650	Sub-task G.5 QA/QC	2.00		36.00																	5,800.00			0.00	\$5,800.00	
0700	TASK H - UTILITY COORDINATION																									
0710	Sub-task H.1 Utility Verification and Coordination			4.00	16.00																2,520.00			0.00	\$2,520.00	
0720	Sub-task H.2 Utility Coordination Meetings			4.00	8.00																1,560.00			0.00	\$1,560.00	
0800	TASK I - BID DOCUMENTS AND BIDDING SUPPORT																									
0810	Sub-task I.1 Bid Documents	2.00		6.00	16.00		2.00	2.00													3,682.00			0.00	\$3,682.00	
0820	Sub-task I.2 Bidding Support	5.00		1.00	10.00		2.00	2.00													2,812.00			0.00	\$2,812.00	
	Reimbursable Expenses																				5,000.00			0.00	\$5,000.00	
	B&O tax (1.8%)																				564.59				\$564.59	
	TOTAL HOURS	40.00	14.00	315.00	478.00	22.00	58.00	92.00	2.00	7.50	12.00	10.00	0.00	44.00	258.00	0.00	0.00	0.00	3.00							
	HOURLY RATES	200.00	155.00	150.00	120.00	142.00	135.00	96.00	150.00	152.00	100.00	135.00	112.00	104.00	90.00	84.00	78.00	92.00	62.00							
	TOTAL DOLLARS	8,000.00	2,170.00	47,250.00	57,360.00	3,124.00	7,830.00	8,832.00	300.00	1,140.00	1,200.00	1,350.00	0.00	4,576.00	23,220.00	0.00	0.00	0.00	186.00	0.00	172,102.59	27,699.00	3,667.00	31,366.00	203,468.59	



Date: May 8, 2015  
To: Curleigh Carothers PE, City Engineer, City of Camas  
From: John Manix PE, Senior Traffic Engineer  
Re: **NW 6<sup>th</sup> and Norwood Intersection – Roundabout Evaluation Update**

---

This memo updates the April 24, 2015 memo that analyzed the NW 6<sup>th</sup> Ave and Norwood St intersection. This update is based on input from City staff at the April 30, 2015 project meeting, and the land use assumptions for trips associated with Traffic Analysis Zones (TAZ) which add trips to the intersection.

The land use adjustments include:

- TAZ 393 will not create the jobs typically associated with heavy industrial land use. The consensus was that the westbound to southbound trip growth of 1% is reasonable.
- We assume the east and westbound through movement can be reduced because:
  - The land use off Forest Homes Road associated with TAZ 400, 408, 934, and 935 will not produce the 337 homes, first anticipated, based on environmental constraints such as steep terrain.
  - The trips from the TAZ 400, 408, 934 and 935 have another more direct routes to SR 14 assuming Brady Road is not congested by the future quarry redevelopment.
- The trips from TAZ 915, south of NW 6<sup>th</sup> Ave will generate fewer trips to NW 6<sup>th</sup> Ave.

The analysis was also revised due to design refinements that increased the central island diameter from 95 feet to 105 feet.

***Recommendations:***

Implement a single lane roundabout making provisions in the design for future widening.

***Updated 2035 Level of Operation with 1% growth rate for WB to SB left turn volume:***

The Level of Service and the intersection is improved somewhat with a reduction in delay at each alternative. Table 1 shows a summary of the LOS and degree of saturation (volume to capacity ratio).

**Table 1 - Single lane roundabout with modest growth (1%) in TAZ 393**

2035 Scenario	Intersection LOS	Average Intersection Delay	Degree of Saturation (v/c) on Eastbound (worst) Approach
<b>TIF Update – Improved</b>	C	27 seconds	1.03
<b>TIF Update – Base</b>	C	30 seconds	1.06
<b>2035 RTC</b>	A	8 seconds	0.94

See the attached SIDRA reports on Level of Service and Movement Summary for more details.

***Updated 2035 Level of Operation with reduction of trips from TAZ 400, 408, 934, 935 and 915.***

The trips destined for TAZ 400, 408, 934 and 935 are all off Forest Homes Road and the majority of the new trips are routed eastbound to northbound from NW 6<sup>th</sup> to Ivy and Forrest Home Road. The number of trips was reduced assuming the growth will not be as high as predicted due to the steep terrain and other possible constraints. The trips were also reduced assuming the traffic will seek a more direct route via 16<sup>th</sup> Ave to Brady Road to SR 14. The total number of eastbound trips reduced on NW 6<sup>th</sup> Ave is 100 in the PM peak hour. See TAZ map and table of new employees and households.

The trips from TAZ 915 via Ivy Road south of NW 6<sup>th</sup> Ave are associated with a large Heavy Industrial zoned parcel that is west of the paper mill and owned by Georgia-Pacific Corporation. If the land was to develop, it is not likely to route the trips to Ivy Road to NW 6<sup>th</sup> Ave due to the local streets and the residential land use between the site and NW 6<sup>th</sup> Ave. The total number of westbound trips reduced on NW 6<sup>th</sup> Ave is 40 in the PM peak hour. See TAZ map and table of new employees and households.

Table 2 summarizes the updated Level of Service and degree of saturation (volume to capacity ratio) with reduced trips to all TAZ's.

**Table 2 - Single lane roundabout with reduced trips due to land use assumptions**

2035 Scenario	Intersection LOS	Average Intersection Delay	Degree of Saturation (v/c) on Eastbound (worst) Approach
<b>TIF Update – Improved</b>	B	13 seconds	0.96
<b>TIF Update – Base</b>	B	13 seconds	0.99
<b>2035 RTC</b>	A	7 seconds	0.85

See the attached SIDRA reports on Level of Service and Movement Summary for more details.

***Roundabout Design Life:***

SIDRA Intersection, the industry standard for roundabout analysis software, provides an analysis option of estimating the design life of a roundabout using the existing traffic volumes and a growth rate for each movement. The design life range was estimated using 2014 existing traffic volumes, WSDOT policy settings, RTC's most current model for growth rate and adjustments to the land use assumptions. For volume-to-capacity ratio range of 0.9 to 1.0 the Design Life is estimated at 25 to 34 years.

**Conclusion:**

Based on updated growth assumptions, in 2035, a single lane roundabout will operate at Level of Service B or better in the PM peak hour. Using the 2035 RTC forecast scenario, the volume to capacity ratio is within acceptable limits for a single lane roundabout. However the volume-to-capacity ratio for the TIF Update scenarios are higher than the suggested guideline limits by 2035. It is prudent to make provisions in the design to allow upgrades in the future.

Based on volume-to-capacity ratio, and updated growth assumptions, a single lane roundabout will reach its design life in 25 to 34 years.

memo

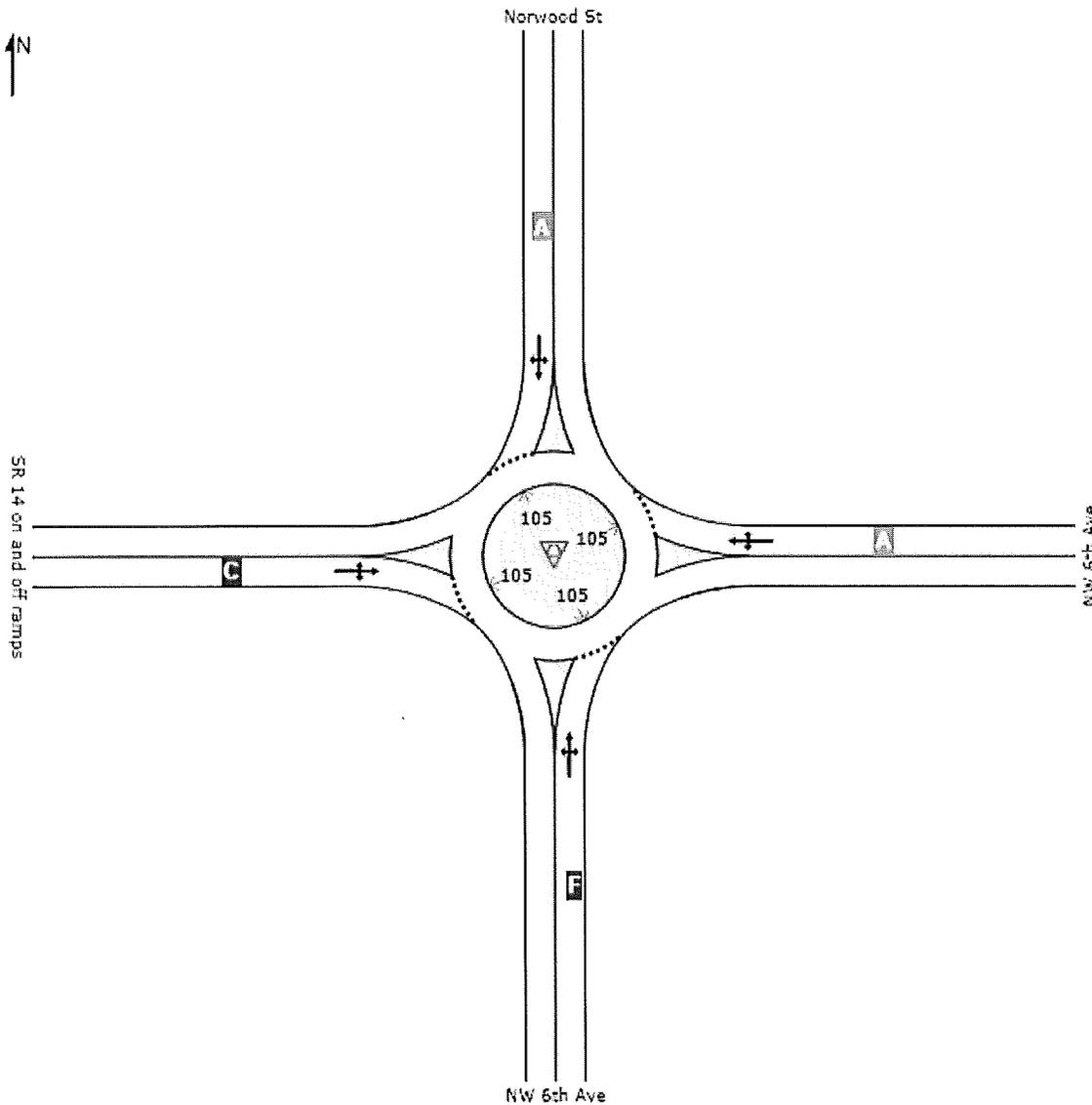
# LEVEL OF SERVICE

Site: NW 6th Ave at Norwood 2035 TIF Update (improved) - 1% growth on WB to SB left turn

Single Lane with 2035 Design Year Volume from Camas TIF update by DKS for the improved conditions with 1% growth on westbound to southbound left turns  
Roundabout

## All Movement Classes

	South	East	North	West	Intersection
LOS	F	A	A	C	C



Level of Service (LOS) Method: Delay (HCM 2000).  
Roundabout LOS Method: Same as Signalised Intersections.  
Lane LOS values are based on average delay per lane.  
Intersection and Approach LOS values are based on average delay for all lanes.  
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

# MOVEMENT SUMMARY

 Site: NW 6th Ave at Norwood 2035 TIF Update (improved) - 1% growth on WB to SB left turn

Single Lane with 2035 Design Year Volume from Camas TIF update by DKS for the improved conditions with 1% growth on westbound to southbound left turns  
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: NW 6th Ave											
3	L2	95	1.0	0.972	84.7	LOS F	17.4	438.0	1.00	1.81	14.8
8	T1	15	1.0	0.972	79.4	LOS E	17.4	438.0	1.00	1.81	13.1
18	R2	170	1.0	0.972	80.3	LOS F	17.4	438.0	1.00	1.81	13.2
Approach		280	1.0	0.972	81.8	LOS F	17.4	438.0	1.00	1.81	13.7
East: NW 6th Ave											
1	L2	60	3.0	0.554	12.3	LOS B	4.4	111.8	0.55	0.57	31.4
6	T1	565	3.0	0.554	6.0	LOS A	4.4	111.8	0.55	0.57	38.5
16	R2	30	3.0	0.554	6.0	LOS A	4.4	111.8	0.55	0.57	29.5
Approach		655	3.0	0.554	6.6	LOS A	4.4	111.8	0.55	0.57	37.2
North: Norwood St											
7	L2	20	3.7	0.106	9.1	LOS A	0.6	15.9	0.70	0.65	29.3
4	T1	20	3.7	0.106	3.8	LOS A	0.6	15.9	0.70	0.65	23.5
14	R2	40	3.7	0.106	4.7	LOS A	0.6	15.9	0.70	0.65	28.6
Approach		80	3.7	0.106	5.6	LOS A	0.6	15.9	0.70	0.65	27.3
West: SR 14 on and off ramps											
5	L2	90	1.6	1.034	33.1	LOS C	60.7	1537.8	1.00	0.84	24.9
2	T1	1155	1.6	1.034	26.9	LOS C	60.7	1537.8	1.00	0.84	29.3
12	R2	140	1.6	1.034	26.8	LOS C	60.7	1537.8	1.00	0.84	23.7
Approach		1385	1.6	1.034	27.3	LOS C	60.7	1537.8	1.00	0.84	28.3
All Vehicles		2400	2.0	1.034	27.3	LOS C	60.7	1537.8	0.87	0.87	26.7

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

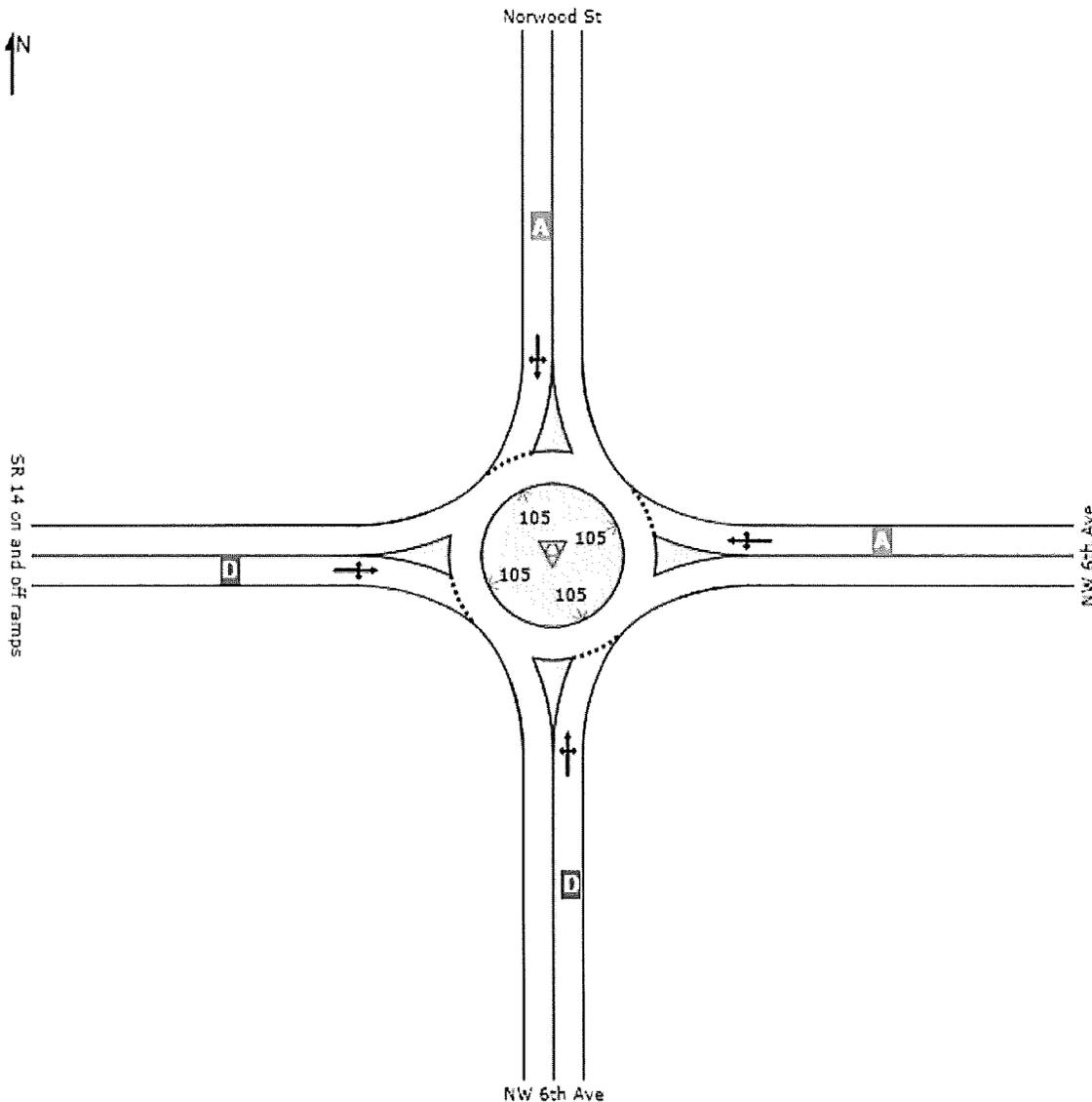
# LEVEL OF SERVICE

Site: NW 6th Ave at Norwood 2035 TIF Update (base) - 1% growth on WB to SB left turn

Single Lane with 2035 Design Year Volume from Camas TIF update by DKS for base condition with 1% growth on westbound to southbound left turns  
Roundabout

## All Movement Classes

	South	East	North	West	Intersection
LOS	D	A	A	D	C



Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

# MOVEMENT SUMMARY

 Site: NW 6th Ave at Norwood 2035 TIF Update (base) - 1% growth on WB to SB left turn

Single Lane with 2035 Design Year Volume from Camas TIF update by DKS for base condition with 1% growth on westbound to southbound left turns Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	Flows HV %	Deg Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: NW 6th Ave											
3	L2	95	1.0	0.773	45.2	LOS D	9.3	235.4	1.00	1.38	20.0
8	T1	15	1.0	0.773	39.9	LOS D	9.3	235.4	1.00	1.38	17.0
18	R2	125	1.0	0.773	40.9	LOS D	9.3	235.4	1.00	1.38	17.2
Approach		235	1.0	0.773	42.6	LOS D	9.3	235.4	1.00	1.38	18.2
East: NW 6th Ave											
1	L2	60	3.0	0.569	12.3	LOS B	4.5	116.3	0.57	0.57	31.3
6	T1	580	3.0	0.569	6.1	LOS A	4.5	116.3	0.57	0.57	38.4
16	R2	30	3.0	0.569	6.0	LOS A	4.5	116.3	0.57	0.57	29.5
Approach		670	3.0	0.569	6.7	LOS A	4.5	116.3	0.57	0.57	37.2
North: Norwood St											
7	L2	10	3.7	0.067	9.1	LOS A	0.4	10.1	0.70	0.62	29.4
4	T1	15	3.7	0.067	3.8	LOS A	0.4	10.1	0.70	0.62	23.6
14	R2	25	3.7	0.067	4.8	LOS A	0.4	10.1	0.70	0.62	28.7
Approach		50	3.7	0.067	5.3	LOS A	0.4	10.1	0.70	0.62	27.0
West: SR 14 on and off ramps											
5	L2	100	1.6	1.064	45.9	LOS D	78.4	1984.2	1.00	0.92	21.8
2	T1	1160	1.6	1.064	39.7	LOS D	78.4	1984.2	1.00	0.92	25.2
12	R2	140	1.6	1.064	39.6	LOS D	78.4	1984.2	1.00	0.92	20.9
Approach		1400	1.6	1.064	40.2	LOS D	78.4	1984.2	1.00	0.92	24.4
All Vehicles		2355	2.0	1.064	30.1	LOS C	78.4	1984.2	0.87	0.86	26.1

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

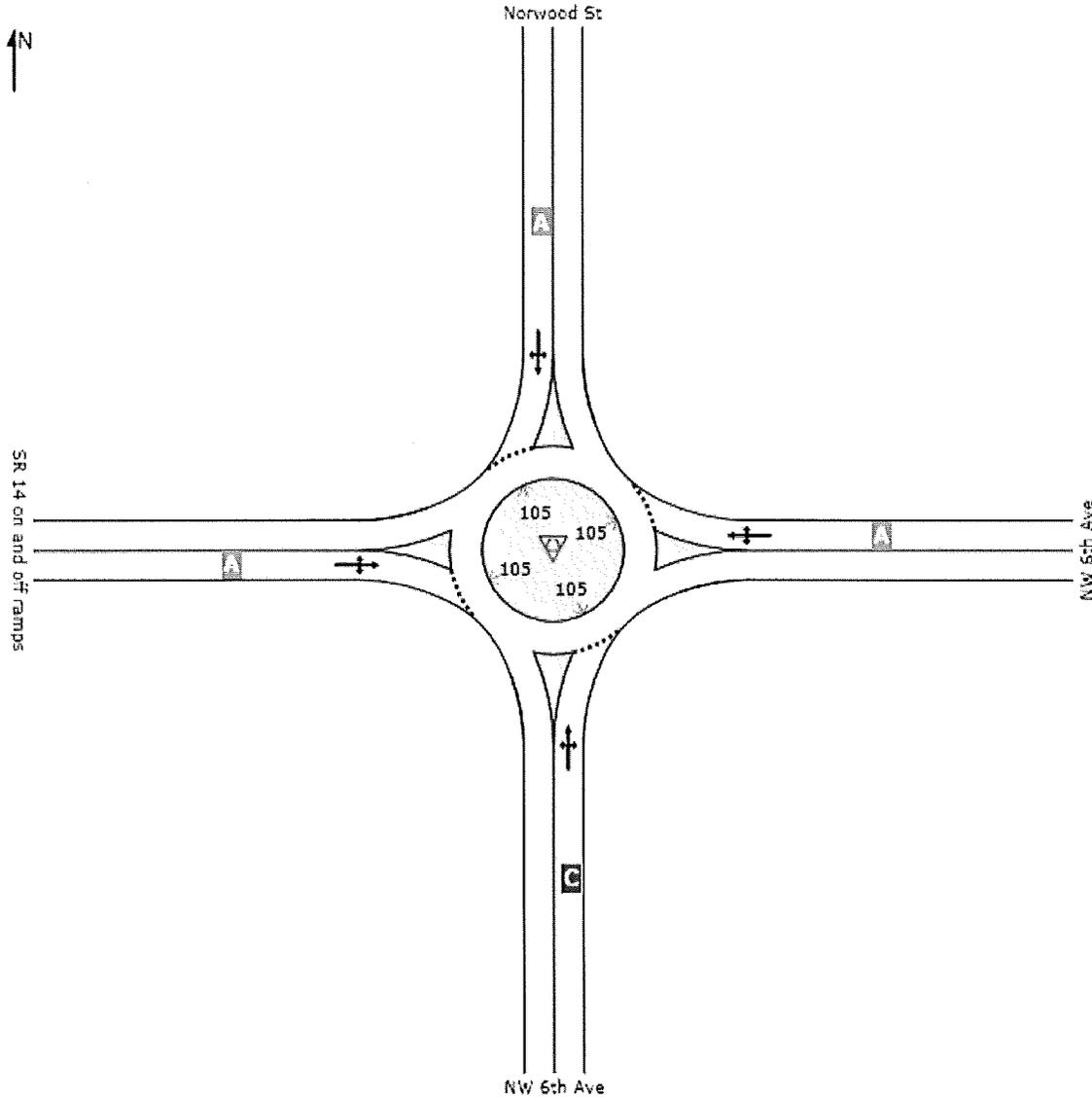
# LEVEL OF SERVICE

Site: NW 6th Ave at Norwood 2035 with 2015 RTC travel forecast - 1% growth on WB to SB left turn

Single Lane with 2035 Design Year Volume - 1% growth on WB to SB left turn  
Roundabout

## All Movement Classes

	South	East	North	West	Intersection
LOS	C	A	A	A	A



Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

# MOVEMENT SUMMARY

Site: NW 6th Ave at Norwood 2035 with 2015 RTC travel forecast - 1% growth on WB to SB left turn

Single Lane with 2035 Design Year Volume - 1% growth on WB to SB left turn  
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: NW 6th Ave											
3	L2	43	1.0	0.608	27.2	LOS C	6.1	152.6	1.00	1.19	23.9
8	T1	3	1.0	0.608	21.9	LOS C	6.1	152.6	1.00	1.19	19.8
18	R2	160	1.0	0.608	22.9	LOS C	6.1	152.6	1.00	1.19	20.0
Approach		206	1.0	0.608	23.8	LOS C	6.1	152.6	1.00	1.19	20.7
East: NW 6th Ave											
1	L2	60	3.0	0.621	11.8	LOS B	5.8	149.1	0.50	0.52	31.5
6	T1	708	3.0	0.621	5.6	LOS A	5.8	149.1	0.50	0.52	38.7
16	R2	14	3.0	0.621	5.5	LOS A	5.8	149.1	0.50	0.52	29.7
Approach		782	3.0	0.621	6.1	LOS A	5.8	149.1	0.50	0.52	37.8
North: Norwood St											
7	L2	11	3.7	0.064	9.8	LOS A	0.4	9.8	0.74	0.66	29.0
4	T1	7	3.7	0.064	4.5	LOS A	0.4	9.8	0.74	0.66	23.3
14	R2	26	3.7	0.064	5.5	LOS A	0.4	9.8	0.74	0.66	28.4
Approach		44	3.7	0.064	6.4	LOS A	0.4	9.8	0.74	0.66	27.6
West: SR 14 on and off ramps											
5	L2	69	1.6	0.936	13.0	LOS B	25.2	637.8	1.00	0.52	30.3
2	T1	1059	1.6	0.936	6.8	LOS A	25.2	637.8	1.00	0.52	37.1
12	R2	111	1.6	0.936	6.7	LOS A	25.2	637.8	1.00	0.52	28.6
Approach		1239	1.6	0.936	7.2	LOS A	25.2	637.8	1.00	0.52	35.7
All Vehicles		2271	2.1	0.936	8.3	LOS A	25.2	637.8	0.82	0.58	34.0

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

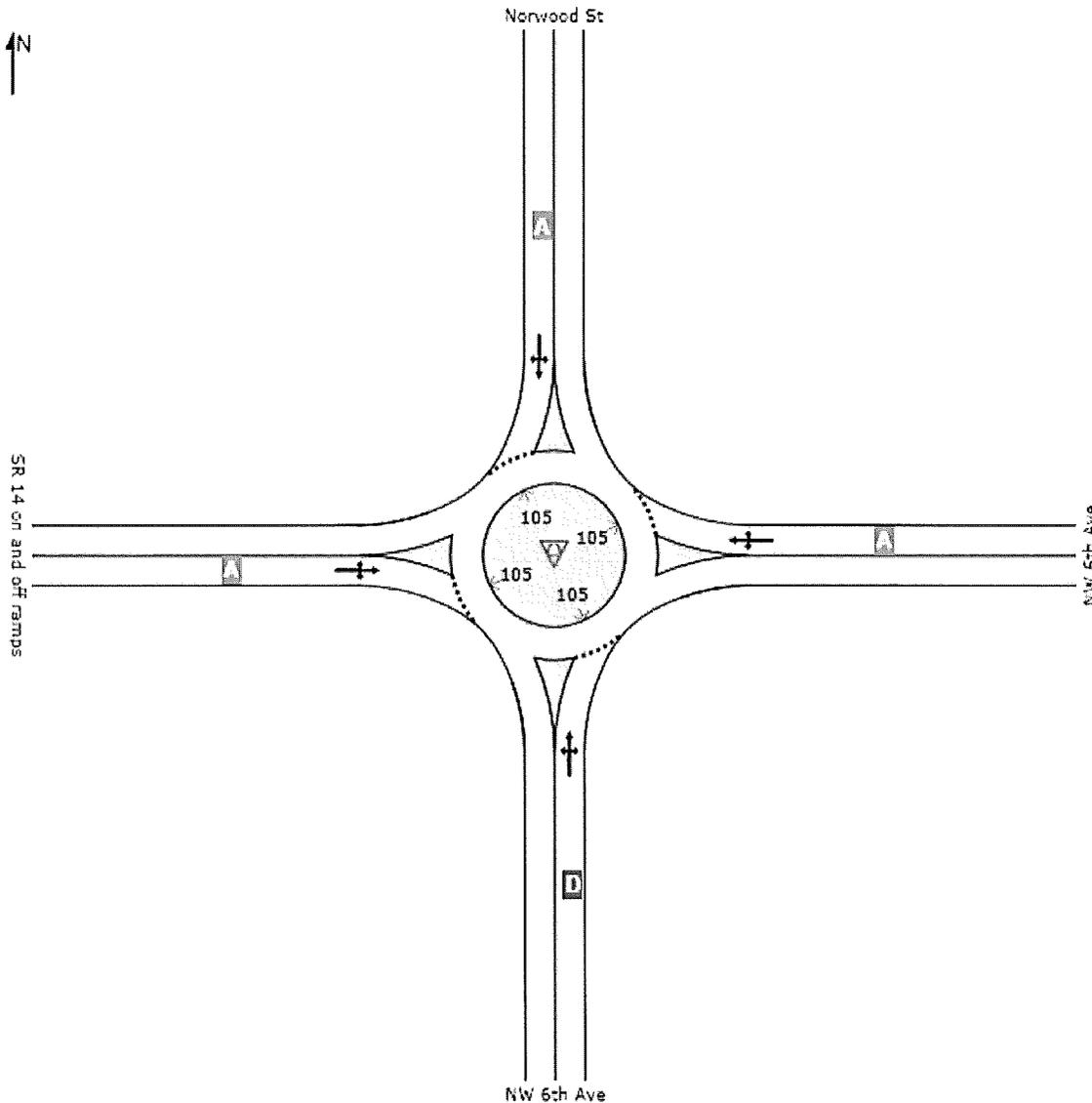
# LEVEL OF SERVICE

## Site: NW 6th Ave at Norwood 2035 TIF Update (improved) - reduced trips

Single Lane with 2035 Design Year Volume from Camas TIF update by DKS for the improved conditions with 1% growth on westbound to southbound left turns and 150 trips to and from TAZ 400, 408, 915, 934 and 935.  
Roundabout

### All Movement Classes

	South	East	North	West	Intersection
LOS	D	A	A	A	B



Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

# MOVEMENT SUMMARY

 Site: NW 6th Ave at Norwood 2035 TIF Update (improved) - reduced trips

Single Lane with 2035 Design Year Volume from Camas TIF update by DKS for the improved conditions with 1% growth on westbound to southbound left turns and 150 trips to and from TAZ 400, 408, 915, 934 and 935.  
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: NW 6th Ave											
3	L2	95	1.0	0.863	54.2	LOS D	12.4	312.2	1.00	1.54	18.5
8	T1	15	1.0	0.863	48.9	LOS D	12.4	312.2	1.00	1.54	16.0
18	R2	170	1.0	0.863	49.9	LOS D	12.4	312.2	1.00	1.54	16.1
Approach		280	1.0	0.863	51.3	LOS D	12.4	312.2	1.00	1.54	16.9
East: NW 6th Ave											
1	L2	60	3.0	0.513	12.2	LOS B	3.8	97.8	0.53	0.56	31.4
6	T1	515	3.0	0.513	6.0	LOSA	3.8	97.8	0.53	0.56	38.6
16	R2	30	3.0	0.513	5.9	LOSA	3.8	97.8	0.53	0.56	29.6
Approach		605	3.0	0.513	6.6	LOSA	3.8	97.8	0.53	0.56	37.2
North: Norwood St											
7	L2	20	3.7	0.100	8.6	LOSA	0.6	14.6	0.67	0.61	29.4
4	T1	20	3.7	0.100	3.3	LOSA	0.6	14.6	0.67	0.61	23.6
14	R2	40	3.7	0.100	4.3	LOSA	0.6	14.6	0.67	0.61	28.7
Approach		80	3.7	0.100	5.2	LOSA	0.6	14.6	0.67	0.61	27.4
West: SR 14 on and off ramps											
5	L2	90	1.6	0.959	14.3	LOS B	27.9	706.4	1.00	0.58	30.3
2	T1	1055	1.6	0.959	8.1	LOSA	27.9	706.4	1.00	0.58	37.1
12	R2	140	1.6	0.959	8.0	LOSA	27.9	706.4	1.00	0.58	28.6
Approach		1285	1.6	0.959	8.5	LOSA	27.9	706.4	1.00	0.58	35.4
All Vehicles		2250	2.0	0.959	13.2	LOS B	27.9	706.4	0.86	0.70	31.2

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

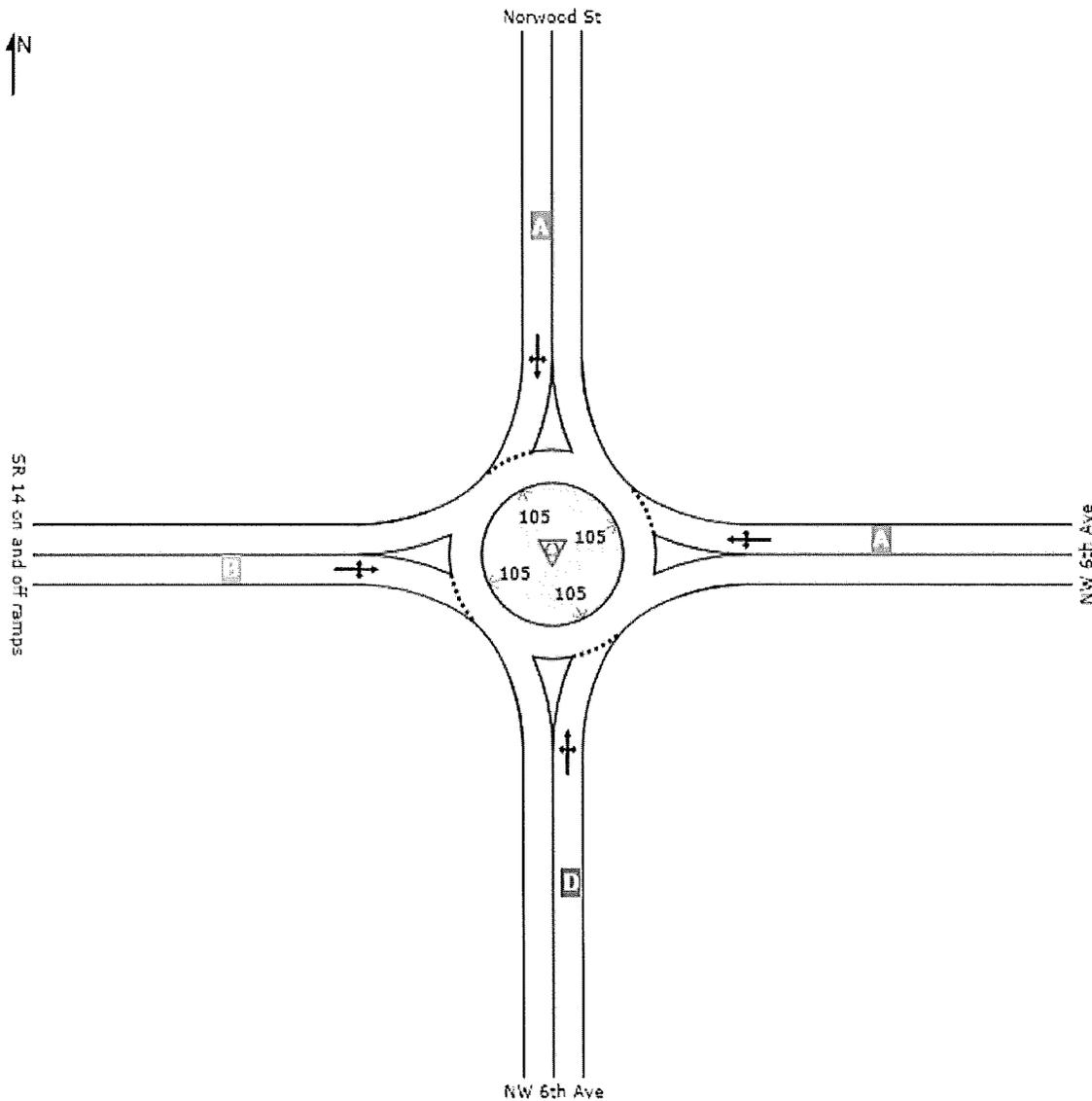
# LEVEL OF SERVICE

## Site: NW 6th Ave at Norwood 2035 TIF Update (base) - reduced trips

Single Lane with 2035 Design Year Volume from Camas TIF update by DKS for base condition with 1% growth on westbound to southbound left turns and 150 trips to and from TAZ 400, 408, 915, 934 and 935.  
Roundabout

### All Movement Classes

	South	East	North	West	Intersection
LOS	D	A	A	B	B



Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

# MOVEMENT SUMMARY

 Site: NW 6th Ave at Norwood 2035 TIF Update (base) - reduced trips

Single Lane with 2035 Design Year Volume from Camas TIF update by DKS for base condition with 1% growth on westbound to southbound left turns and 150 trips to and from TAZ 400, 408, 915, 934 and 935.  
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	Flows HV %	Deg Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: NW 6th Ave											
3	L2	95	1.0	0.737	39.0	LOS D	8.5	214.0	1.00	1.33	21.1
8	T1	15	1.0	0.737	33.7	LOS C	8.5	214.0	1.00	1.33	17.9
18	R2	125	1.0	0.737	34.7	LOS C	8.5	214.0	1.00	1.33	18.1
Approach		235	1.0	0.737	36.3	LOS D	8.5	214.0	1.00	1.33	19.2
East: NW 6th Ave											
1	L2	60	3.0	0.529	12.3	LOS B	4.0	101.9	0.55	0.57	31.4
6	T1	530	3.0	0.529	6.1	LOS A	4.0	101.9	0.55	0.57	38.5
16	R2	30	3.0	0.529	6.0	LOS A	4.0	101.9	0.55	0.57	29.6
Approach		620	3.0	0.529	6.7	LOS A	4.0	101.9	0.55	0.57	37.1
North: Norwood St											
7	L2	10	3.7	0.064	8.7	LOS A	0.4	9.2	0.67	0.59	29.5
4	T1	15	3.7	0.064	3.3	LOS A	0.4	9.2	0.67	0.59	23.7
14	R2	25	3.7	0.064	4.3	LOS A	0.4	9.2	0.67	0.59	28.8
Approach		50	3.7	0.064	4.9	LOS A	0.4	9.2	0.67	0.59	27.2
West: SR 14 on and off ramps											
5	L2	100	1.6	0.988	17.4	LOS B	43.7	1105.6	1.00	0.59	30.0
2	T1	1060	1.6	0.988	11.2	LOS B	43.7	1105.6	1.00	0.59	36.7
12	R2	140	1.6	0.988	11.1	LOS B	43.7	1105.6	1.00	0.59	28.4
Approach		1300	1.6	0.988	11.6	LOS B	43.7	1105.6	1.00	0.59	35.0
All Vehicles		2205	2.0	0.988	12.7	LOS B	43.7	1105.6	0.86	0.66	32.5

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

# LEVEL OF SERVICE

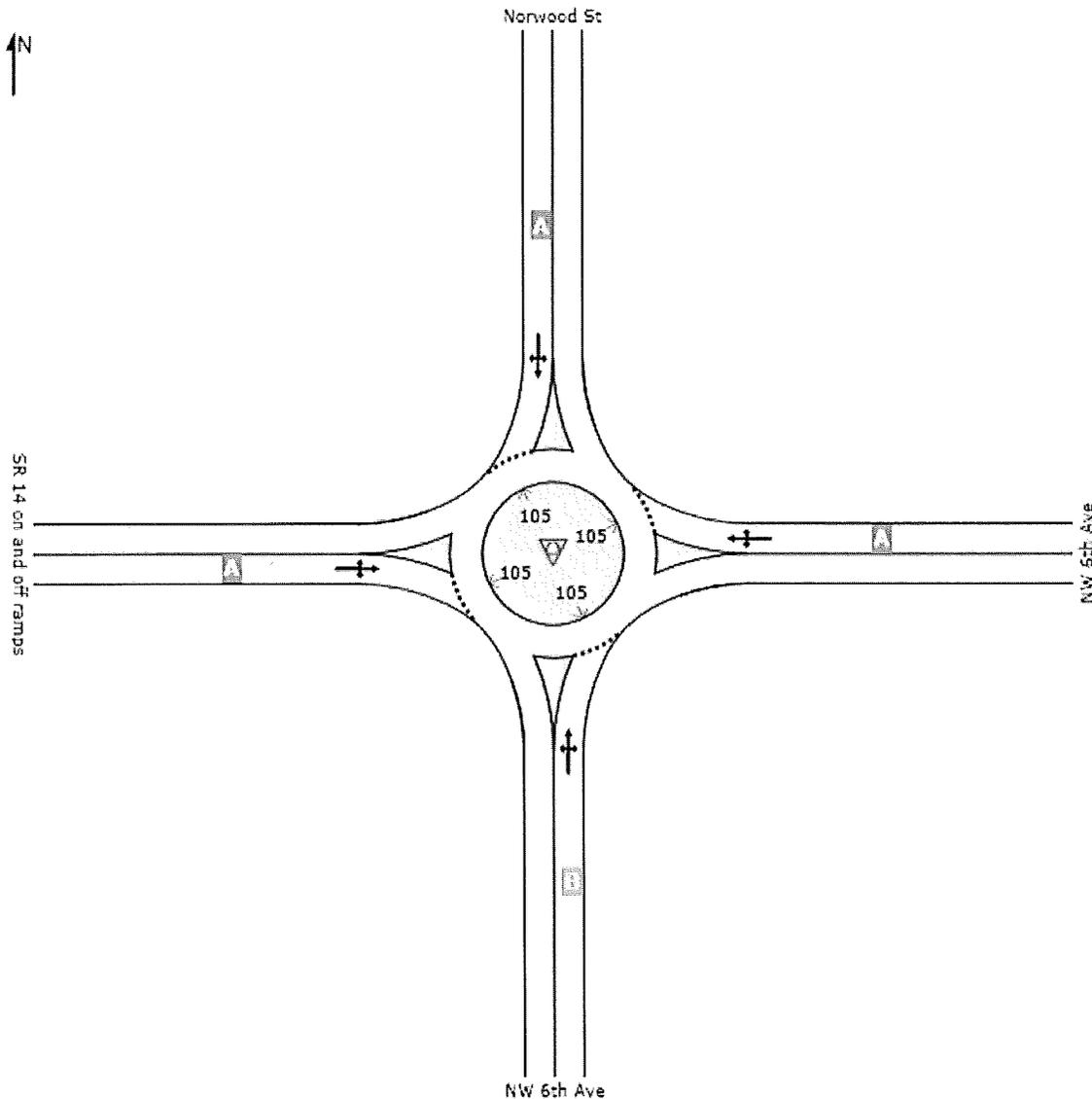
Site: NW 6th Ave at Norwood 2035 with 2015 RTC travel forecast - reduced trips

Single Lane Roundabout with 2035 Design Year Volume - 1% growth on WB to SB left turn reduction and 150 trips to and from TAZ 400, 408, 915, 934 and 935.

Roundabout

## All Movement Classes

	South	East	North	West	Intersection
LOS	B	A	A	A	A



Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

# MOVEMENT SUMMARY

Site: NW 6th Ave at Norwood 2035 with 2015 RTC travel forecast - reduced trips

Single Lane Roundabout with 2035 Design Year Volume - 1% growth on WB to SB left turn reduction and 150 trips to and from TAZ 400, 408, 915, 934 and 935.

Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: NW 6th Ave											
3	L2	43	1.0	0.420	14.7	LOS B	3.4	85.3	0.99	1.02	27.6
8	T1	3	1.0	0.420	9.4	LOSA	3.4	85.3	0.99	1.02	22.2
18	R2	160	1.0	0.420	10.4	LOS B	3.4	85.3	0.99	1.02	22.5
Approach		206	1.0	0.420	11.3	LOS B	3.4	85.3	0.99	1.02	23.4
East: NW 6th Ave											
1	L2	60	3.0	0.572	11.8	LOS B	4.7	121.3	0.44	0.51	31.7
6	T1	650	3.0	0.572	5.6	LOSA	4.7	121.3	0.44	0.51	38.9
16	R2	14	3.0	0.572	5.5	LOSA	4.7	121.3	0.44	0.51	29.8
Approach		724	3.0	0.572	6.1	LOSA	4.7	121.3	0.44	0.51	38.0
North: Norwood St											
7	L2	11	3.7	0.059	9.2	LOSA	0.3	8.7	0.70	0.62	29.2
4	T1	7	3.7	0.059	3.9	LOSA	0.3	8.7	0.70	0.62	23.5
14	R2	26	3.7	0.059	4.9	LOSA	0.3	8.7	0.70	0.62	28.6
Approach		44	3.7	0.059	5.8	LOSA	0.3	8.7	0.70	0.62	27.8
West: SR 14 on and off ramps											
5	L2	69	1.6	0.853	12.3	LOS B	14.5	367.1	0.72	0.50	31.0
2	T1	950	1.6	0.853	6.0	LOSA	14.5	367.1	0.72	0.50	38.2
12	R2	111	1.6	0.853	6.0	LOSA	14.5	367.1	0.72	0.50	29.2
Approach		1130	1.6	0.853	6.4	LOSA	14.5	367.1	0.72	0.50	36.6
All Vehicles		2104	2.1	0.853	6.8	LOSA	14.5	367.1	0.65	0.56	34.9

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

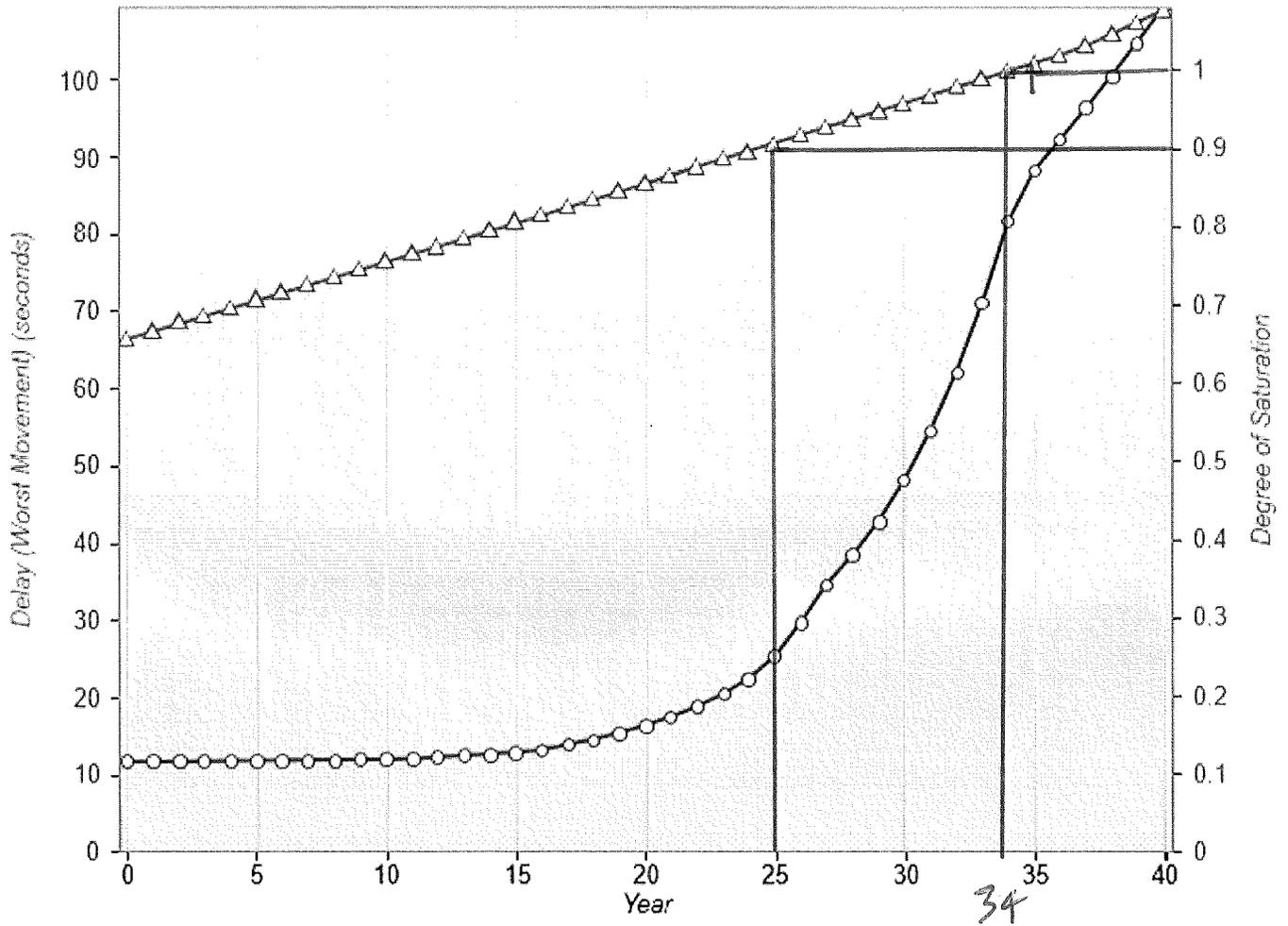
# GRAPHS - Design Life Analysis

Average control delay per vehicle for the worst vehicle movement (seconds) and Highest degree of saturation in any lane

Site: NW 6th Ave at Norwood Existing Volumes

Single lane roundabout  
Roundabout  
Design Life Analysis (Capacity): Results for 34 years

Design Life Results for Intersection - Vehicles



APPENDIX E  
LAND USE ASSUMPTIONS BY TAZ (TRANSPORTATION  
ANALYSIS ZONE)

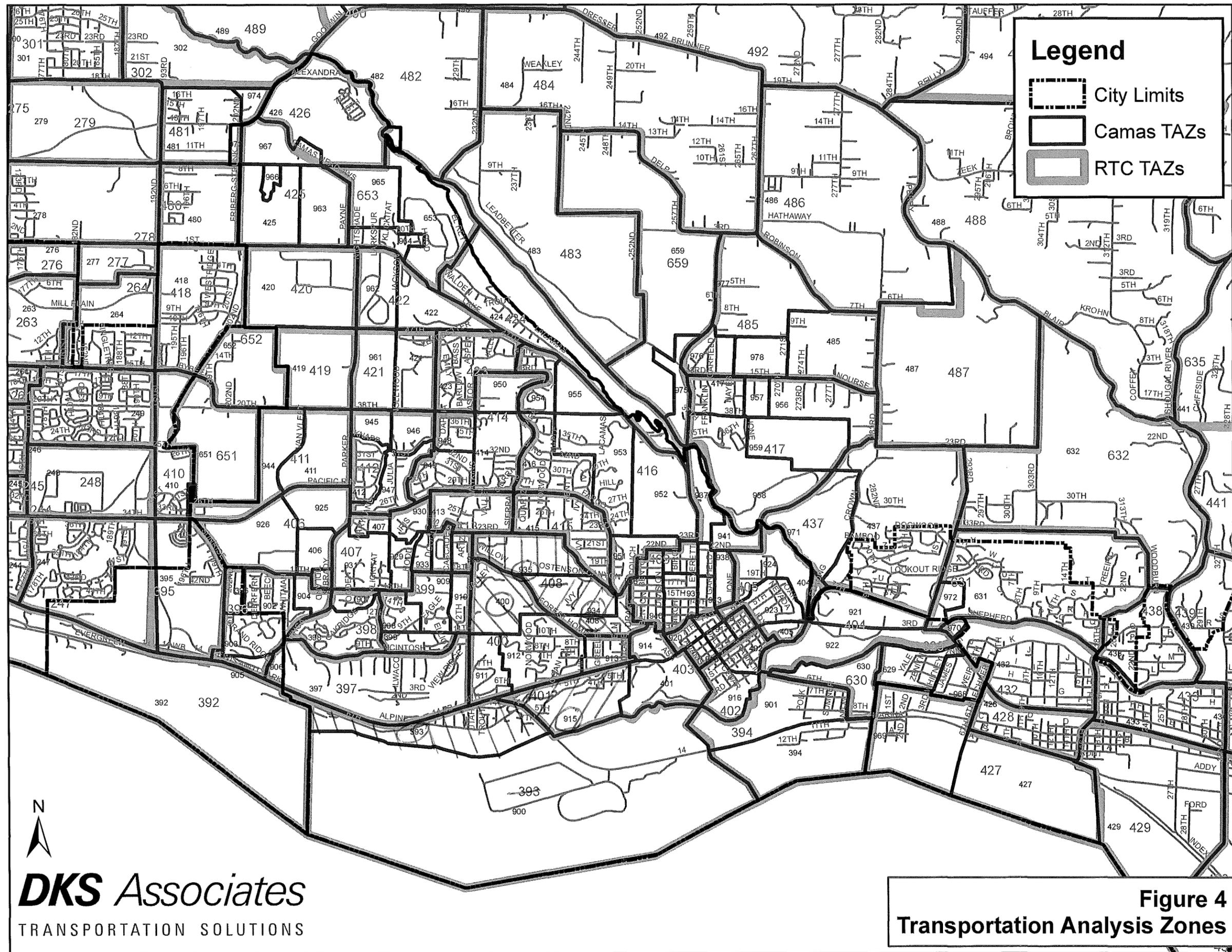
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TAZ #	2005			2035			Growth		
	Households	Retail Employment	Other Employment	Households	Retail Employment	Other Employment	Households	Retail Employment	Other Employment
392	0	0	0	10	0	2	10	0	1
* 393	146	0	2	261	0	125	* 115	* 0	* 123
394	63	0	3	93	0	8	30	0	4
395	42	0	2	67	1	149	24	1	147
396	19	0	0	132	0	0	113	0	0
397	158	0	14	361	0	14	204	0	0
398	178	0	8	200	2	6	22	2	-2
399	80	0	0	117	0	0	37	0	0
* 400	15	0	0	143	0	0	128	* 0	* 0
401	0	0	1066	0	0	1051	0	0	-16
402	139	98	17	145	109	23	6	11	7
403	36	0	35	40	0	40	4	0	5
404	0	0	0	0	0	1	0	0	0
405	53	0	1	58	0	13	5	0	12
406	1	0	0	36	97	189	35	97	189
407	0	0	0	40	0	0	40	0	0
* 408	69	0	2	143	0	2	74	* 0	* 0
409	61	0	22	63	0	45	3	0	23
411	0	0	281	0	208	432	0	208	151
412	211	0	0	211	0	0	0	0	0
413	101	0	99	106	0	99	5	0	0
414	222	0	11	242	0	11	20	0	0
415	340	0	29	409	20	47	69	20	18
416	243	0	0	327	0	0	84	0	0
417	100	0	0	133	0	0	33	0	0
419	0	0	0	2	30	185	2	30	185
420	0	0	1065	0	0	1372	0	0	307
421	4	0	4	339	0	4	335	0	-1
422	49	3	165	55	2	164	6	-1	-1
423	265	0	14	308	0	14	43	0	0
424	133	0	17	161	0	18	28	0	1
425	1	0	1	10	0	674	9	0	672
426	2	0	2	334	63	237	332	63	235
480	12	0	1	26	9	121	14	9	120
482	85	0	15	212	1	16	127	1	1
483	28	0	58	512	485	2977	484	485	2919
484	172	0	19	227	0	19	55	0	0
485	38	0	19	231	0	19	193	0	0
487	26	0	7	114	0	10	88	0	3
489	29	0	154	69	144	156	40	144	2
490	55	1	7	662	98	65	607	97	58
629	129	0	0	129	0	0	0	0	0
630	1	23	162	4	23	237	3	0	75
652	23	0	8	56	194	538	33	194	530
653	71	0	0	171	0	0	100	0	0
659	234	0	0	791	0	307	557	0	307
900	0	0	0	0	0	0	0	0	0
901	190	8	43	213	9	110	23	1	68
902	179	0	0	153	0	0	-26	0	0
903	5	0	0	40	0	0	34	0	0
904	5	0	110	7	0	110	1	0	0
905	16	0	0	16	0	0	0	0	0
906	2	0	0	25	0	0	22	0	0
907	76	0	2	86	0	2	9	0	0
908	34	0	0	71	0	0	36	0	0
909	34	0	6	93	0	10	59	0	4
910	29	0	6	41	0	9	12	0	3
911	35	0	0	148	0	0	113	0	0
912	201	0	0	364	0	0	163	0	0
913	177	4	36	234	18	53	57	14	17
914	8	0	68	7	0	66	-1	0	-1
* 915	94	0	0	147	186	0	53	186	* 0
916	25	23	19	26	24	49	1	1	29
917	21	43	171	22	52	174	1	8	3

TAZ #	2005			2035			Growth		
	Households	Retail Employment	Other Employment	Households	Retail Employment	Other Employment	Households	Retail Employment	Other Employment
918	0	142	318	0	137	335	0	-5	17
919	37	0	27	48	0	27	11	0	0
920	25	12	63	32	16	94	7	4	31
921	155	0	3	275	16	6	119	16	3
922	50	25	35	56	27	75	7	2	40
923	132	0	3	148	0	29	16	0	26
924	19	0	1	19	0	15	1	0	14
925	0	0	129	0	0	392	0	0	263
926	0	0	528	0	0	632	0	0	104
927	1	0	0	36	97	47	35	97	47
928	13	0	0	15	0	0	2	0	0
929	55	0	0	75	0	0	20	0	0
930	31	0	0	32	0	0	1	0	0
931	36	0	0	75	0	0	39	0	0
932	80	0	0	105	0	0	26	0	0
933	32	0	21	32	0	21	0	0	0
934	10	0	2	73	0	2	64	0	0
935	53	0	2	125	0	2	71	0	0
936	53	0	0	52	0	0	-1	0	0
937	39	19	0	74	23	13	35	4	13
938	0	0	161	0	0	327	0	0	166
939	135	0	9	140	0	19	5	0	10
940	218	0	0	222	0	0	4	0	0
941	1	0	77	8	0	156	7	0	79
942	37	0	0	43	0	0	6	0	0
943	62	8	11	61	10	23	-1	2	12
944	2	0	0	90	170	346	88	170	346
945	0	0	0	0	86	25	0	86	25
946	66	0	52	66	106	140	0	106	88
947	74	0	12	74	0	14	0	0	3
948	167	0	0	167	0	0	0	0	0
949	43	0	0	43	0	0	0	0	0
950	52	0	11	97	0	11	44	0	0
951	99	0	0	112	0	0	13	0	0
952	20	0	0	30	0	0	11	0	0
953	3	0	25	370	0	25	367	0	0
954	109	0	0	129	0	0	20	0	0
955	0	0	0	157	0	0	157	0	0
956	18	0	12	177	0	61	160	0	49
957	6	0	0	39	0	0	33	0	0
958	38	0	1	115	2	4	77	2	3
959	3	0	0	457	0	0	454	0	0
961	0	0	0	0	210	4	0	210	4
962	0	3	112	0	2	114	0	-1	2
963	5	0	3	40	467	505	35	467	502
964	24	0	36	57	0	37	33	0	1
965	24	0	26	57	90	375	33	90	349
966	0	0	0	0	0	0	0	0	0
967	0	0	0	0	0	505	0	0	505
968	129	35	18	129	189	116	0	154	98
970	0	0	0	0	0	6	0	0	6
971	0	0	24	0	0	26	0	0	3
973	4	0	0	40	1	0	36	1	0
975	26	0	7	140	24	40	114	24	33
976	35	0	83	119	0	82	84	0	-1
977	39	0	19	231	0	19	192	0	0
978	1	0	153	3	0	153	2	0	0

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

*Peter Capell* 6/18/15  
 Peter Capell, City Clerk Date

<b>PROJECT NO. P-893</b>	<b>City of Camas Engineer's Estimate \$28,883.00</b>	<b>Wolf Industries, Inc. PO Box 2410 Battle Ground, WA 98604 360.723.5307</b>	<b>Michael Green Construction, Inc. PO Box 142 Washougal, WA 98671 360.518.1476</b>	<b>Anchor Concrete, Inc. PO Box 821409 Vancouver, WA 98682 360.254.9750</b>
<b>DESCRIPTION: Washougal River Greenway Trail Overlook Deck</b>	Entered by: RLS			
<b>DATE OF BID OPENING: June 8, 2015, at 3:00 p.m.</b>				

ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	Mobilization	LS	1.0	1,200.00	\$1,200.00	4,000.00	\$4,000.00	5,950.00	\$5,950.00	18,900.00	\$18,900.00
2	Erosion/Water Pollution Control	LS	1.0	500.00	\$500.00	1,500.00	\$1,500.00	1,500.00	\$1,500.00	3,500.00	\$3,500.00
3	Clearing & Grubbing	LS	1.0	600.00	\$600.00	3,670.21	\$3,670.21	2,300.00	\$2,300.00	2,400.00	\$2,400.00
4	Roadway Excavation, Incl. Haul	TON	65.0	12.00	\$780.00	121.51	\$7,898.15	48.00	\$3,120.00	55.00	\$3,575.00
5	Crushed Surfacing Base Course	TON	19.0	15.00	\$285.00	522.00	\$9,918.00	64.00	\$1,216.00	45.00	\$855.00
6	HMA Cl. 1/2 In. PG 64-22	TON	8.2	125.00	\$1,025.00	1,140.07	\$9,348.57	220.00	\$1,804.00	548.78	\$4,500.00
7	PSIPE Big Leaf Maple, 2-In. Cal.	EA	3.0	115.00	\$345.00	450.00	\$1,350.00	300.00	\$900.00	690.00	\$2,070.00
8	PSIPE Vine Maple, 4-Ft. Ht.	EA	2.0	105.00	\$210.00	330.00	\$660.00	96.00	\$192.00	405.00	\$810.00
9	PSIPE Evergreen Huckleberry, 3 Gal.	EA	12.0	15.00	\$180.00	52.00	\$624.00	30.00	\$360.00	95.00	\$1,140.00
10	PSIPE Nootka Rose, 3 Gal.	EA	6.0	15.00	\$90.00	58.00	\$348.00	30.00	\$180.00	95.00	\$570.00
11	PSIPE Oregon Grape, 3 Gal.	EA	8.0	15.00	\$120.00	49.00	\$392.00	30.00	\$240.00	95.00	\$760.00
12	PSIPE Kinnikinnick, 4-In. Pots	EA	200.0	3.25	\$650.00	17.00	\$3,400.00	6.00	\$1,200.00	10.30	\$2,060.00
13	Remove/Relocate Exist. Bench	LS	1.0	200.00	\$200.00	750.00	\$750.00	400.00	\$400.00	2,500.00	\$2,500.00
14	Overlook Deck, Incl. CMU Seat Wall & Metal Guard Railing	LS	1.0	20,460.00	\$20,460.00	35,896.00	\$35,896.00	66,460.00	\$66,460.00	94,300.00	\$94,300.00

SUBTOTAL (Items 1-14) \$26,645.00 \$79,754.93 \$85,822.00 \$137,940.00

**DEDUCT #1**  
 Replace 'Plastic' Lumber Decking with '#2 Pressure Treated' Lumber Decking

14A	Credit for Use of Pressure Treated Lumber, Decking Only, in Lieu of Plastic Decking	LS	1.0	0.00	\$0.00	-1,036.80	(\$1,036.80)	-1,000.00	(\$1,000.00)	-2,500.00	(\$2,500.00)
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SUBTOTAL (Deduct #1) \$0.00 (\$1,036.80) (\$1,000.00) (\$2,500.00)

**BASE TOTAL (#1-#14)** \$26,645.00 \$79,754.93 \$85,822.00 \$137,940.00

**TOTAL (Base + Deduct #1)** \$26,645.00 \$78,718.13 \$84,822.00 \$135,440.00

**SALES TAX (8.4%)** \$2,238.18 \$6,612.32 \$7,125.05 \$11,376.96

**CONTRACT TOTAL** \$28,883.18 \$85,330.46 \$91,947.05 \$146,816.96  
 (Basis of Award: Base Total Plus Deduct #1 Total)



**Staff Report**  
**Final Plat for Hills at Round Lake, Phase 6**

File No. FP15-02

(Related Files: SUB05-16, SUB11-01, BLA13-03, BLA13-04, BLA13-05, BLA13-06, MinMod12-08,  
MinMod14-03, FP13-03, FP14-07)

TO: Mayor Higgins  
City Council

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

LOCATION: The development is located west of the intersection of NE Woodburn Drive and S.E Crown Road. The project can also be described as Tax assessor #123228-000, and NW ¼ of Section 1, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington.

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

APPLICABLE LAW: The application was submitted March 5, 2015, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

**BACKGROUND INFORMATION**

**Lots:** 38 single-family lots

**Total Area:** 6.24 acres

**Critical Areas:** None

**Recreational open space:** 0.15 acres

The Hills at Round Lake is a 333 lot planned residential development, which received master plan approval on October 4, 2010. The master plan included 13 phases; whereas the preliminary plan had seven. The request is for final plat approval for Phase 6, which was originally named "Pod C" on the Master Plan.

**This staff report addresses the requirements for final plat approval.** Staff found that the applicant met the requirements in accordance with CMC§17.21.060. Lot numbers and street names within the conditions of the preliminary approval of SUB05-16 differ from the Phase 6 final plat due to subsequent modifications. Where these occurred, staff made note of the changes.

Conditions of Approval (SUB05-16)	Findings
1. Stormwater treatment including nutrient control and detention facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater calculations shall be submitted at the time of final construction plan submittal.	Final calculations are on file.
2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	In compliance for Phase 6
3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.	In compliance for Phase 6
4. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Signs, lights, and striping are installed
5. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.	Fee was paid as required.
6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	A monument sign was not submitted for this phase. Locations for monument signs were approved on the preliminary landscape plans with file #SUB05-16.
7. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the C.C. & R.'s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. & R.'s for maintenance of the stormwater detention and treatment facilities, any storm drainage system, fencing, landscaping, retaining walls, Tracts or easements outside the City's right of way (if applicable).	CC&R's indicate that Phase 4 will annex Phase 6
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.	Will comply
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.	Will comply
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.	In compliance for Phase 6

PLANNING	
11. A final master plan shall be approved prior to final plat approval of any phase. The final master plan shall include lot design and layout of all proposed "Pods" and all other conditions as required for approval pursuant to Chapter 18.23 and Chapter 17.13 CMC.	Approved on October 4, 2010 and has been superseded by master plan dated April 3, 2015
12. The sequencing of the proposed phases is not approved with this preliminary master plan. The sequence of the phasing plan shall be approved with the final master plan with the exception of the school site, which is approved as part of phase one.	Approved with 13 phases on October 4, 2010
13. Sales Offices: The applicant is permitted to operate one sales office in a model home and/or trailer <u>per phase</u> . [Emphases added for this report.]	There were seven phases with the preliminary approval and now there are 13 phases.
a. There are <u>seven</u> proposed locations that <u>shall be allowed</u> placement of a sales office and/or model home. [Emphases added for this report.]	This condition is inconsistent with the previous condition.
b. Occupancy of a unit as sales office shall expire 18 months from the date of building permit issuance for said sales office, unless prior to this date the applicant provides a written request to the Community Development Director for an extension. The Community Development director may grant a one-time reasonable extension not to exceed one year upon a showing that more than 10 lots remain unsold in the phase in which the sales office is located. A written request for an extension shall be submitted prior to the expiration date. In no case will additional extensions be granted...(Refer to decision for full text of this condition.)	Will comply if sales office is requested.
14. Lots adjacent to the Type II Stream shall maintain the 50-foot buffer as established in the Development Agreement (#4017467).	Phase 6 is not adjacent to the stream.
15. The applicant shall revise lots adjacent to the Class III wetlands to maintain a 50-foot buffer and as established in the Development Agreement (#4017467).	In compliance for previous phases
16. Multi-family housing and single-family attached housing (Pod C) shall be subject to Design Review approval prior to issuance of building permits.	Phase 6 is a portion of Pod C and the lots are all single-family detached.
17. The applicant shall be required to provide final landscape plans acceptable to the City prior to final engineering approval of each phase. An acceptable plan for tot lots to include a play structure and picnic tables, or approved equivalent. <b>The tot lots and recreational open space trails shall be installed prior to final plat approval of each phase.</b>	The recreational trail has been installed.
18. Prior to final plat approval of each phase, a wall of acceptable height and materials (6-foot block or concrete) or other combinations of landscaping, walls and/or fencing acceptable to the City, will be installed along the <b>Trillium Drive</b> and NE 35th Avenue to provide privacy and security to the residence, and uniformity in design as proposed by this application. Final landscaping and wall/fence plans shall be included with engineering plans of each phase.	In compliance for Phase 6. Note: Trillium Drive (preliminary) was also named Olympic Drive (master plan) is currently named Woodburn Drive.
19. The applicant shall revise lots 19-22 of "A4", lots 1-7 of "A2", and lots 28-30 of "A2" to provide a minimum landscaped buffer of 10-feet to include fencing or wall in uniformity with the master plan.	Does not apply given that Phase 6 is part of Pod C

ENGINEERING	
20. The applicant shall revise the lot lines to be at right angles or radial to curved streets in accordance with CMC 17.19.030 (D2). The following lots be revised to comply with this requirement prior to final engineering plan approval and final plat approval: "A1" lots 1-5; "A3" lots 2, 3, 6, 7, 11, 12, 28, 29 and 31-33; "A4" lots 5, 30-32, 38-42 and 47; "B1" lots 4-6; "B2" lots 17, 18, 21-23, 28, 29 and 90-93.	Does not apply to this phase
21. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan for the stormwater facilities located adjacent of NE Trillium Drive showing the proposed fencing, enhanced landscaping, view terrace, shade structure and bench materials and locations.	Installed and approved.
22. Prior to final engineering plan approval the applicant shall demonstrate that adequate site distance will be provided at any substandard curve radius on NE Trillium Drive and NE 35th Avenue, and that adequate advisory speed limit signage will be installed.	Plat note #7 describes the requirement for sight distance easements over Tract C and Lot 157.
23. The applicant shall provide street extensions acceptable to the City to Tax Lot 31, 32, Tax Lot 33 and Tax Lot 4/1 in accordance with CMC 17.19.040 (B) (6a).	Does not apply to this phase
24. The applicant shall provide a minimum of 29 additional off street parking spaces with Alternate B (no school site) and a minimum of 24 on-street parking spaces with Alternate A (school site) in locations acceptable to the City prior to final engineering plan approval for the first phase and prior to final master plan approval.	Does not apply to this phase
25. The applicant shall install the off-site water improvements as described in the Gray and Osborne memorandum of September 2005. The off-site water improvements in SE Crown Road from NE 3rd Ave. north to the development site shall be upsized for this development and for future area capacity as determined in said memorandum....(Refer to decision for full text of this condition.)	Off-site water improvements are complete. This criterion is satisfied for all phases.
26. The applicant shall provide a left turn lane on SE 283rd Avenue with a minimum storage length of 100 feet for north bound traffic turning west bound into the project site on NE 35th Avenue. The applicant has proposed a temporary access point (refer to Exhibits 26 and 28) from the development to SE 283rd that is aligned 220 feet south of SE 23rd Street. Full ingress and ... (Refer to decision for full text of this condition.)	Roadway constructed during prior phases
27. The applicant shall complete the installation of the off-site sewer improvements down SE Crown Road to connection with the existing City sewer system prior to issuance of building permits for any phase.	Constructed during prior phases
28. No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.	In compliance for Phase 6

<p>29. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity 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.</p>	<p>In compliance for Phase 6</p>
<p>30. SEPA mitigation measures i. 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.</p>	<p>In compliance for Phase 6</p>
<p>ii. Grading and all other earthwork to occur during dry summer months, unless the wet weather construction methods are adopted in accordance with the geotechnical report by Columbia West Engineering, Inc (June 25, 2003 and specified on pages 12-13). This condition adopts the June 25, 2003 report by reference for this condition. The geotechnical engineer of record, Columbia West Engineering, shall provide construction observation during any wet weather grading on slopes steeper than 15%.</p>	<p>In compliance for Phase 6</p>
<p>iii. Prior to final plat approval of each phase, the engineer of record shall submit a geotechnical report acceptable to the City Engineer.</p>	<p>In compliance for Phase 6</p>
<p>iv. Fugitive emissions associated with construction shall be controlled at the excavation site, during transportation of excavated material, and at any disposal site.</p>	<p>In compliance for Phase 6</p>
<p>v. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual (as revised). Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.</p>	<p>In compliance for Phase 6</p>
<p>vi. The Revised Wetland Mitigation Plan, prepared by the Resource Company (dated September 14, 2006) shall be implemented prior to final plat approval of Phase One with the following modifications...(Refer to decision for full text of this condition.)</p>	<p>Initial installation occurred in 2007</p>
<p>vii. The following measures shall be in place to reasonably protect the significant trees as defined in CMC 18.31.040, both within the open space tracts and individual lots.... <i>(Staff note: omitted from this report for brevity and given that this condition is not applicable to these phases.)</i></p>	<p>There were not any protected significant trees with this phase.</p>
<ul style="list-style-type: none"> <li>• The construction of trails and the installation of services shall occur outside of the drip line of the protected significant trees.</li> </ul>	<p>Tract C is the trail location. There are not any trees within the tract.</p>

<ul style="list-style-type: none"> <li>• Only invasive species as identified by the biologist of record may be removed within open spaces and in accordance with the then applicable codes.</li> </ul>	Ongoing compliance required
viii. 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., Saturday, excluding City observed holidays and Sundays. Furthermore, maintenance and fueling of construction equipment shall be confined from said times and days	In compliance for this phase
31. At the time of the final plat of the second phase, a minimum density of six units per net acre shall be provided. The net acreage will be defined as the gross site area less roads (public and private), open space and sensitive lands. The density shall be determined on a cumulative basis including the previously recorded phase(s). A minimum density of six units per net acre shall be required on an overall project basis for any remaining phases at the time of the platting of the phase.	Compliance met at master plan approval.
32. The following notes shall be added to the final plat of all phases... <i>(*Staff Note: The required notes are omitted from this report for brevity, however they are provided on the plat as described with this criterion.)</i>	Plat notes are provided on the drawing.
<b>Conditions of Approval of MinMod12-08</b>	
1. The applicant shall record the boundary line adjustments as approved with the Clark County auditor's office, and return a copy of the recorded documents to the city.	Compliance met
2. The applicant shall submit to the city a revised Final Master Plan drawing with the adjusted open space at Tract B, the revised northern property boundary, and reorder the Tracts accordingly (due to the loss of Tract "F").	Approved plan was superseded with the version approved with MinMod14-03.
3. This consolidated decision shall expire in one year if the approved boundary line adjustments are not recorded, in accordance with CMC§17.07.060.	Conditions were met and permit did not expire.
<b>Conditions of Approval of MinMod14-03</b>	
1. The applicant shall provide one pedestrian path between Lots 188 and 176 in lieu of the alignment between Lots 149 and 163. For clarity, all trails/paths shall be shown on the revised Master Plan drawings, and site construction drawings.	Revised Master Plan is in compliance
2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within one year of the date of issuance of this decision; otherwise this decision shall be void.	Revised Master Plan was received on April 3, 2015. Condition was satisfied.

**Final Plat Criteria for Approval (CMC 17.21.060-C)**

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

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

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

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

**Recommendation**

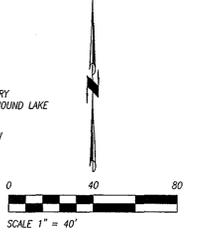
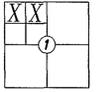
Staff recommends that Council **APPROVE** the final plat of the Hills at Round Lake, Phase 6 (file #FP15-02) as submitted.

# THE HILLS AT ROUND LAKE PHASE 6

A SUBDIVISION IN THE NW 1/4 AND NE 1/4 OF THE NW 1/4 SEC. 1, T1N, R3E, W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
FEBRUARY 2015

CITY OF CAMAS FINAL ORDER #SUB11-01 (POD 'C' OF THE HILLS AT ROUND LAKE PRD)

THE HILLS AT ROUND LAKE  
PHASE 2  
BK. 311, PG. 706



## CITY OF CAMAS MAYOR

APPROVED BY \_\_\_\_\_ MAYOR

## CITY FINANCE DIRECTOR

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

FINANCE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## PUBLIC WORKS DEPARTMENT

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

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

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

APPROVED BY \_\_\_\_\_ CITY OF CAMAS ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

## COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.070, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS  
**THE HILLS AT ROUND LAKE PHASE 6**  
SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

## COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

AUDITOR'S FILE NO.: \_\_\_\_\_

ATTESTED TO: \_\_\_\_\_ COUNTY AUDITOR

## COMMUNITY DEVELOPMENT

APPROVED BY \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

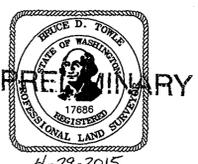
## FIRE DEPARTMENT

APPROVED BY \_\_\_\_\_ CITY OF CAMAS FIRE CHIEF OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

## LAND SURVEYOR'S CERTIFICATION

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

BRUCE D. TOWLE \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. 17686



## LAND INVENTORY

TOTAL ACREAGE:	6.24 AC.
TOTAL DEVELOPED ACREAGE (INCLUDES ALL LOTS, TRACTS & R.O.W.):	6.24 AC.
TOTAL LOT AREA:	3.24 AC.
TOTAL INFRASTRUCTURE AREA (INCLUDES R.O.W. & TRACT B, C, D, E PUBLIC UTILITY EASEMENTS):	2.51 AC.
TOTAL TRACT AREA (TRACTS A, B, C, D, E, F, G):	0.66 AC.
TOTAL RECREATIONAL OPEN SPACE (INCLUDES ALL OF TRACT C & TRACT E TRAIL EASEMENT):	0.15 AC.

## CITY OF CAMAS REQUIRED NOTES

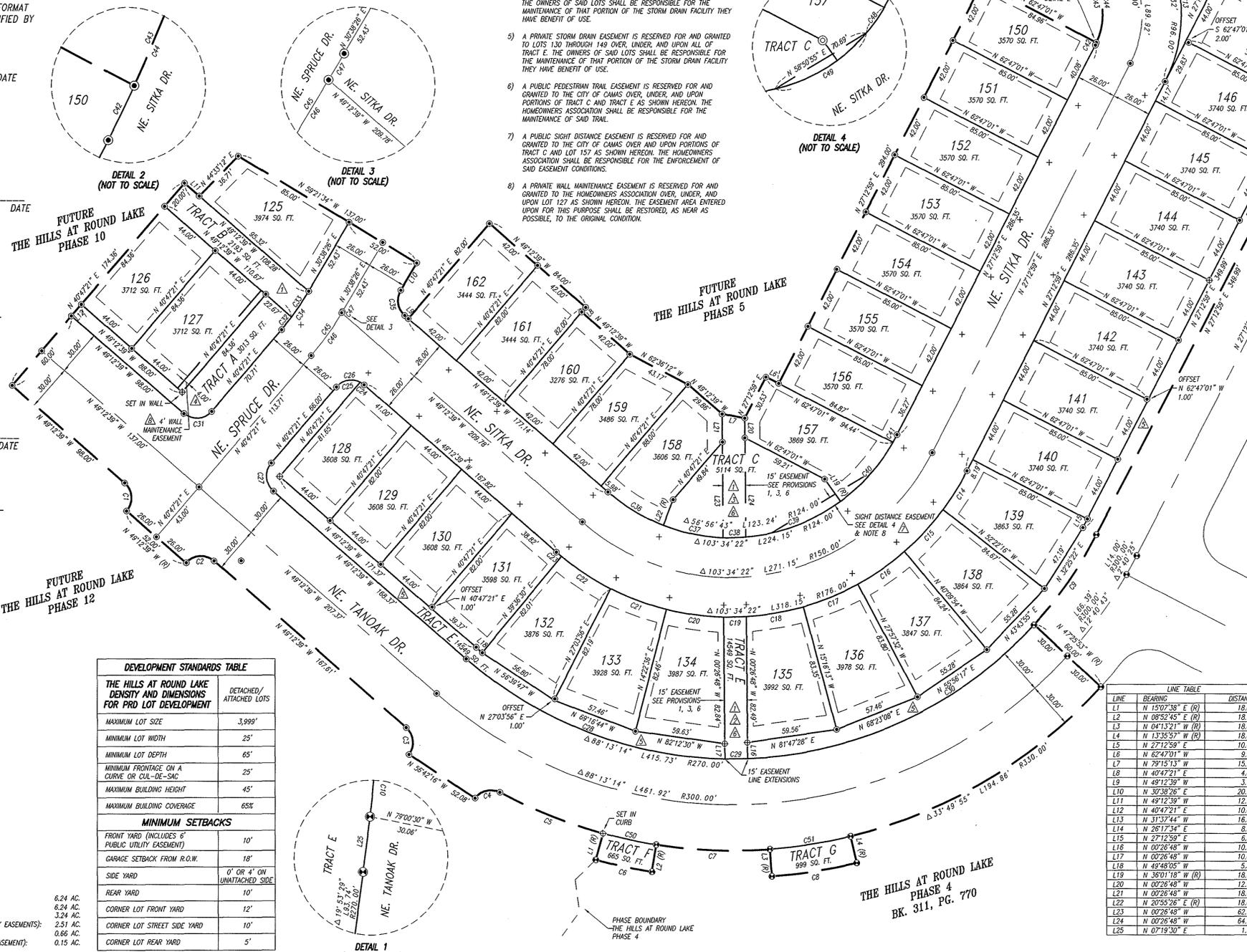
- A HOMEOWNER'S ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- THE HOMEOWNERS ASSOCIATION SHALL ESTABLISH ENFORCEMENT PROCEDURES FOR NO-PARKING ON PRIVATE STREETS TO MAINTAIN A CLEAR PATH OF TRAVEL FOR EMERGENCY RESPONDERS.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D SHALL BE REQUIRED FOR ALL NEW HOMES.
- IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND-DISTURBING ACTION OR ACTIVITY, ALL GROUND-DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE COMMUNITY DEVELOPMENT DEPARTMENT AND DARRP.
- THE HOMEOWNER CC&R'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS OR OTHER WASTE INTO COMMON AREAS AND BE RESPONSIBLE FOR MAINTENANCE.
- NECESSARY SIGHT DISTANCE EASEMENTS AND VEGETATION MANAGEMENT AREAS AS NOTED ON THIS PLAT ARE REQUIRED TO ENSURE THAT ADEQUATE SIGHT DISTANCE WILL BE MAINTAINED BY THE HOA OR INDIVIDUAL LANDOWNER ON THESE CURVES.
- NEWLY CREATED LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.
- RESIDENTIAL DWELLING UNITS MEETING THE STANDARDS OF THE DEVELOPMENT STANDARDS TABLE MAY BE ATTACHED OR DETACHED.
- NO FURTHER SHORT PLATING OR SUBDIVISION OF ANY LOT SHALL BE ALLOWED.

## EASEMENT PROVISIONS

- A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACTS B AND D, AND PORTIONS OF TRACTS C AND E AS SHOWN HEREON.
- A PUBLIC STORM DRAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON PORTIONS OF TRACT C AS SHOWN HEREON.
- A PRIVATE STORM DRAIN EASEMENT IS RESERVED FOR THE LOT OWNERS OF FUTURE PHASES OF THE HILLS AT ROUND LAKE AND GRANTED TO THE HOMEOWNERS ASSOCIATION OVER, UNDER, AND UPON PORTIONS OF TRACT C AS SHOWN HEREON. THE OWNERS OF SAID FUTURE LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM DRAIN EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 130 THROUGH 149 OVER, UNDER, AND UPON ALL OF TRACT E. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM DRAIN EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 126 AND 127 OVER, UNDER, AND UPON PORTIONS OF TRACT C AND TRACT E AS SHOWN HEREON. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL.
- A PUBLIC PEDESTRIAN TRAIL EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON PORTIONS OF TRACT C AND TRACT E AS SHOWN HEREON. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL.
- A PUBLIC SIGHT DISTANCE EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER AND UPON PORTIONS OF TRACT C AND LOT 157 AS SHOWN HEREON. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF SAID EASEMENT CONDITIONS.
- A PRIVATE WALL MAINTENANCE EASEMENT IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION OVER, UNDER, AND UPON LOT 127 AS SHOWN HEREON. THE EASEMENT AREA ENTERED UPON FOR THIS PURPOSE SHALL BE RESTORED, AS NEAR AS POSSIBLE, TO THE ORIGINAL CONDITION.

## UTILITY & SIDEWALK EASEMENTS

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC AND PRIVATE STREETS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO THE PUBLIC AND PRIVATE STREETS.



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

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90.00°00'	13.00'	20.42'
C2	90.00°00'	13.00'	20.42'
C3	85.48°07'	13.00'	19.46'
C4	87.17°23'	13.00'	18.44'
C5	124.31°18'	330.00'	73.27'
C6	61°14'53"	348.00'	37.95'
C7	13°06'06"	330.00'	75.46'
C8	92°22'37"	348.00'	56.95'
C9	152°11'06"	270.00'	72.35'
C10	77°54'28"	23.00'	31.27'
C11	182°23'28"	230.00'	73.83'
C12	154°12'12"	96.00'	26.51'
C13	57°47'00"	96.00'	96.82'
C14	9°46'20"	176.00'	30.62'
C15	1°48'38"	176.00'	38.89'
C16	122°22'26"	176.00'	38.89'
C17	4°33'06"	176.00'	15.01'
C18	122°29'44"	176.00'	38.38'
C19	174°46'37"	176.00'	38.35'
C20	124°04'44"	176.00'	38.95'
C21	122°19'19"	176.00'	42.1'
C22	132°03'33"	13.00'	3.03'
C23	76°39'27"	13.00'	17.39'
C24	90°00'00"	13.00'	20.42'
C25	90°00'00"	13.00'	20.42'
C26	39°39'39"	270.00'	188.22'
C27	31°11'01"	270.00'	15.00'
C28	60°44'43"	270.00'	286.26'
C29	31°11'01"	270.00'	15.00'
C30	60°44'43"	270.00'	286.26'
C31	90°00'00"	13.00'	20.42'
C32	173°01'44"	176.00'	10.67'
C33	6°38'11"	174.00'	20.15'
C34	10°08'56"	174.00'	30.82'
C35	78°51'04"	13.00'	18.12'
C36	18°51'56"	124.00'	42.99'
C37	184°22'10"	124.00'	43.48'
C38	124°02'11"	124.00'	15.01'
C39	31°18'24"	124.00'	67.75'
C40	24°06'48"	124.00'	52.19'
C41	2°38'56"	124.00'	5.73'
C42	22°49'43"	44.00'	1.92'
C43	71°08'25"	44.00'	34.61'
C44	73°36'12"	44.00'	36.52'
C45	10°08'56"	200.00'	35.43'
C46	9°25'25"	200.00'	34.47'
C47	0°16'31"	200.00'	0.96'
C48	10°31'06"	124.00'	22.76'
C49	36°55'50"	124.00'	76.93'
C50	61°14'53"	330.00'	35.99'
C51	92°22'37"	330.00'	54.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°07'38" E (R)	18.00'
L2	N 08°52'45" E (R)	18.00'
L3	N 04°13'21" W (R)	18.00'
L4	N 13°35'57" W (R)	18.00'
L5	N 27°12'39" E	10.49'
L6	N 62°47'01" W	6.57'
L7	N 29°15'13" W	15.25'
L8	N 40°47'21" E	4.00'
L9	N 49°12'39" W	3.16'
L10	N 30°38'26" E	20.78'
L11	N 49°12'39" W	13.98'
L12	N 40°47'21" E	10.00'
L13	N 31°37'44" W	16.35'
L14	N 26°17'34" E	8.38'
L15	N 27°12'39" E	6.37'
L16	N 00°26'48" W	10.50'
L17	N 00°26'48" W	10.00'
L18	N 49°48'05" W	5.36'
L19	N 36°01'18" W (R)	18.00'
L20	N 00°26'48" W	12.95'
L21	N 00°26'48" W	18.42'
L22	N 20°55'26" E (R)	16.00'
L23	N 00°26'48" W	62.64'
L24	N 00°26'48" W	64.83'
L25	N 07°19'30" E	1.92'
L26	N 07°19'30" E	1.92'

## BASIS OF BEARINGS

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

## LEGEND

- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- SET 1/2" X 24" IRON ROD AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR THE HILLS AT ROUND LAKE - PHASE 4
- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CURB ON A PROJECTION OF THE LOT LINE (GOOD FOR LINE ONLY - NOT DISTANCE)
- ⊕ SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CONCRETE PILLAR AT PROPERTY CORNER, UNLESS NOTED OTHERWISE
- (R) RADIAL
- △ SEE EASEMENT PROVISION #
- SETBACK LINES
- - - EASEMENT LINES
- - - PROPOSED LOT LINES
- PLAT BOUNDARY

## TRACT NOTES

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

AN EQUAL AND UNDIVIDED INTEREST IN TRACT "B" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 126 AND 127 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, AND PUBLIC UTILITIES. THE OWNERS OF SAID LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT.

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

TRACT "D" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OVERFLOW VEHICLE PARKING AND ARE TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACTS "E" & "G" ARE HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OVERFLOW VEHICLE PARKING AND ARE TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

## DEED REFERENCES

- GRANTOR: LOYAL LANDS COMPANY, LLC  
GRANTEE: THE HILLS AT ROUND LAKE, LLC  
AFF: 474795 D  
DATE: 03/03/2011

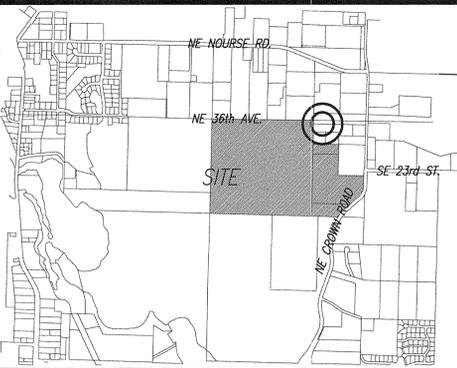
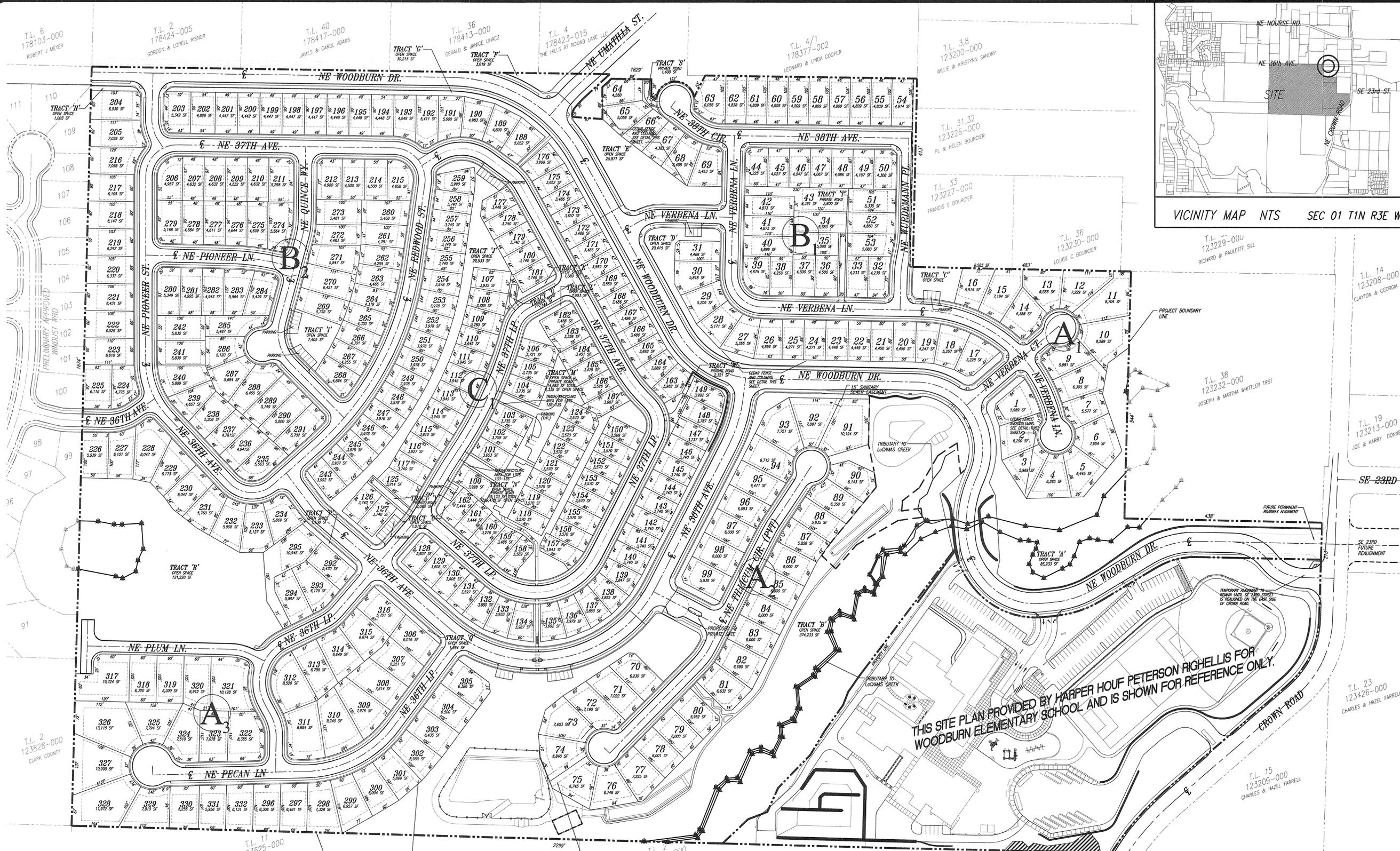
## SURVEY REFERENCES

- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
- RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELTON (BK. 43, PG. 138)
- RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRELL ESTATE (BK. 10, PG. 19)
- PLAT OF LACAMAS SUMMIT BY OLSON ENGR., INC. (BK. 310, PAGE 775)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 2 BY OLSON ENGR., INC. (BK. 311, PG. 706)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 4 BY OLSON ENGR., INC. (BK. 311, PG. 770)

## PROCEDURE

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





VICINITY MAP NTS SEC 01 T1N R3E WM

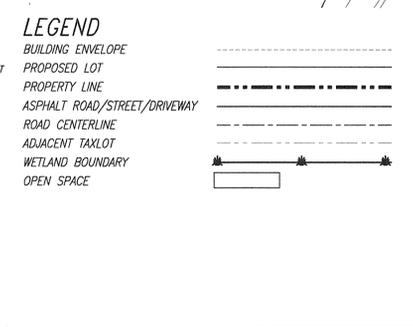
THE HILLS AT ROUND LAKE STANDARDS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY (A' POOS)	SINGLE-FAMILY (B' POOS)	MULTI-FAMILY (C' POOS)
MINIMUM LOT WIDTH	55'	42'	25'
MINIMUM LOT DEPTH	85'	80'	65'
MINIMUM LOT WIDTH ON A CURVE OR C/A DE-SAC	30'	25'	25'
MAXIMUM BUILDING HEIGHT	35'	35'	45'
MAXIMUM BUILDING COVERAGE	45%	55%	65%
MINIMUM SETBACKS			
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	12'	12'	10'
GARAGE SETBACK FROM R.O.W.	18'	18'	18'
SIDE YARD	5'	4'	4' AT UNATTACHED SIDE
REAR YARD	15'	10'	(3' FOR GARAGE FACING ALLEY, MINIMUM ALLEY WIDTH IS 20')

THE HILLS AT ROUND LAKE STANDARDS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY (A' POOS)	SINGLE-FAMILY (B' POOS)	MULTI-FAMILY (C' POOS)
CORNER LOTS			
CORNER LOT FRONT YARD	12'	12'	20'
CORNER LOT STREET SIDE YARD	10'	10'	10'
CORNER LOT REAR YARD	5'	5'	5'

LOT SUMMARY	
POD	NUMBER OF LOTS
A1 (LOTS 1-18)	18
A2 (LOTS 70-98)	30
A3 (LOTS 292-332)	41
B1 (LOTS 19-68)	51
B2 (LOTS 188-291)	104
C1 (LOTS 100-187)	88
TOTAL LOTS	332
TOTAL PRELIMINARILY APPROVED LOTS	346
SINGLE-FAMILY LOTS	227 (68%)
MULTI-FAMILY LOTS	105 (32%)

**GENERAL NOTES**

- TRACT IDENTIFICATION ON THIS PLAN DOES NOT NECESSARILY MATCH THE FINAL PLATS FOR PHASES 1, 2 AND 3. SEE PHASE 1, 2 AND 3 FINAL PLATS FOR RECORDED TRACT IDENTIFICATION.
- TRACT IDENTIFICATION HAS BEEN REVISED FROM PREVIOUSLY APPROVED MASTER PLAN TO REFLECT NEW LOT/TRACT LAYOUT.
- LOT NUMBERING HAS BEEN REVISED FROM PREVIOUSLY APPROVED MASTER PLAN TO RUN CONSECUTIVELY BY PHASE INSTEAD OF BY POD.



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

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

DESIGNED: WP/OEI  
DRAWN: REB/MRO  
CHECKED: KFS  
DATE: AUGUST 2010  
SCALE: H: 1" = 100'  
V: 1" = 100'

GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.

CHANGES / REVISIONS	DESCRIPTION	DATE
REV'S PER CITY OF CAMAS COMMENTS	REV'S PER CITY OF CAMAS COMMENTS	08/24/10
REV'S PER CITY OF CAMAS COMMENTS	REV'S PER CITY OF CAMAS COMMENTS	09/22/10
REV'S FOR POD 'C' AND UPDATED STREET NAMES	REV'S FOR POD 'C' AND UPDATED STREET NAMES	02/07/11
UPDATED STREET NAMES AND ADD SCHOOL SITEPLAN	UPDATED STREET NAMES AND ADD SCHOOL SITEPLAN	03/04/11
REDUCE LOT AREAS IN POD A2 LOTS 286-300, POD A3 LOTS 18-22 ADDS 7,480 SF OPEN SPACE TO TRACT 'B', NEW TRACT 'I' CREATED.	REDUCE LOT AREAS IN POD A2 LOTS 286-300, POD A3 LOTS 18-22 ADDS 7,480 SF OPEN SPACE TO TRACT 'B', NEW TRACT 'I' CREATED.	06/11/12
REV'S FOR LOTS/TRACTS IN PHAS 5, 6, 7, REV'S FOR PHASING	REV'S FOR LOTS/TRACTS IN PHAS 5, 6, 7, REV'S FOR PHASING	02/21/14
REV'S FOR LOT NUMBERING IN PHAS 5, 6, 7, NOTE REV'S	REV'S FOR LOT NUMBERING IN PHAS 5, 6, 7, NOTE REV'S	03/13/14
ADD PER ACCESS BETWEEN LOTS 176 AND 188	ADD PER ACCESS BETWEEN LOTS 176 AND 188	04/03/15

DESIGNED: WP/OEI  
DRAWN: REB/MRO  
CHECKED: KFS  
DATE: AUGUST 2010  
SCALE: H: 1" = 100'  
V: 1" = 100'

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THE HILLS AT ROUND LAKE  
JOB NO. 7436.03.02

SHEET  
MP1

MASTER PLAN FOR:  
**THE HILLS AT ROUND LAKE P.R.D.**

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

360-695-1385  
360-287-9516



THIS SITE PLAN PROVIDED BY HARPER HOUF PETERSON RIGHELLIS FOR WOODBURN ELEMENTARY SCHOOL AND IS SHOWN FOR REFERENCE ONLY.

T.L. 6 178103-000 ROBERT J MEYER  
T.L. 2 178424-005 GORDON & LORELL RISNER  
T.L. 40 178417-000 JAMES & CAROL ADAMS  
TRACT 'G' OPEN SPACE 30,213 SF  
TRACT 'F' OPEN SPACE 3,019 SF  
T.L. 36 178413-000 GERALD & JANICE UHACEK  
T.L. 4 178423-015 THE HILLS AT ROUND LAKE LLC  
TRACT 'S' OPEN SPACE 25,817 SF  
T.L. 4/1 178377-002 LEONARD & LINDA COOPER  
T.L. 3,8 123200-000 WILLIE & KRISTYAN SANDRY  
T.L. 31,32 123226-000 PL & HELEN BOURGEOIS  
T.L. 33 123227-000 FRANCOIS E BOURGEOIS  
T.L. 36 123230-000 LOUISE C BOURGEOIS  
T.L. 38 123229-000 JOSEPH & MARTHA WHITLER TRST  
T.L. 14 123208-000 CLAYTON & GEORGIA SMITH  
T.L. 19 123213-000 JOE & HARRY DONNELLY  
T.L. 23 123426-000 CHARLES & HAZEL FARRELL  
T.L. 15 123209-000 CHARLES & HAZEL FARRELL



**Staff Report**  
**Final Plat for Hills at Round Lake, Phase 7**

File No. FP15-03

(Related Files: SUB05-16, SUB11-01, BLA13-03, BLA13-04, BLA13-05, BLA13-06, MinMod12-08,  
MinMod14-03, FP13-03, FP14-07, FP15-02)

TO: Mayor Higgins  
City Council

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

LOCATION: The development is located west of the intersection of NE Woodburn Drive and S.E Crown Road. The project can also be described as Tax assessor #123228-000, and NW ¼ of Section 1, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington.

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

APPLICABLE LAW: The application was submitted March 5, 2015, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

**BACKGROUND INFORMATION**

**Lots:** 25 single-family lots

**Total Area:** 3.12 acres

**Critical Areas:** None

**Recreational open space:** 0.08 acres

The Hills at Round Lake is a 333 lot planned residential development, which received master plan approval on October 4, 2010. The master plan included 13 phases; whereas the preliminary plan had seven. The request is for final plat approval for Phase 7, which was originally named "Pod C" on the Master Plan.

**This staff report addresses the requirements for final plat approval.** Staff found that the applicant met the requirements in accordance with CMC§17.21.060. Lot numbers and street names within the conditions of the preliminary approval of SUB05-16 differ from the Phase 7 final plat due to subsequent modifications. Where these occurred, staff made note of the changes.

Conditions of Approval (SUB05-16)	Findings
1. Stormwater treatment including nutrient control and detention facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater calculations shall be submitted at the time of final construction plan submittal.	Final calculations are on file.
2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	In compliance for Phase 7
3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.	In compliance for Phase 7
4. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Signs, lights, and striping are installed
5. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.	Fee was paid as required.
6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	A monument sign was not submitted for this phase. Locations for monument signs were approved on the preliminary landscape plans with file #SUB05-16.
7. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the C.C. & R.'s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. & R.'s for maintenance of the stormwater detention and treatment facilities, any storm drainage system, fencing, landscaping, retaining walls, Tracts or easements outside the City's right of way (if applicable).	CC&R's indicate that Phase 4 will annex Phase 7
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.	Will comply
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.	Will comply
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.	In compliance for Phase 7

PLANNING	
11. A final master plan shall be approved prior to final plat approval of any phase. The final master plan shall include lot design and layout of all proposed “Pods” and all other conditions as required for approval pursuant to Chapter 18.23 and Chapter 17.13 CMC.	Approved on October 4, 2010 and has been superseded by master plan dated April 3, 2015
12. The sequencing of the proposed phases is not approved with this preliminary master plan. The sequence of the phasing plan shall be approved with the final master plan with the exception of the school site, which is approved as part of phase one.	Approved with 13 phases on October 4, 2010
13. Sales Offices: The applicant is permitted to operate one sales office in a model home and/or trailer <b>per phase</b> . [Emphases added for this report.]	There were seven phases with the preliminary approval and now there are 13 phases.
a. There are <b>seven</b> proposed locations that <b>shall be allowed</b> placement of a sales office and/or model home. [Emphases added for this report.]	This condition is inconsistent with the previous condition.
b. Occupancy of a unit as sales office shall expire 18 months from the date of building permit issuance for said sales office, unless prior to this date the applicant provides a written request to the Community Development Director for an extension. The Community Development director may grant a one-time reasonable extension not to exceed one year upon a showing that more than 10 lots remain unsold in the phase in which the sales office is located. A written request for an extension shall be submitted prior to the expiration date. In no case will additional extensions be granted...(Refer to decision for full text of this condition.)	Will comply if sales office is requested.
14. Lots adjacent to the Type II Stream shall maintain the 50-foot buffer as established in the Development Agreement (#4017467).	Phase 7 is not adjacent to the stream.
15. The applicant shall revise lots adjacent to the Class III wetlands to maintain a 50-foot buffer and as established in the Development Agreement (#4017467).	In compliance for previous phases
16. Multi-family housing and single-family attached housing (Pod C) shall be subject to Design Review approval prior to issuance of building permits.	Phase 7 is a portion of Pod C and the lots are all single-family detached.
17. The applicant shall be required to provide final landscape plans acceptable to the City prior to final engineering approval of each phase. An acceptable plan for tot lots to include a play structure and picnic tables, or approved equivalent. <b>The tot lots and recreational open space trails shall be installed prior to final plat approval of each phase.</b>	There are no trails within this phase.
18. Prior to final plat approval of each phase, a wall of acceptable height and materials (6-foot block or concrete) or other combinations of landscaping, walls and/or fencing acceptable to the City, will be installed along the <b>Trillium Drive</b> and NE 35th Avenue to provide privacy and security to the residence, and uniformity in design as proposed by this application. Final landscaping and wall/fence plans shall be included with engineering plans of each phase.	In compliance for Phase 7. Note: Trillium Drive (preliminary) was also named Olympic Drive (master plan) is currently named Woodburn Drive.
19. The applicant shall revise lots 19-22 of “A4”, lots 1-7 of “A2”, and lots 28-30 of “A2” to provide a minimum landscaped buffer of 10-feet to include fencing or wall in uniformity with the master plan.	Does not apply given that Phase 7 is part of Pod C

<b>ENGINEERING</b>	
20. The applicant shall revise the lot lines to be at right angles or radial to curved streets in accordance with CMC 17.19.030 (D2). The following lots be revised to comply with this requirement prior to final engineering plan approval and final plat approval: "A1" lots 1-5; "A3" lots 2, 3, 6, 7, 11, 12, 28, 29 and 31-33; "A4" lots 5, 30-32, 38-42 and 47; "B1" lots 4-6; "B2" lots 17, 18, 21-23, 28, 29 and 90-93.	Does not apply to this phase
21. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan for the stormwater facilities located adjacent of NE Trillium Drive showing the proposed fencing, enhanced landscaping, view terrace, shade structure and bench materials and locations.	Installed and approved.
22. Prior to final engineering plan approval the applicant shall demonstrate that adequate site distance will be provided at any substandard curve radius on NE Trillium Drive and NE 35th Avenue, and that adequate advisory speed limit signage will be installed.	Plat note #8 describes the requirement for sight distance easements.
23. The applicant shall provide street extensions acceptable to the City to Tax Lot 31, 32, Tax Lot 33 and Tax Lot 4/1 in accordance with CMC 17.19.040 (B) (6a).	Does not apply to this phase
24. The applicant shall provide a minimum of 29 additional off street parking spaces with Alternate B (no school site) and a minimum of 24 on-street parking spaces with Alternate A (school site) in locations acceptable to the City prior to final engineering plan approval for the first phase and prior to final master plan approval.	Does not apply to this phase
25. The applicant shall install the off-site water improvements as described in the Gray and Osborne memorandum of September 2005. The off-site water improvements in SE Crown Road from NE 3rd Ave. north to the development site shall be upsized for this development and for future area capacity as determined in said memorandum....(Refer to decision for full text of this condition.)	Off-site water improvements are complete. This criterion is satisfied for all phases.
26. The applicant shall provide a left turn lane on SE 283rd Avenue with a minimum storage length of 100 feet for north bound traffic turning west bound into the project site on NE 35th Avenue. The applicant has proposed a temporary access point (refer to Exhibits 26 and 28) from the development to SE 283rd that is aligned 220 feet south of SE 23rd Street. Full ingress and ... (Refer to decision for full text of this condition.)	Roadway constructed during prior phases
27. The applicant shall complete the installation of the off-site sewer improvements down SE Crown Road to connection with the existing City sewer system prior to issuance of building permits for any phase.	Constructed during prior phases
28. No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.	In compliance for Phase 7
29. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity 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.	In compliance for Phase 7

<p>30. SEPA mitigation measures</p> <p>i. 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.</p>	<p>In compliance for Phase 7</p>
<p>ii. Grading and all other earthwork to occur during dry summer months, unless the wet weather construction methods are adopted in accordance with the geotechnical report by Columbia West Engineering, Inc (June 25, 2003 and specified on pages 12-13). This condition adopts the June 25, 2003 report by reference for this condition. The geotechnical engineer of record, Columbia West Engineering, shall provide construction observation during any wet weather grading on slopes steeper than 15%.</p>	<p>In compliance for Phase 7</p>
<p>iii. Prior to final plat approval of each phase, the engineer of record shall submit a geotechnical report acceptable to the City Engineer.</p>	<p>In compliance for Phase 7</p>
<p>iv. Fugitive emissions associated with construction shall be controlled at the excavation site, during transportation of excavated material, and at any disposal site.</p>	<p>In compliance for Phase 7</p>
<p>v. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual (as revised). Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.</p>	<p>In compliance for Phase 7</p>
<p>vi. The Revised Wetland Mitigation Plan, prepared by the Resource Company (dated September 14, 2006) shall be implemented prior to final plat approval of Phase One with the following modifications...(Refer to decision for full text of this condition.)</p>	<p>Initial installation occurred in 2007</p>
<p>vii. The following measures shall be in place to reasonably protect the significant trees as defined in CMC 18.31.040, both within the open space tracts and individual lots... <i>(Staff note: omitted from this report for brevity and given that this condition is not applicable to these phases.)</i></p>	<p>There were not any protected trees with this phase.</p>
<ul style="list-style-type: none"> <li>• The construction of trails and the installation of services shall occur outside of the drip line of the protected significant trees.</li> </ul>	<p>There are no trails with this phase.</p>
<ul style="list-style-type: none"> <li>• Only invasive species as identified by the biologist of record may be removed within open spaces and in accordance with the then applicable codes.</li> </ul>	<p>Ongoing compliance required</p>
<p>viii. 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., Saturday, excluding City observed holidays and Sundays. Furthermore, maintenance and fueling of construction equipment shall be confined from said times and days</p>	<p>In compliance for this phase</p>
<p>31. At the time of the final plat of the second phase, a minimum density of six units per net acre shall be provided. The net acreage will be defined as the gross site area less roads (public and private), open space and sensitive lands. The density shall be determined on a cumulative basis including the previously recorded phase(s). A minimum density of six units per net acre shall be required on an overall project basis for any remaining phases at the time of the platting of the phase.</p>	<p>Compliance met at master plan approval.</p>

32. The following notes shall be added to the final plat of all phases... (*Staff Note: The required notes are omitted from this report for brevity, however they are provided on the plat as described with this criterion.)	Plat notes are provided on the drawing.
<b>Conditions of Approval of MinMod12-08</b>	
1. The applicant shall record the boundary line adjustments as approved with the Clark County auditor’s office, and return a copy of the recorded documents to the city.	Compliance met
2. The applicant shall submit to the city a revised Final Master Plan drawing with the adjusted open space at Tract B, the revised northern property boundary, and reorder the Tracts accordingly (due to the loss of Tract “F”).	Approved plan was superseded with the version approved with MinMod14-03.
3. This consolidated decision shall expire in one year if the approved boundary line adjustments are not recorded, in accordance with CMC§17.07.060.	Conditions were met and permit did not expire.
<b>Conditions of Approval of MinMod14-03</b>	
1. The applicant shall provide one pedestrian path between Lots 188 and 176 in lieu of the alignment between Lots 149 and 163. For clarity, all trails/paths shall be shown on the revised Master Plan drawings, and site construction drawings.	Revised Master Plan is in compliance
2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within one year of the date of issuance of this decision; otherwise this decision shall be void.	Revised Master Plan was received on April 3, 2015. Condition was satisfied.

**Final Plat Criteria for Approval (CMC 17.21.060-C)**

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

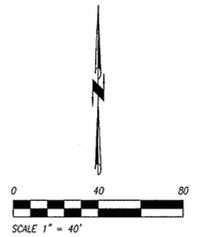
**Findings:** The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

**Recommendation**

Staff recommends that Council **APPROVE** the final plat of the Hills at Round Lake, Phase 7 (file #FP15-03) as submitted.

# THE HILLS AT ROUND LAKE PHASE 7

A SUBDIVISION IN THE NW 1/4 AND NE 1/4 OF THE NW 1/4 SEC. 1, T1N, R3E, W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
FEBRUARY 2015  
CITY OF CAMAS FINAL ORDER #SUB11-01 (POD 'C' OF THE HILLS AT ROUND LAKE PRD)



CITY OF CAMAS MAYOR

APPROVED BY \_\_\_\_\_ MAYOR

CITY FINANCE DIRECTOR

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

FINANCE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DEPARTMENT

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

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

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

APPROVED BY \_\_\_\_\_ CITY OF CAMAS ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS  
**THE HILLS AT ROUND LAKE PHASE 7**  
SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

AUDITOR'S FILE NO.: \_\_\_\_\_

ATTESTED TO: \_\_\_\_\_ COUNTY AUDITOR

COMMUNITY DEVELOPMENT

APPROVED BY \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

FIRE DEPARTMENT

APPROVED BY \_\_\_\_\_ CITY OF CAMAS FIRE CHIEF OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

LAND SURVEYOR'S CERTIFICATION

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

BRUCE D. TOWLE \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. 17686



4-29-2015

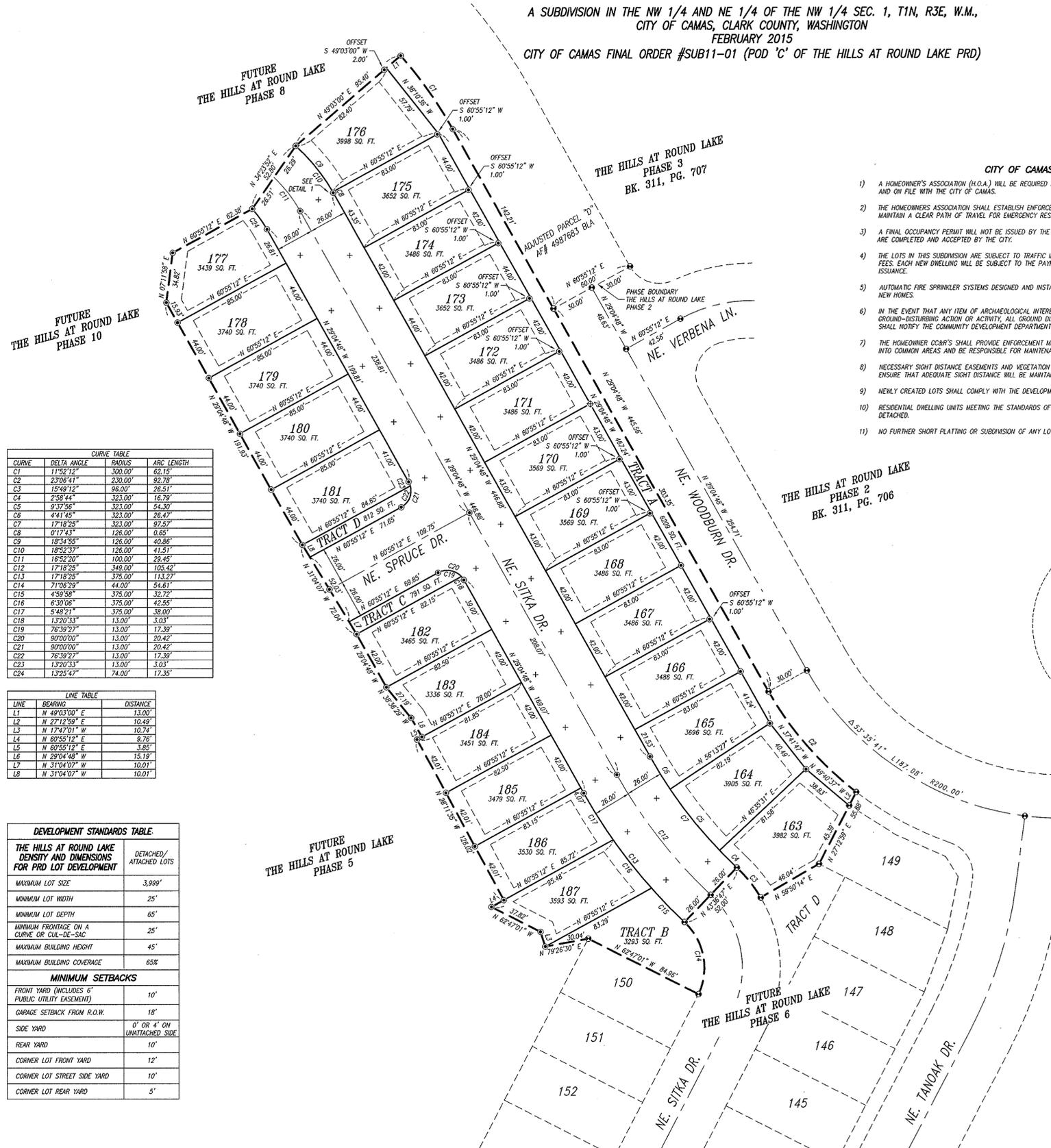
LAND INVENTORY

TOTAL ACREAGE: 3.12 AC.  
TOTAL DEVELOPED ACREAGE: 3.12 AC.  
TOTAL LOT AREA: 2.07 AC.  
TOTAL INFRASTRUCTURE AREA: 0.80 AC.  
TOTAL TRACT AREA (TRACTS A, B, C, AND D): 0.25 AC.  
TOTAL RECREATIONAL OPEN SPACE (TRACT B): 0.06 AC.

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	115°12'	300.00'	62.15'
C2	23°06'41"	230.00'	92.78'
C3	15°48'12"	96.00'	26.51'
C4	2°58'44"	323.00'	16.79'
C5	9°37'56"	323.00'	54.30'
C6	4°41'45"	323.00'	26.47'
C7	17°18'25"	323.00'	97.52'
C8	01°17'43"	126.00'	0.65'
C9	18°34'55"	126.00'	40.86'
C10	18°32'57"	126.00'	41.51'
C11	16°52'00"	100.00'	29.45'
C12	17°18'25"	348.00'	105.42'
C13	17°18'25"	375.00'	113.27'
C14	71°06'29"	44.00'	54.61'
C15	4°59'58"	375.00'	32.72'
C16	8°30'06"	375.00'	42.85'
C17	5°48'21"	375.00'	38.00'
C18	13°20'33"	13.00'	3.03'
C19	76°39'27"	13.00'	17.39'
C20	90°00'00"	13.00'	20.42'
C21	90°00'00"	13.00'	20.42'
C22	76°39'27"	13.00'	17.39'
C23	13°20'33"	13.00'	3.03'
C24	13°25'47"	74.00'	17.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°03'00" E	13.00'
L2	N 27°12'59" E	10.42'
L3	N 17°47'01" W	10.72'
L4	N 60°55'12" E	9.76'
L5	N 60°55'12" E	3.85'
L6	N 29°04'48" W	15.10'
L7	N 31°04'07" W	10.01'
L8	N 31°04'07" W	10.01'

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



**CITY OF CAMAS REQUIRED NOTES**

- A HOMEOWNER'S ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- THE HOMEOWNERS ASSOCIATION SHALL ESTABLISH ENFORCEMENT PROCEDURES FOR NO-PARKING ON PRIVATE STREETS TO MAINTAIN A CLEAR PATH OF TRAVEL FOR EMERGENCY RESPONDERS.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D SHALL BE REQUIRED FOR ALL NEW HOMES.
- IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND-DISTURBING ACTION OR ACTIVITY, ALL GROUND-DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE COMMUNITY DEVELOPMENT DEPARTMENT AND DAHP.
- THE HOMEOWNER CC&R'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS OR OTHER WASTE INTO COMMON AREAS AND BE RESPONSIBLE FOR MAINTENANCE.
- NECESSARY SIGHT DISTANCE EASEMENTS AND VEGETATION MANAGEMENT AREAS AS NOTED ON THIS PLAT ARE REQUIRED TO ENSURE THAT ADEQUATE SIGHT DISTANCE WILL BE MAINTAINED BY THE HOA OR INDIVIDUAL LANDOWNER ON THESE CURVES.
- NEWLY CREATED LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.
- RESIDENTIAL DWELLING UNITS MEETING THE STANDARDS OF THE DEVELOPMENT STANDARDS TABLE MAY BE ATTACHED OR DETACHED.
- NO FURTHER SHORT PLATTING OR SUBDIVISION OF ANY LOT SHALL BE ALLOWED.

**BASIS OF BEARINGS**

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

**LEGEND**

- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- ⊙ SET 1/2" X 24" IRON ROD AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR THE HILLS AT ROUND LAKE - PHASES 2 & 6
- ⊕ SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CURB ON A PROJECTION OF THE LOT LINE (GOOD FOR LINE ONLY - NOT DISTANCE)
- ⊕ SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CONCRETE PILLAR AT PROPERTY CORNER, UNLESS NOTED OTHERWISE

- SETBACK LINES
- PROPOSED LOT LINES
- PLAT BOUNDARY

**UTILITY & SIDEWALK EASEMENTS**

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC AND PRIVATE STREETS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALSO, A SIDEWALK EASEMENT IS RESERVATED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO THE PUBLIC AND PRIVATE STREETS.

**TRACT NOTES**

TRACT "A" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

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

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

**PROCEDURE**

FIELD TRAVERSES WERE PERFORMED WITH A LEICA TC-1610 (17) AND ADJUSTED BY COMPASS RULE. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

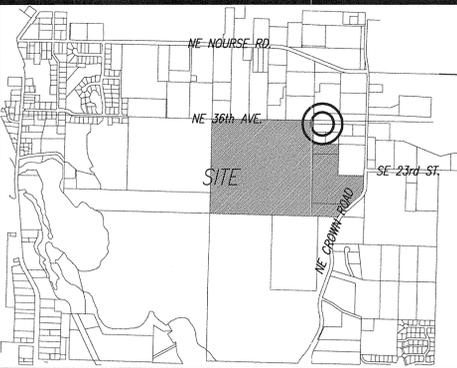
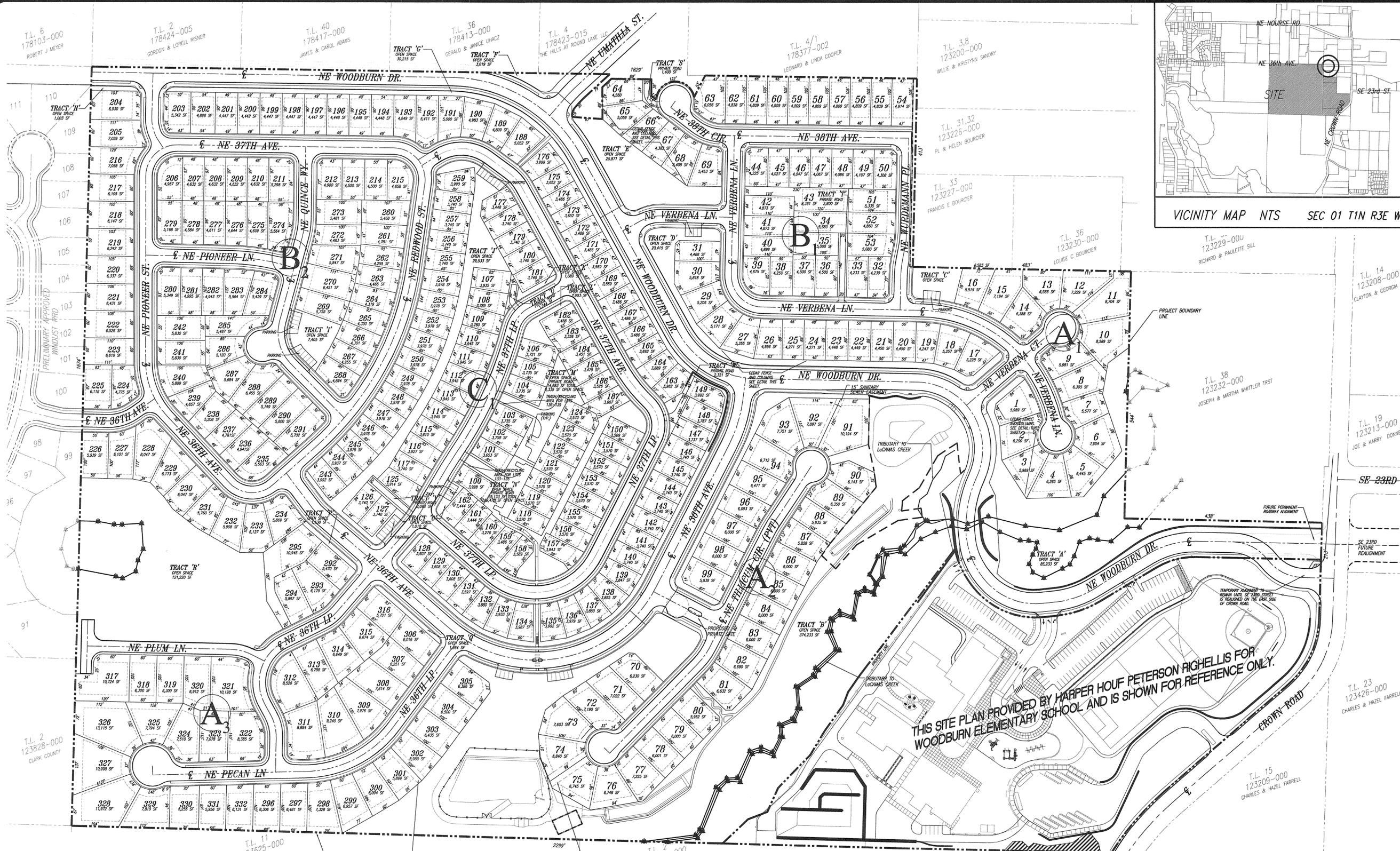
**DEED REFERENCES**

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

**SURVEY REFERENCES**

- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
- RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELTON (BK. 43, PG. 139)
- RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRELL ESTATE (BK. 10, PG. 19)
- PLAT OF LACAMAS SUMMIT BY OLSON ENGR., INC. (BK. 310, PAGE 775)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 2 BY OLSON ENGR., INC. (BK. 311, PG. 706)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 3 BY OLSON ENGR., INC. (BK. 311, PG. 707)





VICINITY MAP NTS SEC 01 TIN R3E WM

THE HILLS AT ROUND LAKE STANDARDS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY (A' POOS)	SINGLE-FAMILY (POD B1 AND LOTS 188-242 & 260-291 IN POD B2) SEE NOTE 1	MULTI-FAMILY LOTS (LESS THAN 4,000 SF) (LOTS 243-259 IN POD B2 AND POD C LOTS 100-187)
MINIMUM LOT WIDTH	55'	42'	25'
MINIMUM LOT DEPTH	85'	80'	65'
MINIMUM LOT WIDTH ON A CURVE OR C/A DE-SAC	30'	25'	25'
MAXIMUM BUILDING HEIGHT	35'	35'	45'
MAXIMUM BUILDING COVERAGE	45%	55%	65%
MINIMUM SETBACKS			
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	12'	12'	10'
GARAGE SETBACK FROM R.O.W.	18'	18'	18'
SIDE YARD	5'	4'	4' AT UNATTACHED SIDE
REAR YARD	15'	10'	(3' FOR GARAGE FACING ALLEY, MINIMUM ALLEY WIDTH IS 20')

THE HILLS AT ROUND LAKE STANDARDS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY (A' POOS)	SINGLE-FAMILY (B' POOS) SEE NOTE 1	MULTI-FAMILY LOTS (LESS THAN 4,000 SF) (LOTS 243-259 IN POD B2 AND POD C LOTS 100-187)
CORNER LOTS			
CORNER LOT FRONT YARD	12'	12'	20'
CORNER LOT STREET SIDE YARD	10'	10'	10'
CORNER LOT REAR YARD	5'	5'	5'

1. PLANNING UNIT B2 NOTE: LOTS 204, 205, 216-223 HAVE 25' REAR YARDS; LOTS 225 AND 226 HAVE A 5' SIDE YARD ON THE WEST SIDE.

LOT SUMMARY	
POD	NUMBER OF LOTS
A1 (LOTS 1-18)	18
A2 (LOTS 70-98)	30
A3 (LOTS 292-332)	41
B1 (LOTS 19-68)	51
B2 (LOTS 188-291)	104
C1 (LOTS 100-187)	88
<b>TOTAL LOTS</b>	<b>332</b>
<b>TOTAL PRELIMINARILY APPROVED LOTS</b>	<b>346</b>
SINGLE-FAMILY LOTS	227 (68%)
MULTI-FAMILY LOTS	105 (32%)

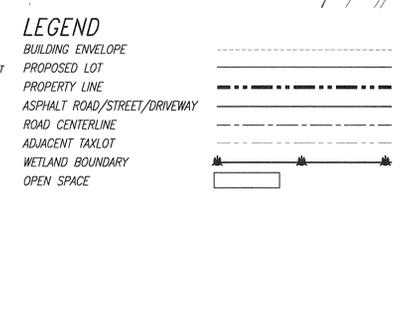
NET DENSITY

A1 (LOTS 1-18)	6.67 UNITS/ACRE
A2 (LOTS 70-98)	6.64 UNITS/ACRE
A3 (LOTS 292-332)	5.73 UNITS/ACRE
B1 (LOTS 19-68)	9.07 UNITS/ACRE
B2 (LOTS 188-291)	8.57 UNITS/ACRE
C1 (LOTS 100-187)	7.10 UNITS/ACRE

1. MULTI-FAMILY LOTS (LOTS LESS THAN 4,000 SF) INCLUDE LOTS 243-259 IN POD B2 (17 LOTS) AND ALL LOTS IN POD C1 LOTS 100-187 (89 LOTS).

**GENERAL NOTES**

- TRACT IDENTIFICATION ON THIS PLAN DOES NOT NECESSARILY MATCH THE FINAL PLATS FOR PHASES 1, 2 AND 3. SEE PHASE 1, 2 AND 3 FINAL PLATS FOR RECORDED TRACT IDENTIFICATION.
- TRACT IDENTIFICATION HAS BEEN REVISED FROM PREVIOUSLY APPROVED MASTER PLAN TO REFLECT NEW LOT/TRACT LAYOUT.
- LOT NUMBERING HAS BEEN REVISED FROM PREVIOUSLY APPROVED MASTER PLAN TO RUN CONSECUTIVELY BY PHASE INSTEAD OF BY POD.



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

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

DESIGNED: WP/OEI  
DRAWN: REB/MRO  
CHECKED: KFS  
DATE: AUGUST 2010  
SCALE: H: 1" = 100'  
V: 1" = 100'

GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.

CHANGES / REVISIONS	DESCRIPTION	DATE
REV'S PER CITY OF CAMAS COMMENTS	REV'S PER CITY OF CAMAS COMMENTS	08/24/10
REV'S PER CITY OF CAMAS COMMENTS	REV'S PER CITY OF CAMAS COMMENTS	09/22/10
REV'S FOR POD 'C' AND UPDATED STREET NAMES	REV'S FOR POD 'C' AND UPDATED STREET NAMES	02/07/11
UPDATED STREET NAMES AND ADD SCHOOL SITEPLAN	UPDATED STREET NAMES AND ADD SCHOOL SITEPLAN	03/04/11
REDUCE LOT AREAS IN POD A2 LOTS 286-300, POD A3 LOTS 18, 22 ADDS 7,480 SF OPEN SPACE TO TRACT 'B', NEW TRACT 'I' CREATED.	REDUCE LOT AREAS IN POD A2 LOTS 286-300, POD A3 LOTS 18, 22 ADDS 7,480 SF OPEN SPACE TO TRACT 'B', NEW TRACT 'I' CREATED.	06/11/12
REV'S FOR LOTS/TRACTS IN PHAS. 5, 6, 7, REV'S FOR PHASING	REV'S FOR LOTS/TRACTS IN PHAS. 5, 6, 7, REV'S FOR PHASING	02/21/14
REV'S FOR LOT NUMBERING IN PHAS. 5, 6, 7, NOTE REV'S	REV'S FOR LOT NUMBERING IN PHAS. 5, 6, 7, NOTE REV'S	03/13/14
ADD PER. ACCESS BETWEEN LOTS 176 AND 188	ADD PER. ACCESS BETWEEN LOTS 176 AND 188	04/03/15

4/3/15

DESIGNED: WP/OEI  
DRAWN: REB/MRO  
CHECKED: KFS  
DATE: AUGUST 2010  
SCALE: H: 1" = 100'  
V: 1" = 100'

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THE HILLS AT ROUND LAKE  
JOB NO. 7436.03.02

SHEET  
MP1

MASTER PLAN FOR:  
**THE HILLS AT ROUND LAKE P.R.D.**

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

260-695-1385  
360-287-9556



THIS SITE PLAN PROVIDED BY HARPER HOUF PETERSON RIGHELLIS FOR WOODBURN ELEMENTARY SCHOOL AND IS SHOWN FOR REFERENCE ONLY.

T.L. 6 178103-000 ROBERT J. MEYER  
T.L. 2 178424-005 GORDON & LORELL RISNER  
T.L. 40 178417-000 JAMES & CAROL ADAMS  
TRACT 'G' OPEN SPACE 30,213 SF  
TRACT 'F' OPEN SPACE 3,019 SF  
T.L. 36 178413-000 GERALD & JANICE UHACEK  
T.L. 4 178423-015 THE HILLS AT ROUND LAKE LLC  
TRACT 'S' OPEN SPACE 25,817 SF  
TRACT 'E' OPEN SPACE 25,817 SF  
T.L. 4/1 178377-002 LEONARD & LINDA COOPER  
T.L. 3,8 123200-000 WILLIE & KRISTYAN SANDRY  
T.L. 31,32 123226-000 PL & HELEN BOURGIER  
T.L. 33 123227-000 FRANCOIS E. BOURGIER  
T.L. 36 123230-000 LOUISE C. BOURGIER  
T.L. 14 123208-000 CLAYTON & GEORGIA SMITH  
T.L. 38 123229-000 JOSEPH & MARTHA WHITLER TRST  
T.L. 19 123213-000 JOE & HARRY DONNELLY  
T.L. 23 123426-000 CHARLES & HAZEL FARRELL  
T.L. 15 123209-000 CHARLES & HAZEL FARRELL

RESOLUTION NO. 15-004

A RESOLUTION approving a Development Agreement between the City of Camas and The Lofts at Camas Meadows LLC and Vanport Manufacturing, Inc.

WHEREAS, The Lofts at Camas Meadows LLC and Vanport Manufacturing, Inc., are the owners of certain real property located within the City of Camas; and

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

WHEREAS, the Development Agreement sets forth certain development standards that will govern the development of the property and sets forth the procedure for the submission of development applications consistent with the subsequent adoption by the City of additional planning; and

WHEREAS, the City Council has conducted a public hearing on the proposed Development Agreement on June 15, 2015, at which time it considered testimony from all interested parties; and

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

WHEREAS, the City Council desires to approve the Development Agreement;

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

I

That certain Development Agreement between the City of Camas and The Lofts at Camas Meadows LLC and Vanport Manufacturing, Inc., relating to certain real property located within the City's municipal boundary is hereby approved, and the Mayor is authorized and instructed to sign the agreement on behalf of the City.

II

The Development Agreement shall be recorded with the Clark County Auditor, pursuant to the requirements of RCW 36.70(b).190.

ADOPTED BY THE COUNCIL OF THE CITY OF CAMAS AND APPROVED BY  
THE MAYOR this 6<sup>th</sup> day of July, 2015.

SIGNED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney

When Recorded, Return to:

Drew Miller  
Lofts @ Camas Meadows LLC  
PMB 341, 19215 SE 34<sup>th</sup> Street  
Camas, WA 98607

---

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Second Amended Agreement”) is made and entered into by and between the City of Camas, a Washington Municipal Corporation, (“City”), The Lofts @ Camas Meadows LLC (“Lofts @ CM”), and Vanport Manufacturing, Inc. (“Vanport”), collectively referred to as the “Parties”;

### RECITALS

**WHEREAS**, Lofts @ CM and Vanport own or control certain real property which is located in the City of Camas, Washington; identified as Clark County Assessor numbers 175980-000, 172973-000, 172963-000, 172970-000 and 986026-906 and which is more fully described in the attached Exhibit “A” ; collectively referred to as “Property” and,

**WHEREAS**, Long Drive LLC and the City previously entered into a development agreement (“Long Drive Agreement”), a copy of which is attached hereto as Exhibit B, addressing a variety of issues, including, but not limited to the vesting of development standards and transportation capacity and adoption of a master plan, (for a project known as “Ambiance”) that would govern the development of the property covered by the Long Drive Agreement; and,

**WHEREAS**, Vanport and the City also previously entered into a development agreement that amended the Long Drive Agreement (“First Amended Agreement”), a copy of which is attached hereto as Exhibit C. The First Amended Agreement was developed to facilitate the development of that portion of the property covered by the Long Drive Agreement that was sold to Pedwar Development Group LLC (“Pedwar”), which intends to construct a facility to manufacture medical devices in the northern portion of the property on Clark County assessor’s parcel number 986026-906 while maintaining continuity of an overall Master Plan; and

**WHEREAS**, Vanport and Lofts @ CM wish to amend the master plan provided for under the First Amended Agreement for the Property as provided for in Exhibits E, and F while maintaining the overall continuity of the master planning efforts; and

**WHEREAS**, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and,

**WHEREAS**, the City, has the authority to enter into Development Agreements pursuant to RCW 36.70B.170; and,

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 is 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; and,

**WHEREAS**, the City is further authorized to enter into Development Agreement pursuant to Camas Municipal Code (“CMC”) 18.55.340; and

**NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:**

**Section 1. Development Agreement**

This Second Amended Agreement is a Development Agreement to be implemented in accordance with RCW 36.70B.170 through RCW 36.70B.210 and CMC 18.55.340. It shall become a contract between Vanport, Lofts @ CM, and the City upon the City’s approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170 and CMC 18.55.340 and execution of the Agreement by all Parties.

**Section 2. Effective Date and Duration of Agreement**

This Second Amended Agreement shall take effect immediately upon its adoption by the City Council and execution by all parties. The rights of the Long Drive Property to be developed under the master plan and development standards provided for in this Second Amended Agreement, and any other rights provided for in the Long Drive Agreement and the First Amended Agreement, shall terminate on 12/31/2019, provided that any time periods specified in this Second Amended Agreement shall be tolled pending any appeals of any city, state or federal land use decisions necessary to commence and to carry out the terms of the Second Amended Agreement.

### **Section 3. Master Plan**

The master plan that was approved in conjunction with the Long Drive Agreement and amended by the First Amended Agreement with Vanport Manufacturing shall be fully superseded by this Agreement, except as noted herein. The Master Plan recognizes development previously authorized by the City to the west of the Property (Exhibit D); provides for development of 104 high-end apartment units together with a clubhouse at the eastern end of the Property, generally consistent with Exhibit F; and requires the remaining portion of the Property (Exhibit E) to be developed solely with commercial, light industrial or business park uses allowable under Camas Municipal Code 18.07.030 Table 1, for the LI/BP zoning district in effect as of the effective date of the Agreement.

The revised master plan provided in Exhibits D, E, and F observes the stated supplemental use and performance standard goals for the North Dwyer Creek (NDC) subarea as identified in Camas Municipal Code Section 18.20.035 by providing for smaller scale commercial, retail, service, and office developments. It also recognizes the use standards in the NDC code by locating the 104 attached residential units at a significant setback from Camas Meadows Drive rather than along the road. As shown on the master plan, the apartment complex's clubhouse is located forward of the apartment buildings and commercial buildings to the west are also proposed closer to Camas Meadows Drive (Exhibit "E").

Parties Agree to observe the development standards found in Exhibit G except that the minimum 40 foot front yard setback for that portion of the Property described in Exhibit "F" may be reduced to 20 feet for not more than 40% of the road frontage. Also, recognizing that although the Exhibit "F" Lofts area contains two separate lots, it will essentially be constructed as a single apartment complex containing two buildings but a shared main access drive, shared community building, and other shared amenities. As such, the building and parking setbacks for the lot lines internal to Exhibit "F" may be eliminated through the City's Site Plan Review process. Notwithstanding Exhibit "G", and in order to facilitate non-residential development within the Exhibit "E" area, the building and parking setbacks for the lot lines internal to Exhibit "E" may be reduced to a minimum of 5 feet through the City's Site Plan Review process. The applicant agrees to access all portions of Exhibit "E" by way of a single access point off Camas Meadows Drive in order to minimize driveway entrances to the roadway. This access may occur via a driveway straddling future lot lines or may be located entirely on one parcel with shared access easements to provide access between the future lots.

### **Section 4. Site Plan and Design Review**

Parties agree that prior to development of the Property or any portion thereof, the development will be subject to SEPA, Site Plan and Design Review consistent with the policies and procedures of the Camas Municipal Code. Where portions of the project have previously

reviewed under SEPA, the City may utilize existing studies or determinations in reviewing development applications.

**Section 5. Issuance of Grading Permits and Review of Engineering Design**

The City recognizes Lofts @ CM's desire to commence with construction of the 104 multifamily units as quickly as possible following approval of the development agreement and all necessary land use approvals. Further, the proposed clubhouse as depicted on Exhibit "F" shall be constructed concurrently with and/or prior to occupancy of any residential unit. As such, the City agrees to consider review and approval of a grading permit for site grading prior to final approval of engineering design drawings for the full development. Further, to the extent feasible given City staff availability, the City agrees to make a good faith effort to proceed with review of full final civil engineering drawings concurrent with the Site Plan review process. Lofts @ CM recognizes that they accept risk for changes to the site layout that may be necessary during the City's site plan review process which may affect the site engineering design and result in additional costs due to site revisions. No grading or site improvements will occur prior to issuance of Site Plan and Design Review approvals.

**Section 6. Transportation**

Due to the fact that all transportation improvements identified in the Long Drive Agreement are either funded or have been constructed, all of Section 8 (including Sections 8.1 through 8.3) of the Long Drive Agreement shall be stricken in their entirety and shall have no further effect.

**Section 7. Plat Amendments**

Section 7 of the Long Drive Agreement shall be stricken in its entirety and shall have no further effect.

**Section 8. Waiver**

Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

**Section 9. Venue**

This Agreement shall be construed in accordance with, and governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

**Section 10. Entire Agreement/Modifications**

This Second Amended Agreement constitutes an agreement between and among the Parties with respect to the Long Drive Agreement and the First Amended Agreement; and except and unless a provision of the Long Drive Agreement and/or the First Amended Agreement is specifically referenced and amended by this Second Amended Agreement, all provisions of the Long Drive Agreement and the First Amended Agreement shall remain in full force and effect.

**Section 11. Captions**

The captions contained in this Agreement were inserted for the convenience of reference only. They do not in any manner define, limit, or describe the provisions of this Agreement or the intentions of the Parties.

**Section 12. Gender/Singular/Plural**

Whenever masculine, feminine, neutral, singular, plural, conjunctive, or disjunctive terms are used in this Agreement, they shall be construed to read in whatever form is appropriate to make this Agreement applicable to all the Parties and all circumstances, except where the context of this Agreement clearly dictates otherwise.

**Section 13. Severability**

If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

**Section 14. Inconsistencies**

If any provisions of the Camas Municipal Code are deemed inconsistent with the provisions of this Agreement, the provisions of this Agreement shall prevail.

**Section 15. Binding on Successors and Recording.**

This Agreement shall run with the land and be binding upon and inure to the benefit of the Parties, and their respective heirs, successors and assigns. This Agreement shall be recorded against the real property indicated on Exhibit "A" with the Clark County Auditor.

**Section 16. Recitals.**

Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

**Section 17. Amendments.**

This Agreement may only be amended by mutual agreement of the parties. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.



I certify that I know or have satisfactory evidence that \_\_\_\_\_ 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 this instrument and acknowledged it as the \_\_\_\_\_ of VANPORT MANUFACTURING INC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 2014.

\_\_\_\_\_  
NOTARY PUBLIC for the State of Washington,  
Residing in the County of Clark  
My Commission Expires:\_\_\_\_\_



**EXHIBIT A  
LEGAL DESCRIPTION**

A PARCEL OF PROPERTY LYING IN A PORTION OF SECTION 28 AND SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF CAMAS MEADOWS CORPORATE CENTER PHASE 1, A SUBDIVISION RECORDED IN BOOK 310 OF PLATS AT PAGE 691, CLARK COUNTY RECORDS SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST CAMAS MEADOWS DRIVE; THENCE NORTH 56°35'58" EAST ALONG THE SOUTHEASTERLY LINE OF SAID CORPORATE CENTER 60.00 FEET TO THE NORTH LINE OF NW CAMAS MEADOWS DRIVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF THAT TRACT CONVEYED TO CITY OF CAMAS BY DEED RECORDED IN AUDITOR'S FILE NUMBER 3380524 CLARK COUNTY RECORDS SAID POINT LYING ON A 405.00 FOOT RADIUS CURVE TO THE RIGHT WITH A TANGENT BEARING INTO SAID CURVE OF SOUTH 33°24'02" EAST OF THIS POINT; THENCE ALONG THE NORTHEASTERLY LINE OF SAID CITY OF CAMAS TRACT THE FOLLOWING COURSES AND DISTANCES; THENCE AROUND SAID 405.00 FOOT RADIUS CURVE TO THE RIGHT 141.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE AROUND SAID 405.00 FOOT RADIUS CURVE TO THE RIGHT 63.00 FEET; THENCE SOUTH 04°31'09" EAST 225.73 FEET TO A 470.00 FOOT RADIUS CURVE TO THE LEFT; THENCE AROUND SAID 470.00 FOOT RADIUS CURVE TO THE LEFT 462.68 FEET; THENCE SOUTH 60°55'20" EAST 1322.03 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED AS PARCEL G IN THAT DEED CONVEYED TO LAKE DEVELOPMENT, INC., BY DEED RECORDED IN AUDITOR'S FILE NUMBER 3465109, CLARK COUNTY RECORDS; THENCE NORTH 26°24'50" EAST ALONG THE WEST LINE OF SAID PARCEL G. 238.70 FEET; THENCE NORTH 45°32'21" WEST 56.43 FEET; THENCE NORTH 44°31'04" WEST 400.82 FEET; THENCE NORTH 56°22'01" WEST 462.25 FEET; THENCE NORTH 63°08'44" WEST 350.12 FEET; THENCE NORTH 57°05'57" WEST 238.78 FEET; THENCE NORTH 47°40'13" WEST 343.87 FEET TO A POINT WHICH BEARS NORTH 78°46'24" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 78°46'24" WEST 57.16 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT A PARCEL OF PROPERTY LYING IN A PORTION OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF CAMAS MEADOWS CORPORATE CENTER PHASE 1 A SUBDIVISION RECORDED IN BOOK 310 OF PLATS AT PAGE 691, CLARK COUNTY RECORDS SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST CAMAS MEADOWS DRIVE THENCE NORTH 56°35'58" EAST ALONG THE SOUTHEASTERLY LINE OF SAID OF CORPORATE CENTER 60.00 FEET TO THE NORTH LINE OF NW CAMAS MEADOWS DRIVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF THAT TRACT CONVEYED TO CITY OF CAMAS BY DEED RECORDED IN AUDITOR'S FILE NUMBER 3380524 CLARK COUNTY RECORDS SAID POINT LYING ON A 405.00 FOOT RADIUS CURVE TO THE RIGHT WITH A TANGENT BEARING INTO SAID CURVE OF SOUTH 33°24'02" EAST OF THIS POINT; THENCE ALONG THE NORTHEASTERLY LINE OF SAID CITY OF CAMAS TRACT THE FOLLOWING COURSES AND DISTANCES; THENCE AROUND SAID 405.00 FOOT RADIUS CURVE TO THE RIGHT 141.15 FEET; THENCE CONTINUING AROUND SAID 405.00 FOOT RADIUS CURVE TO THE RIGHT 63.00 FEET; THENCE SOUTH 04°31'09" EAST 225.73 FEET TO A 470.00 FOOT RADIUS CURVE TO THE LEFT; THENCE AROUND SAID 470.00 FOOT RADIUS CURVE TO THE LEFT 462.68 FEET; THENCE SOUTH 60°55'20" EAST 1322.03 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED AS PARCEL G IN THAT DEED CONVEYED TO LAKE DEVELOPMENT, INC., BY DEED RECORDED IN AUDITOR'S FILE NUMBER 3465109, CLARK COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 26°24'50" EAST ALONG THE WEST LINE OF SAID PARCEL G 238.70 FEET; THENCE NORTH 45°32'21" WEST ALONG SAID WEST LINE 56.43 FEET; THENCE NORTH 44°31'04" WEST LEAVING SAID WEST LINE 78.53 FEET THENCE SOUTH 28°07'46" WEST 275.63 FEET TO THE NORTH LINE OF SAID CITY OF CAMAS TRACT; THENCE SOUTH 60°55'20" EAST ALONG SAID NORTH LINE 136.27 TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

*First American Title*

A PARCEL OF PROPERTY LYING IN A PORTION OF SECTION 28 AND SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF CAMAS MEADOWS CORPORATE CENTER PHASE 1, A SUBDIVISION RECORDED IN BOOK 310 OF PLATS AT PAGE 691, CLARK COUNTY RECORDS SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST CAMAS MEADOWS DRIVE; THENCE NORTH 56°35'58" EAST ALONG THE SOUTHEASTERLY LINE OF SAID CORPORATE CENTER 60.00 FEET TO THE NORTH LINE OF NW CAMAS MEADOWS DRIVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF THAT TRACT CONVEYED TO CITY OF CAMAS BY DEED RECORDED IN AUDITOR'S FILE NUMBER 3380524 CLARK COUNTY RECORDS SAID POINT LYING ON A 405.00 FOOT RADIUS CURVE TO THE RIGHT WITH A TANGENT BEARING INTO SAID CURVE OF SOUTH 33°24'02" EAST OF THIS POINT; THENCE ALONG THE NORTHEASTERLY LINE OF SAID CITY OF CAMAS TRACT THE FOLLOWING COURSES AND DISTANCES; THENCE AROUND SAID 405.00 FOOT RADIUS CURVE TO THE RIGHT 141.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE AROUND SAID 405.00 FOOT RADIUS CURVE TO THE RIGHT 63.00 FEET; THENCE SOUTH 04°31'09" EAST 225.73 FEET TO A 470.00 FOOT RADIUS CURVE TO THE LEFT; THENCE AROUND SAID 470.00 FOOT RADIUS CURVE TO THE LEFT 462.68 FEET; THENCE SOUTH 60°55'20" EAST 144.61 FEET; THENCE NORTH 29°04'40" EAST LEAVING SAID CITY OF CAMAS TRACT, 392.97 FEET; THENCE NORTH 63°08'44" WEST 83.31 FEET; THENCE NORTH 57°05'57" WEST 238.78 FEET; THENCE NORTH 47°40'13" WEST 343.87 FEET TO A POINT WHICH BEARS NORTH 78°46'24" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 78°46'24" WEST 57.16 FEET TO THE TRUE POINT OF BEGINNING.

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

Stephen W. Horenstein, Attorney  
Miller Nash LLP  
500 East Broadway, Suite 400  
PO Box 694  
Vancouver, WA 98666-0694

**Grantor** : Long Drive, LLC  
**Grantee** : City Of Camas, Washington  
**Abbreviated Legal** : NE ¼ Section 29 T2N R3E WM; W ¼ Section 28 T2N R3E WM  
**Assessor's Tax Parcel Nos.** : Portions of 172955-000; 172963-000; 172964-000; 172970-000;  
175934-000  
**Prior Excise Tax No.** :  
**Other Reference No(s).** : None

**DEVELOPMENT AGREEMENT**

**Effective Date:**

July 27, 2004

**Parties:**

LONG DRIVE, LLC, a Washington limited liability company (hereinafter referred to as "Long Drive"); and

THE CITY OF CAMAS, WASHINGTON, a Washington municipal corporation (hereinafter referred to as the "City").

**Recitals:**

A. Long Drive owns or is acquiring certain real property within the City, preliminarily approved as Lot 8, Phase I of Camas Meadows Corporate Center, and Lots 8, 9, 10, 11, and 12, Phase II of Camas Meadows Corporate Center, hereinafter referred to as "the Property." The legal description for the Property as well as a parcel map and survey are attached hereto and incorporated herein by reference as Exhibit "A." At the time of the execution and approval of this Agreement all of the Property is subject to this Agreement.

DEVELOPMENT AGREEMENT - 1

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B. The Property is currently zoned Light Industrial / Business Park ("LI/BP") and designated with the North Dwyer Creek Employment Mixed Use ("NDC EMXD") overlay pursuant to Title 18 of the Camas Municipal Code. The Property is in the City's North Dwyer Creek planning area.

C. For purposes of completing the development of the Property, Long Drive has applied for master plan approval pursuant to Chapter 18.20 of the Camas Municipal Code.

D. A trip generation report has been prepared by H. Lee & Associates and shows 208 p.m. peak hour trips for the development of the Property.

E. The parties desire to enter into this Development Agreement to govern the development of the Property, including vesting as to the permitted uses and allocating capacity in the transportation system for purposes of meeting concurrency requirements.

F. Pursuant to RCW 36.70B.170(1) and CMC 18.55.340, the parties are authorized to enter into a development agreement that sets forth development standards and other provisions that apply to and govern and vest the development, use, and mitigation of the development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. **Purpose.** The purpose of this Agreement is to:

1.1 Set forth the development standards that will govern the development of the Property.

1.2 Vest the development of the Property under the development provisions of the Camas Municipal Code in effect at the time of the execution of this Agreement, including the permitted uses of the Property, while reserving the City's authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

1.3 Allocate capacity in the transportation system for development of the Property for the purpose of meeting the concurrency requirements of the City's Comprehensive Plan and regulations.

2. **Agreement.** This Development Agreement governs and vests the development of the property described in Exhibit "A."

**3. Description of the Proposed Development on this Property.** The development on the Property (the "Ambiance Project") shall be a mixed use development including residential condominiums, professional office space, and restaurant/retail space on approximately 14.6 acres. The Ambiance Project is expected to include 12 buildings, with 158 residential condominiums, approximately 33,000 square feet of professional office space, a restaurant, a spa, conference rooms, open space, and underground parking.

**4. Zoning and Permitted Uses.** The Property is zoned LI/BP with a NDC EMXD overlay pursuant to Chapters 18.07 and 18.20 of the Camas Municipal Code and designated as Light Industrial on the City's Comprehensive Plan.

**4.1** The uses permitted in the LI/BP and NDC EMXD code sections shall be allowed on the Property, including the following specified uses. This list is not intended to limit the uses as otherwise permitted by the City's code.

(a) Multifamily development is permitted in the NDC EMXD.

(b) Professional office space is permitted in the LI/BP district.  
CMC 18.07.030 Table 1.

(c) A restaurant is permitted as a secondary use in the LI/BP district.  
CMC 18.07.030 Table 1.

(d) Spas and conference rooms are not expressly listed in Table 18.07.030-1, but may be permitted concurrent with this Development Agreement as accessory uses or unclassified uses.

(e) Open space is permitted in the LI/BP district. CMC 18.07.030 Table 1.

**4.2** The Ambiance Project meets the performance standards for the NDC EMXD (CMC 18.20.035) by meeting both the community's employment needs and housing needs:

(a) Over 50 percent of the Ambiance Project's area is to be developed with uses other than housing: professional office, a restaurant, a spa, conference rooms, and open space.

(b) The housing density is approximately 10.8 units per net acre, within the permitted range.

(c) No residential development is located on the ground floor of mixed-use buildings or in stand along buildings along Camas Meadows Drive.

(d) The residential component of the Ambiance Project will occur concurrent with or after the employment component of the development.

(e) The cumulative of all secondary commercial development will have a maximum floor area equal to 25 percent of the gross floor area of the primary and secondary LI/BP uses.

(f) The employment portion of the Ambiance Project will provide a comparable number of employment opportunities per developable acre of employment area as would have occurred under the LI/BP base zone.

**5. Development Standards.** The development standards the City previously approved for Phase II of the Camas Meadows Corporate Center shall control the Ambiance Project. These standards are shown in the table attached as Exhibit "B."

**6. Design Review and Master Plan Approval.** The City's Design Review Committee has determined that the Ambiance Project master plan is generally consistent with the guidelines and principles in Chapter 18.19 CMC. A copy of the master plan is attached as Exhibit "C." Through this Development Agreement, the City approves the master plan as generally consistent with Chapter 18.19 CMC. The City Staff will review and approve the final details of the master plan design for consistency with Chapter 18.19 CMC prior to the issuance of building permits for the Ambiance Project.

**7. Plat Amendments for Camas Meadows Corporate Center.**

**7.1 Phases I and II.** The subdivision of Camas Meadows Corporate Center was preliminarily approved as a phased plat. A portion of the Property is located in the area that was preliminarily approved as Phase I (Lot 8 of Phase I), and no final plat has been recorded for this portion of the Property. Through a minor plat amendment approved concurrent with this Development Agreement (CMC 17.11.050), Lot 8 of Phase I is incorporated into Phase II and will be governed by the Phase II development standards. This incorporation will be memorialized with the recording of the final plat for Phase II.

**7.2 Reconfiguration of Lots.** Through a minor plat amendment approved concurrent with this Development Agreement, the City approves the reconfiguration of the lots as shown in Exhibit "D."



**8. Allocation of Transportation Capacity for the Ambiance Project.**

**8.1 Trips Generated under the North Dwyer Creek Master Plan Approval.**

The City previously identified vehicle trips generated from the build-out of property in the North Dwyer Creek subarea. Under the North Dwyer Creek Master Plan and implementing ordinances (SEPA file #05-00-07), development at full build-out would generate 40,200 average daily trips, 6,100 a.m. peak hour trips and 5,000 p.m. peak hour trips.

**8.2 Trips Allocated to the Ambiance Project.**

As part of the planning process for the Ambiance Project, a trip generation report was completed by H. Lee & Associates to determine the average daily trips and p.m. peak hour trips generated by the development. According to this traffic report, the number of average daily trips is 2,041 and the number of p.m. peak hour trips is 208. Through this Development Agreement, the City allocates for the Ambiance Project transportation capacity consistent with this number of trips for purposes of transportation concurrency. This traffic capacity shall be reserved for the term of this Development Agreement.

**8.3 Traffic Mitigation for the Ambiance Project.**

The City previously identified transportation improvements to mitigate traffic impacts from the build-out of the property in the North Dwyer Creek subarea. Under the North Dwyer Creek Master Plan and implementing ordinances (SEPA file #05-00-07), development at full build-out would generate the warrants or potential warrants of up to eight (8) intersections. Upon closer examination, it is likely that only three (3) intersection improvements would meet warrants within the term of this Development Agreement. These intersections are: (1) NE Goodwin Road at either NW Friberg or NW Camas Meadows Drive; (2) NW Payne Road and NW Lake Road or the intersection west thereof (as shown in the Dwyer Creek Master Plan); and (3) NW Friberg Road at approximately half-way up from NW Lake Road (also as shown in the North Dwyer Creek Master Plan). The estimated cost of these intersections is \$800,000.00.

The North Dwyer Creek Master Plan and the traffic report submitted by H. Lee & Associates indicate that future development would pay a proportionate share of the costs of needed improvements.

Given the estimated numbers of p.m. peak hour trips generated by the project (208) and the p.m. peak hour trips generated at full build-out (5,000), the project's proportionate share is 4.16 %. Therefore, Long Drive shall pay 4.16 % of the costs of the improvements described in this section, or \$33,280.00, to the City.

**9. Impact Fees.** Long Drive shall pay the appropriate impact fees, determined at the time of building permit issuance, as required by Camas Municipal Code Chapter 3.88.

- 10. System Development Charge Credits.** The City shall provide Long Drive with system development charge credits for any and all eligible water and sewer system improvements made by Long Drive, according to the Camas Municipal Code.
- 11. Impact Fee Credits and Latecomer Fees.** Nothing contained in this Agreement shall preclude Long Drive from receiving impact fee credits to the extent available under the terms of Chapter 3.88 of the Camas Municipal Code and/or latecomer fees pursuant to a latecomer agreement.
- 12. Vesting.** The parties agree that Long Drive's project on the Property vests as to the permitted uses and development standards described herein as of the time of the execution of this Development Agreement. This Development Agreement and the development standards in this Agreement govern during the term of this Agreement, or for all or that part of the build-out period specified in this Agreement, and may not be subject to an amendment to a zoning ordinance or development standard or regulation adopted after the effective date of the agreement. Any permit or approval issued by the City after the execution of this Development Agreement must be consistent with the Development Agreement. Nothing contained in this Agreement shall preclude the City from exercising any and all rights it has under RCW 36.70B.170 to address issues of public health and safety.
- 13. Conforming Use.** Notwithstanding any future change in the comprehensive plan or zoning designation for the Property, the City acknowledges and agrees that so long as any future uses of the Property are provided for in Section 4 of this Agreement, such uses shall be and remain conforming uses.
- 14. Run with the Land.** This Development Agreement shall be binding on the parties' successors and assigns. This Agreement shall be recorded with the Clark County Auditor.
- 15. Term.** The term of this Development Agreement shall be fifteen (15) years. The parties may mutually agree to extend the term. No City design reviews or land use approvals will expire during the term of this Development Agreement.
- 16. Attorneys Fees.** In the event a suit, proceeding, arbitration or action of any nature whatsoever is instituted, or the services of any attorney are retained to enforce any term, condition, or covenant of this Development Agreement, or to procure an adjudication, interpretation or determination of the rights of the parties, the prevailing party shall be entitled to recover from the other party, in addition to any award of costs or disbursements provided by statute, reasonable sums as attorney fees and costs and expenses, including paralegals', accountants', and other experts' fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection with such suit, proceeding, or action, including appeal, which sum shall be included in any judgment or decree entered

therein and such amounts awarded shall be in addition to all other amounts provided by law.

**17. Incorporation by Reference.** The following items are hereby incorporated by reference into this Development Agreement:

(a) Camas SEPA case file #05-00-07 for the North Dwyer Creek Master Plan and Ordinances;

(b) Camas SEPA case files #02-99-07 for the Camas Meadows Corporate Center, Phase II.

(c) Camas SEPA case file #06-04-05 for the Ambiance Project.

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

**19. Amendment.** In the event the parties mutually agree that an amendment to a provision of this Development Agreement is necessary, the amendment shall be reduced to writing and shall be reviewed by the City at a duly scheduled public hearing. Upon approval of the amendment, the City shall adopt a resolution along with the amendment. The amendment becomes effective upon adoption of the resolution and recordation with the Clark County Auditor.

DATED this 27 day of July, 2004.

**CITY OF CAMAS**

**LONG DRIVE, LLC**

By: Paul Dennis  
 Name: Paul Dennis  
 Title: Mayor

By: Rick R. Bowler  
 Name: Rick R. Bowler  
 Title: MEMBER

State of Washington )  
 ) ss.  
 County of Clark )

On this 27<sup>th</sup> day of July, 2004, before me personally appeared Rick Bowler, to me known to be the member of LONG DRIVE, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes





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MILLER NASH

AGR

41.00 Clark County, WA

**EXHIBIT "A"**

**LEGAL DESCRIPTION, PARCEL MAP, AND SURVEY**

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DEVELOPMENT AGREEMENT  
EXHIBIT "A"

(7/20/2004 9:41 AM)  
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**OLSON**  
ENGINEERING INC.

LAND SURVEYORS  
ENGINEERS

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

LEGAL DESCRIPTION FOR RICK BOWLER  
Camas Meadows Golf Course Parcel

April 14, 2004

A parcel of property lying in a portion of Section 28 and Section 29, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at the most Southerly Southeast corner of Camas Meadows Corporate Center Phase 1, a subdivision recorded in Book 310 of Plats at Page 691, Clark County records, said point being on the South right of way line of Northwest Camas Meadows Drive;

THENCE North 56° 35' 58" East along the Southeasterly line of said Corporate Center 60.00 feet to the North line of NW Camas Meadows Drive, said point being the most Northerly corner of that tract conveyed to City of Camas by deed recorded in Auditor's File No. 3380524, Clark County records said point lying on a 405.00 foot radius curve to the right with a tangent bearing into said curve of South 33° 24' 02" East of this point;

THENCE along the Northeasterly line of said City of Camas tract the following courses and distances:

THENCE around said 405.00 foot radius curve to the right 141.15 feet to the TRUE POINT OF BEGINNING;

THENCE around said 405.00 foot radius curve to the right 63.00 feet;

THENCE South 04° 31' 09" East 225.73 feet to a 470.00 foot radius curve to the left;

THENCE around said 470.00 foot radius curve to the left 462.68 feet;

THENCE South 60° 55' 20" East 1322.03 feet to the Southwest corner of that tract described as Parcel G in that deed conveyed to Lake Development, Inc., by deed recorded in Auditor's File No. 3465109, Clark County records;

THENCE North 26° 24' 50" East, along the West line of said Parcel G, 238.70 feet;



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Vancouver, WA  
98660

THENCE North 45° 32' 21" West 56.43 feet;

THENCE North 44° 31' 04" West 400.82 feet;

THENCE North 56° 22' 01" West 462.25 feet;

THENCE North 63° 08' 44" West 350.12 feet;

THENCE North 57° 05' 57" West 238.78 feet;

THENCE North 47° 40' 13" West 343.87 feet to a point which bears North 78° 46' 24" East from the TRUE POINT OF BEGINNING;

THENCE South 78° 46' 24" West 57.16 feet to the TRUE POINT OF BEGINNING.

EXCEPT:

A parcel of property lying in a portion of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at the most Southerly, Southeast corner of Camas Meadows Corporate Center Phase 1, a subdivision recorded in Book 310 of Plats at Page 691, Clark County records, said point being on the South right of way line of Northwest Camas Meadows Drive;

THENCE North 56° 35' 58" East along the Southeasterly line of said Corporate Center 60.00 feet to the North line of NW Camas Meadows Drive, said point being the most Northerly corner of that tract conveyed to the City of Camas by deed recorded in Auditor's File No. 3380524, Clark County records, said point lying on a 405.00 foot radius curve to the right with a tangent bearing into said curve of South 33° 24' 02" East of this point;

THENCE along the Northeasterly line of said City of Camas tract the following courses and distances:

THENCE around said 405.00 foot radius curve to the right 141.15 feet;



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Vancouver, WA  
98660

THENCE continuing around said 405.00 foot radius curve to the right 63.00 feet;

THENCE South 04° 31' 09" East 225.73 feet to a 470.00 foot radius curve to the left;

THENCE around said 470.00 foot radius curve to the left 462.68 feet;

THENCE South 60° 55' 20" East 1322.03 feet to the Southwest corner of that tract described as Parcel G in that deed conveyed to Lake Development, Inc., by deed recorded in Auditor's File No. 3465109, Clark County records, said point being the TRUE POINT OF BEGINNING;

THENCE North 26° 24' 50" East, along the West line of said Parcel G, 238.70 feet;

THENCE North 45° 32' 21" West along said West line 56.43 feet;

THENCE North 44° 31' 04" West leaving said West line 78.53 feet;

THENCE South 28° 07' 46" West 275.63 feet to the North line of said City of Camas tract;

THENCE South 60° 55' 20" East along said North line 136.27 feet to the TRUE POINT OF BEGINNING.

Containing 13.80 acres, more or less.





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Clark County, WA

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LAND SURVEYORS  
ENGINEERS

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

**LEGAL DESCRIPTION FOR RICK BOWLER**  
Camas Meadows Golf Course 34,000 S.F. Parcel

April 14, 2004

A parcel of property lying in a portion of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at the most Southerly, Southeast corner of Camas Meadows Corporate Center Phase 1, a subdivision recorded in Book 310 of Plats at Page 691, Clark County records, said point being on the South right of way line of Northwest Camas Meadows Drive;

THENCE North 56° 35' 58" East along the Southeasterly line of said Corporate Center 60.00 feet to the North line of NW Camas Meadows Drive, said point being the most Northerly corner of that tract conveyed to the City of Camas by deed recorded in Auditor's File No. 3380524, Clark County records, said point lying on a 405.00 foot radius curve to the right with a tangent bearing into said curve of South 33° 24' 02" East of this point;

THENCE along the Northeasterly line of said City of Camas tract the following courses and distances:

THENCE around said 405.00 foot radius curve to the right 141.15 feet;

THENCE continuing around said 405.00 foot radius curve to the right 63.00 feet;

THENCE South 04° 31' 09" East 225.73 feet to a 470.00 foot radius curve to the left;

THENCE around said 470.00 foot radius curve to the left 462.68 feet;

THENCE South 60° 55' 20" East 1322.03 feet to the Southwest corner of that tract described as Parcel G in that deed conveyed to Lake Development, Inc., by deed recorded in Auditor's File No. 3465109, Clark County records, said point being the TRUE POINT OF BEGINNING;

THENCE North 26° 24' 50" East, along the West line of said Parcel G, 238.70 feet;



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98660

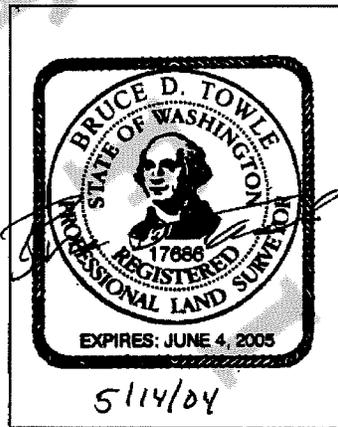
THENCE North 45° 32' 21" West along said West line 56.43 feet;

THENCE North 44° 31' 04" West leaving said West line 78.53 feet;

THENCE South 28° 07' 46" West 275.63 feet to the North line of said City of Camas tract;

THENCE South 60° 55' 20" East along said North line 136.27 feet to the TRUE POINT OF BEGINNING.

Containing 34000 square feet, more or less.







**3862705**

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Clark County, WA

**EXHIBIT "B"**

**DEVELOPMENT STANDARDS**

DRAFT

DEVELOPMENT AGREEMENT  
EXHIBIT "B"

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# Camas Meadows Corporate Center

## Proposed Lot Development Standards

Development Standards Proposed Amendment (PID) CMC 18.54.100	Proposed Standard	Proposed Standard
<b>Lot Standards:</b>		
Minimum Lot Size	2 Acres	5 X Acres
Minimum Average Lot Width	200 Feet	200 Feet
Minimum Average Lot Depth	200 Feet	200 Feet
Minimum Front Yard Setback Parking	40 Feet <sup>1</sup>	50 Feet <sup>1</sup>
Minimum Front Yard Setback Building	40 Feet <sup>2</sup>	50 Feet <sup>2</sup>
Minimum Side Yard Setback	20 Feet <sup>4</sup>	20 Feet <sup>4</sup>
Minimum Rear Yard Setback	10 Feet <sup>5</sup>	10 Feet <sup>5</sup>
Minimum Street Side Yard Setback Parking	20 Feet <sup>1</sup>	20 Feet <sup>1</sup>
Minimum Street Side Yard Setback Building	20 Feet <sup>2</sup>	20 Feet <sup>2</sup>
Minimum Landscape Area	15 %	15 %
<b>Building Standards:</b>		
Lot Coverage	50%	50%
Building Separation	Per UBC	Per UBC
Parking Standards	Per Table 18.54.031C <sup>3</sup>	Per Table 18.54.031C <sup>3</sup>
Height Restrictions Setbacks Increase 1 Foot Horizontal For Each Additional 1 Foot of Vertical Building Elevation Over 60 Feet	60 Feet	60 Feet

1. Front yard setbacks shall be enhanced with a (Type A Landscape Buffer).
2. Any structure regardless of location shall have a minimum 15 foot landscape area along facades facing any street and a minimum 10 foot landscape area on all other building elevations. The landscape area may include live plantings, pedestrian access, pedestrian plazas, fountains, sculpture and signage.
3. The Planning Director may adjust parking requirements to reflect actual parking requirements.
4. Side yard setbacks shall be enhanced with a (Type B or Type C Landscape Buffer)
5. Rear yard setbacks shall be enhanced with a (Type B, Type C or Type D Buffer)

**Note:**

The above standards are proposed to be implemented through the City of Camas Planned Industrial Development Overlay (PID) Ordinance 18.54.100.



**3862705**

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Clark County, WA

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**EXHIBIT "C"**

**MASTER PLAN**

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DEVELOPMENT AGREEMENT  
EXHIBIT "C"

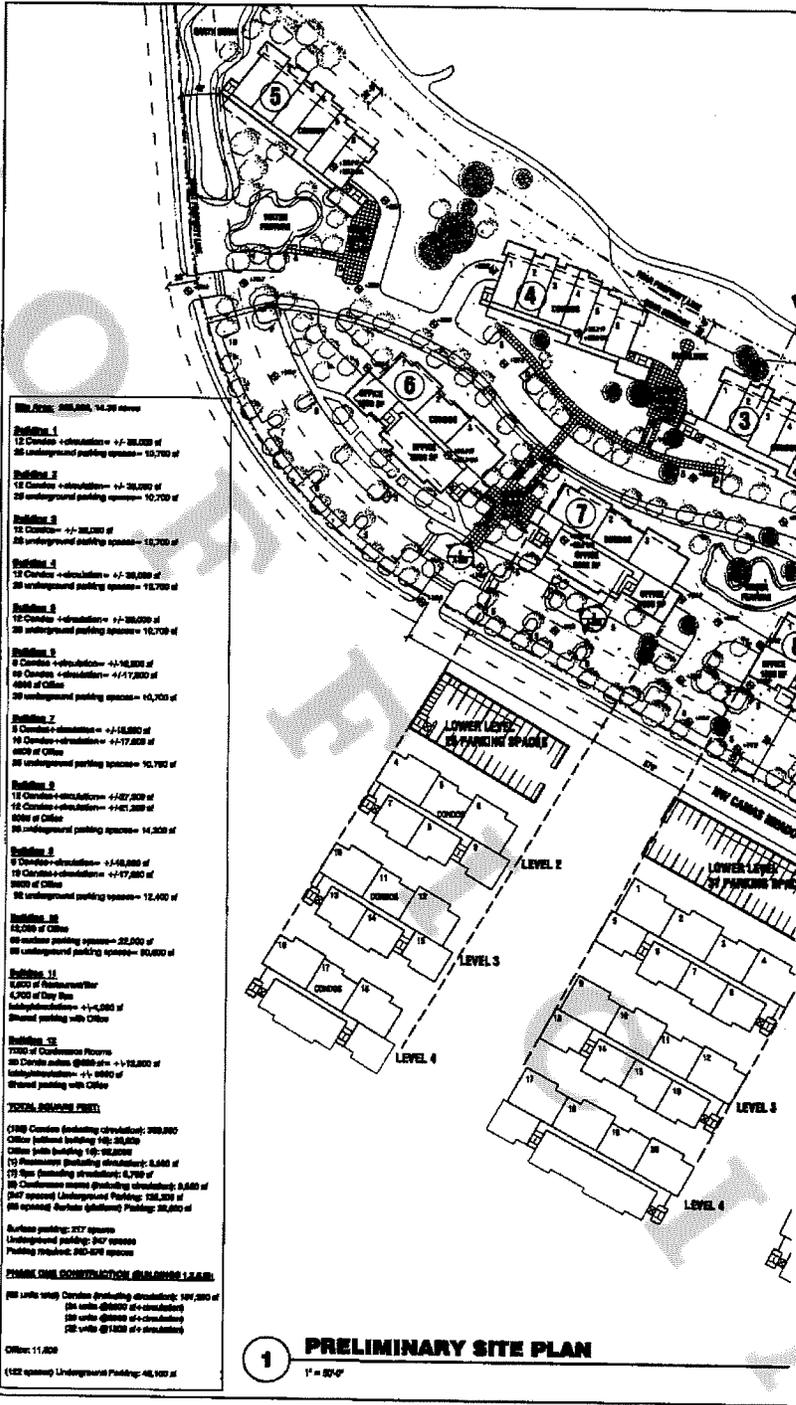
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**Site Area: 200,000 sq. ft. approx**

**Building 1**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 2**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 3**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 4**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 5**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 6**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 7**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 8**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 9**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 10**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 11**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**Building 12**  
 12 Corridor + circulation = +/- 30,000 of  
 20 underground parking spaces = 10,700 of

**TOTAL PARKING LEVELS:**  
 1000 Corridor (including circulation): 200,000  
 Office (including circulation): 100,000  
 Office (including circulation): 100,000  
 70 Restrooms (including circulation): 8,000 of  
 70 Spa (including circulation): 4,700 of  
 80 Conference rooms (including circulation): 8,000 of  
 2000 sq. ft. Underground Parking: 100,000 of  
 200 sq. ft. Surface (including) Parking: 20,000 of

**Surface parking: 277 spaces**  
 Underground parking: 547 spaces  
 Parking (including): 200-250 spaces

**PHASE ONE CONSTRUCTION (SCHEDULE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12)**  
 200 units (including Corridor (including circulation): 100,000 of  
 20 units @ 2000 sq. ft. of circulation  
 20 units @ 2000 sq. ft. of circulation  
 20 units @ 2000 sq. ft. of circulation

**Office: 11,000**  
 (100 spaces) Underground Parking: 48,100 of

**1 PRELIMINARY SITE PLAN**  
 1" = 80'-0"

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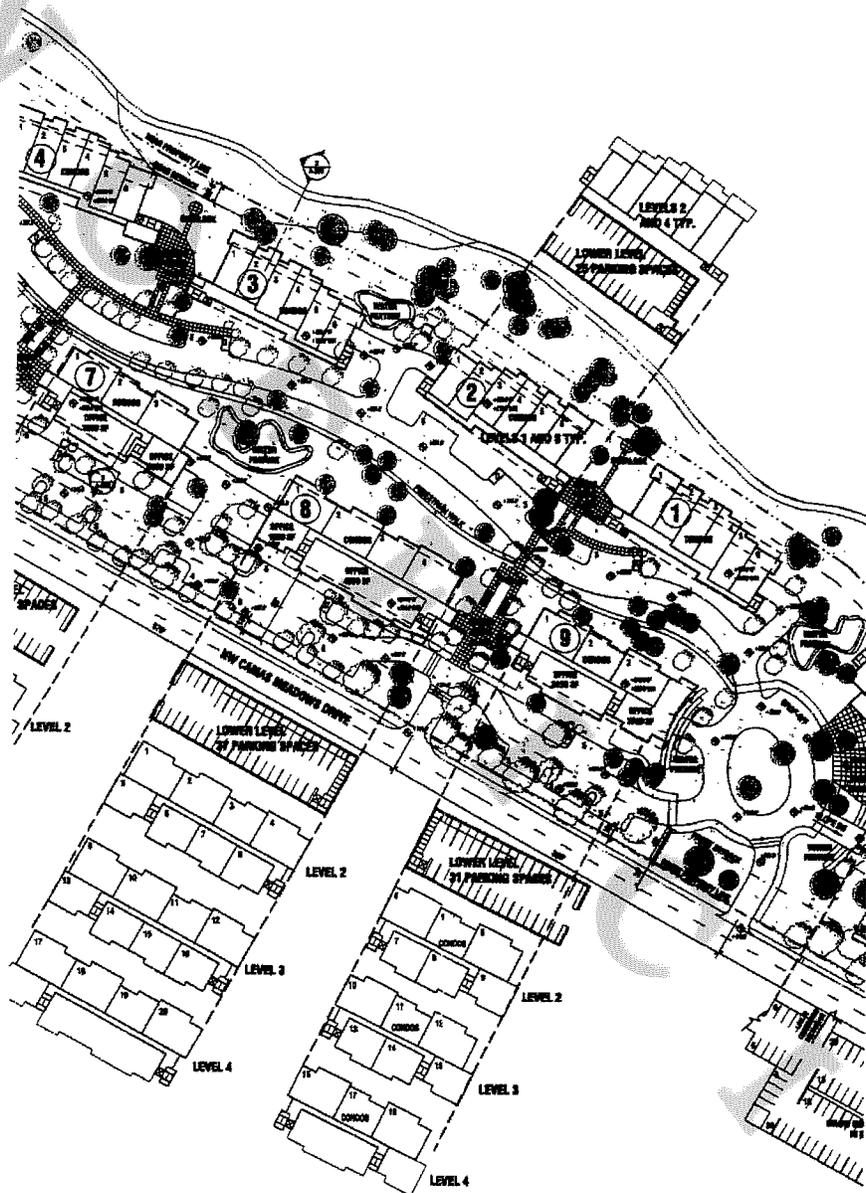
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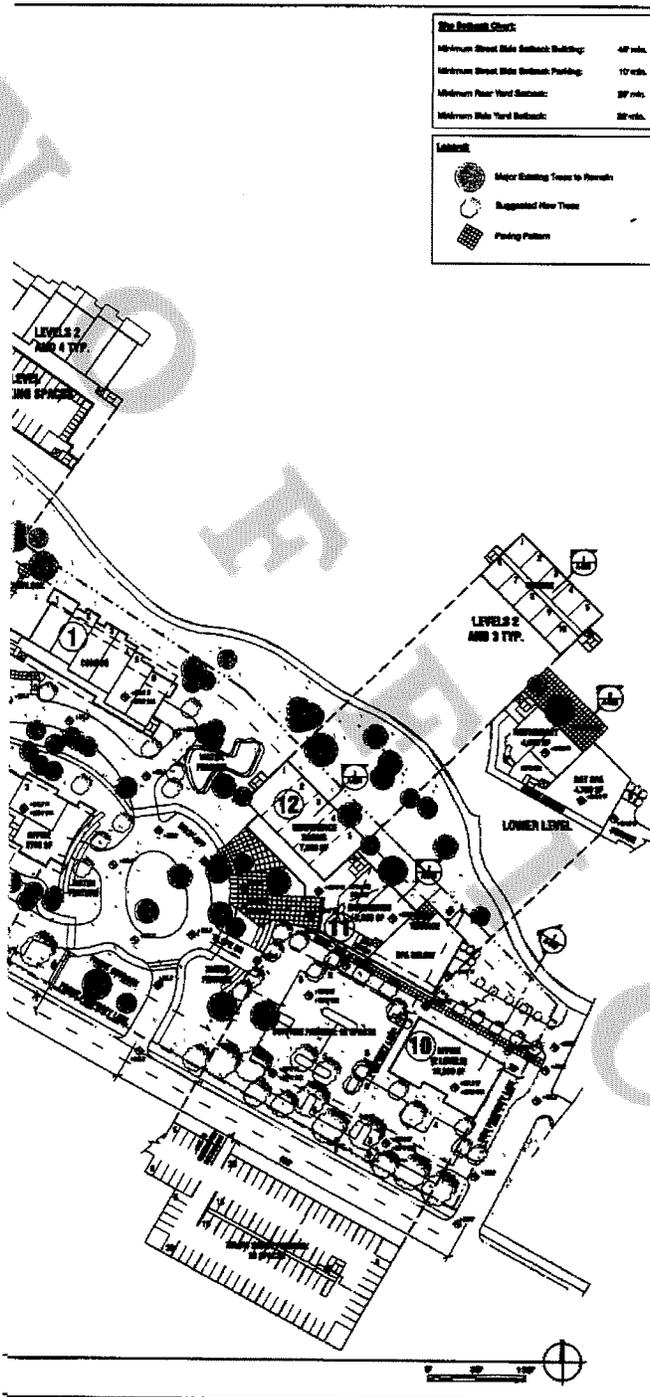
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FLITCHER PARK, AUSTIN, P.C.  
ARCHITECTURE PLANNING INTERIORS  
3000 S. MICHIGAN AVENUE / SUITE 200  
ANN ARBOR, MICHIGAN 48106-1502  
PHONE 734.769.2200 FAX 734.769.2201  
WWW.FFLITCHER.COM

### Ambiance

HW Carnes Meadows Dr.  
Carnes, WA

### DESIGN REVIEW

PROJECT NUMBER:	1000
DATE:	06-01-04
DESIGN:	
APPROVAL:	
PLAT DATE:	
REVISIONS:	

SITE PLAN  
A1.00



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**EXHIBIT "D"**

**LOT RECONFIGURATION**

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DEVELOPMENT AGREEMENT  
EXHIBIT "D"

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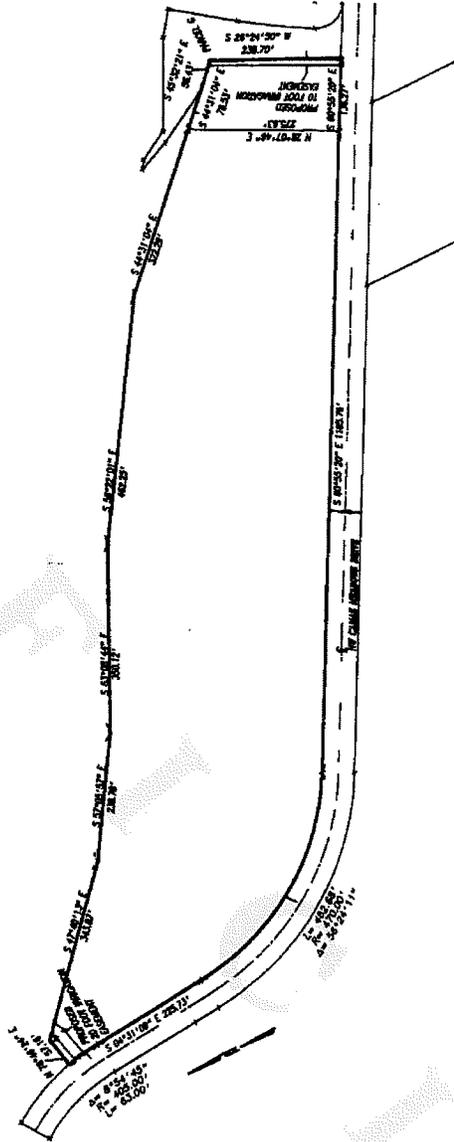
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Clark County, WA



When Recorded, Return to:

EXHIBIT C

Randall B. Printz  
Landerholm, Memovich, Lansverk  
& Whitesides, P.S.  
P.O. Box 1086  
Vancouver, WA 98666-1086

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## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "First Amended Agreement") is made and entered into by and between the City of Camas, a Washington Municipal Corporation, ("City"), and Vanport Manufacturing Inc (Vanport), collectively referred to as the "Parties";

### RECITALS

**WHEREAS**, Vanport owns or controls certain real property which is located in the City of Camas, Washington; and which is more fully described in the attached Exhibit A which is incorporated by reference herein ("Vanport Property"); and,

**WHEREAS**, Vanport (under its predecessor in interest to the property, Long Drive LLC) and the City previously entered into a development agreement ("Long Drive Agreement"), a copy of which is attached hereto as Exhibit B, addressing a variety of issues, including, but not limited to the vesting of development standards and transportation capacity and adoption of a master plan, (for a project known as "Ambiance") that would govern the development of the property covered by the Long Drive Agreement; and,

**WHEREAS**, In order to facilitate the development of that portion of property covered by the Long Drive Agreement, which was recently sold to Pedwar Development Group LLC ("Pedwar"), which seeks to construct a facility to manufacturer medical devices, the City is concurrently entering into a Development Agreement with Pedwar and amending the Long Drive Agreement to provide clear and predictable development standards to enable Pedwar to locate its facility within the City and to have consistent master plans for the development of the Pedwar and Vanport properties; and,

**WHEREAS**, the City also wishes to amend or clarify certain specific provisions provided for in the Long Drive Agreement to better reflect current conditions; and,

**WHEREAS**, Vanport wishes to confirm its consent to the amendments to the Long Drive Agreement master plan provided for in Exhibit C, specifically including those design changes proposed for the portion of the property to be developed by Pedwar; and

**WHEREAS**, the City finds that the amended master plan attached as Exhibit C, which amends the master plan provided for in the Long Drive Agreement, is consistent with the design and development standards applicable to the property subject to the Long Drive Agreement; and,

**WHEREAS**, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and,

**WHEREAS**, the City, has the authority to enter into Development Agreements pursuant to RCW 36.70B.170; and,

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 is 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; and,

**WHEREAS**, the City is further authorized to enter into Development Agreement pursuant to Camas Municipal Code ("CMC") 18.55.340; and

**NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:**

**Section 1. Development Agreement**

This First Amended Agreement is a Development Agreement to be implemented in accordance with RCW 36.70B.170 through RCW 36.70B.210 and CMC 18.55.340. It shall become a contract between Vanport and the City upon the City's approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170 and CMC 18.55.340 and execution of the Agreement by all Parties. This First Amended Development Agreement is subject to a State Environmental Policy Act Threshold Determination (Revised SEPA case file #06-04-05).

**Section 2. Effective Date and Duration of Agreement**

This First Amended Agreement shall take effect immediately upon its adoption by the City Council and execution by all parties. The rights of the Long Drive Property to be developed under the master plan and development standards provided for in this First Amended Agreement, and any other rights provided for in the Long Drive Agreement, shall terminate on 12/31/2019, provided that any time periods specified in this First Amended Agreement shall be tolled pending any appeals of any city, state or federal land use decisions necessary to commence and to carry out the terms of the First Amended Agreement.

**Section 3. Master Plan**

The master plan that was approved in conjunction with the Long Drive Agreement is amended as provided for in Exhibits C (Pedwar property) and D (Vanport Property), which are attached hereto and incorporated by reference herein. The "Description of the Proposed Development on this Property" provided for in Section 3 of the Long Drive Agreement shall be amended to provide for approximately 9 buildings, 140 condominium units and 29,000 square feet of professional office space, a restaurant, a spa, conference rooms, open space and underground parking.

**Section 4. Transportation**

Due to the fact that all transportation improvements identified in the Long Drive Agreement are either funded or have been constructed, all of Section 8 (including Sections 8.1 through 8.3) of the Long Drive Agreement should be stricken in their entirety and shall have no further effect.

**Section 5. Plat Amendments**

Section 7 of the Long Drive Agreement shall be stricken in its entirety and shall have no further effect.

**Section 6. Waiver**

Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

**Section 8. Venue**

This Agreement shall be construed in accordance with, and governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

**Section 9. Entire Agreement/Modifications**

This First Amended Agreement constitutes an agreement between and among the Parties with respect to the Long Drive Agreement; and except and unless a provision of the Long Drive

Agreement is specifically referenced and amended by this First Amended Agreement, all provisions of the Long Drive Agreement shall remain in full force and effect.

**Section 10. Captions**

The captions contained in this Agreement were inserted for the convenience of reference only. They do not in any manner define, limit, or describe the provisions of this Agreement or the intentions of the Parties.

**Section 11. Gender/Singular/Plural**

Whenever masculine, feminine, neutral, singular, plural, conjunctive, or disjunctive terms are used in this Agreement, they shall be construed to read in whatever form is appropriate to make this Agreement applicable to all the Parties and all circumstances, except where the context of this Agreement clearly dictates otherwise.

**Section 12. Severability**

If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

**Section 13. Inconsistencies**

If any provisions of the Camas Municipal Code are deemed inconsistent with the provisions of this Agreement, the provisions of this Agreement shall prevail.

**Section 14. Binding on Successors and Recording.**

This Agreement shall run with the land and be binding upon and inure to the benefit of the Parties, and their respective heirs, successors and assigns. This Agreement shall be recorded against the real property indicated on Exhibit "A" with the Clark County Auditor.

**Section 15. Recitals.**

Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

**Section 26. Amendments.**

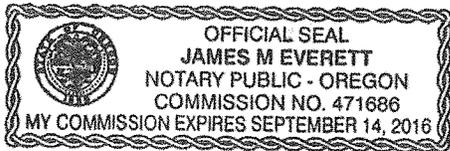
This Agreement may only be amended by mutual agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the dates set forth below:



I certify that I know or have satisfactory evidence that Martin Hestrich 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 this instrument and acknowledged it as the President of Vanport Manufacturing, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 3/12/2013



James M. Everett  
NOTARY PUBLIC for the State of ~~Washington~~, Oregon  
Residing in the County of ~~Clark~~ Clackamas  
My Commission Expires: Sept. 14, 2016

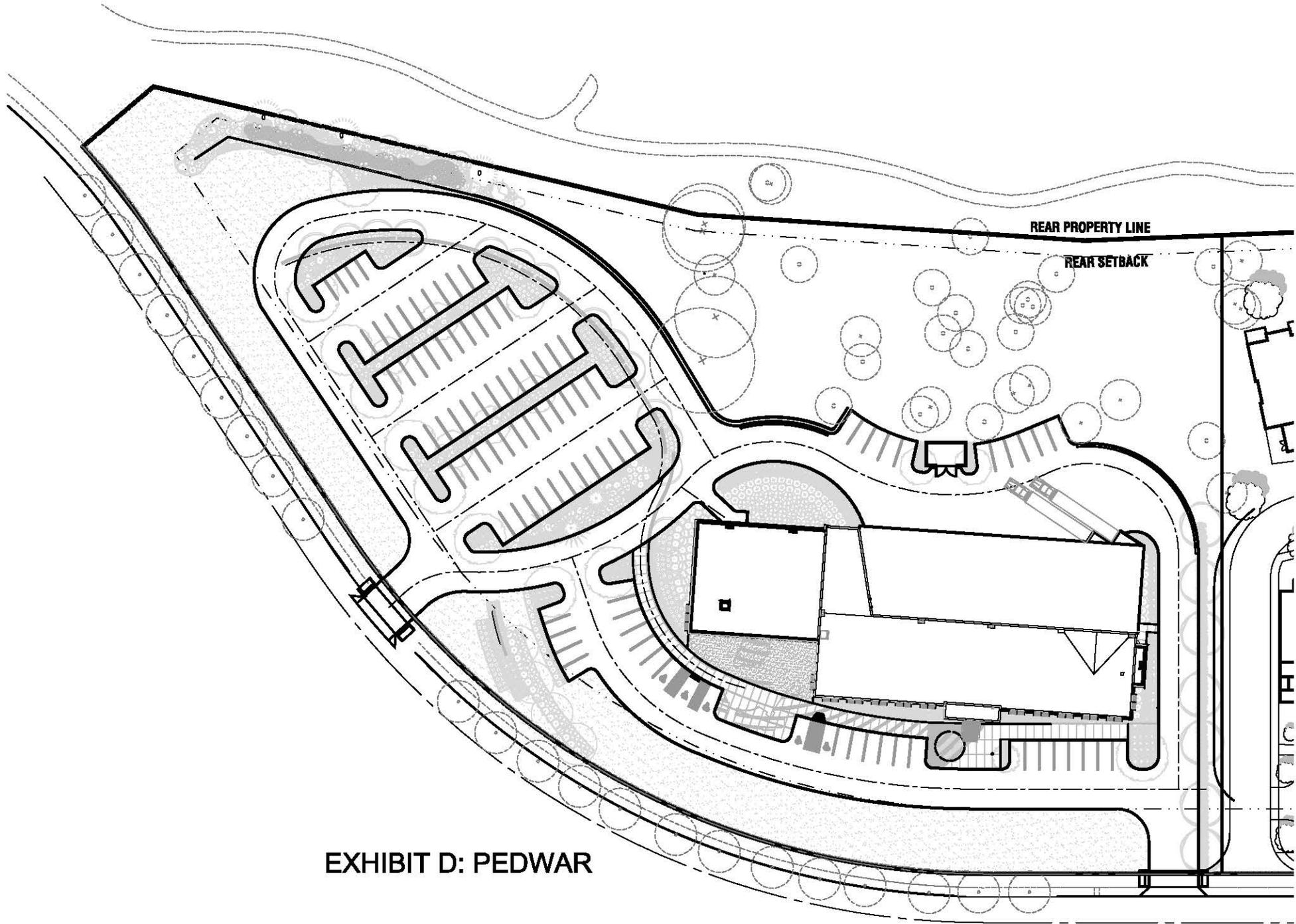
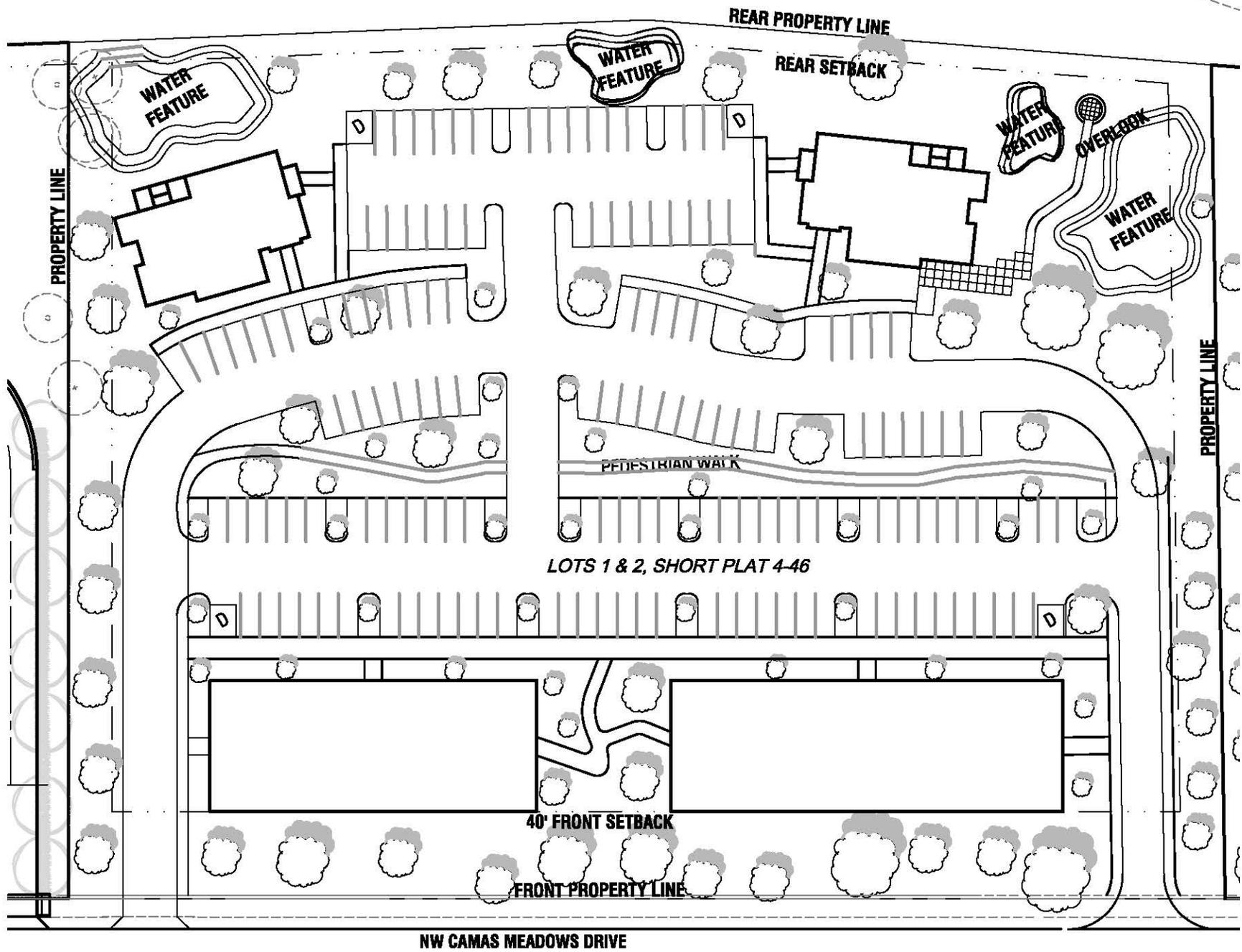
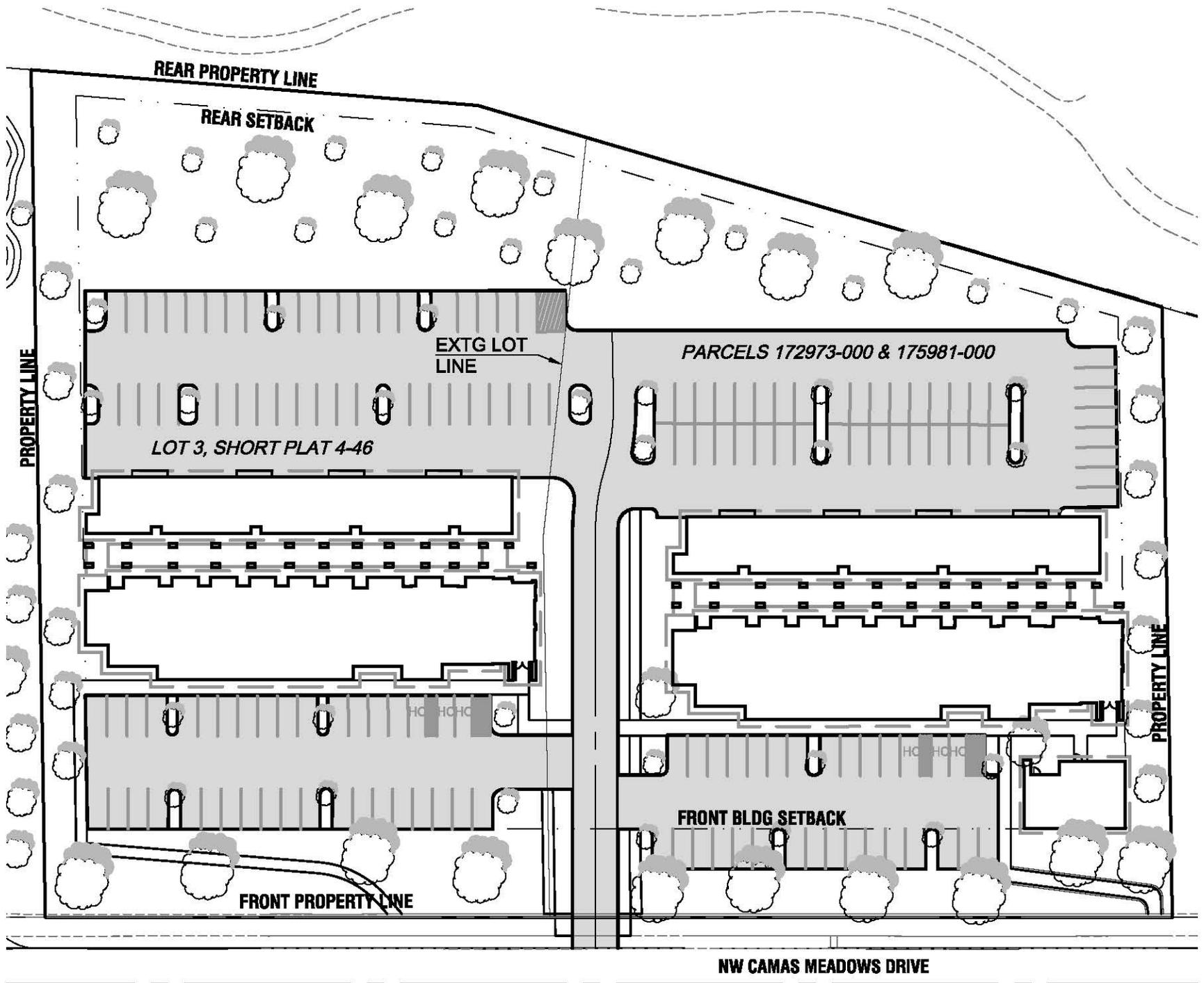


EXHIBIT D: PEDWAR



Note: Layout shown is conceptual. Exact site layout, building sizes, and uses to be approved through the Site Plan Review and Design Review processes.

## EXHIBIT E: VANPORT



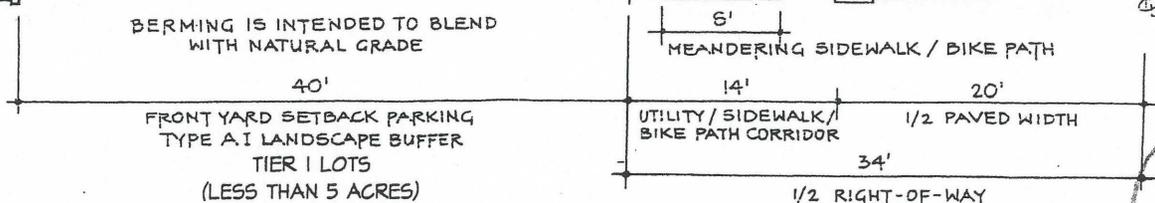
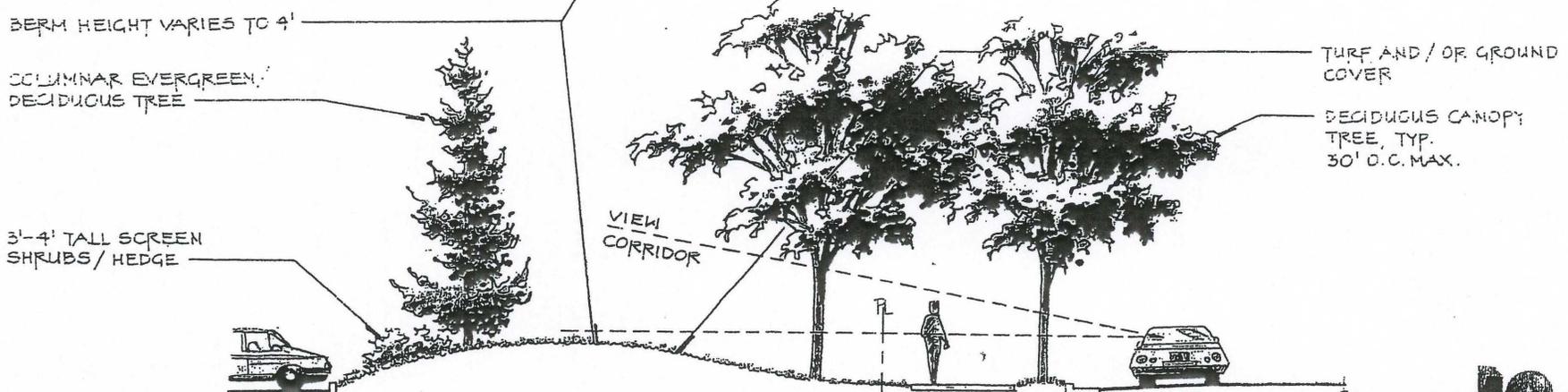
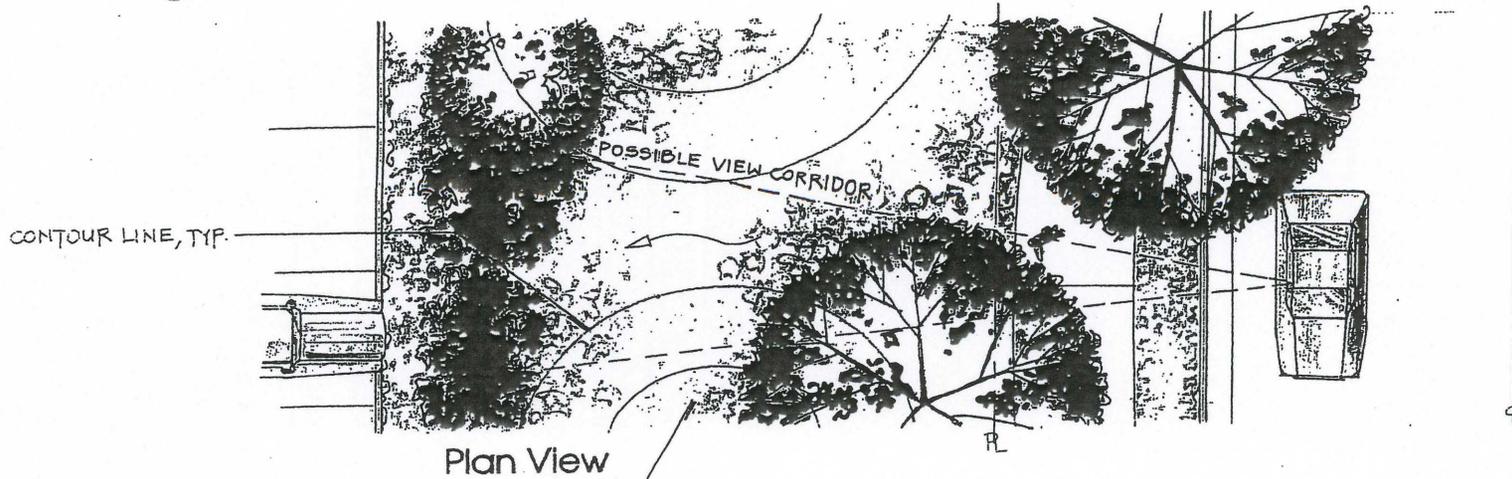
**EXHIBIT F: LOFTS @ CM**

**Exhibit G:**  
**Parcels 172973-000 & 175980 and Lots 1-3 of Short Plat 4-46**  
**Proposed Lot Development Standards**

<b>Lot Standards</b>	
Minimum Lot Size	2 acres
Minimum Avg. Lot Width	100'
Minimum Avg. Lot Depth	100'
Minimum Front Yard Setback Parking	40' <sup>1,4</sup>
Minimum Front Yard Setback Building	40' <sup>4</sup>
Minimum Side Yard Setback	20' <sup>2,4</sup>
Minimum Rear Yard Setback	30' <sup>3,4</sup>
Minimum Street Side Yard Setback Parking	20'
Minimum Street Side Yard Setback Building	20'
Minimum Landscape Area	15%
<b>Building Standards</b>	
Lot Coverage	50%
Building Separation	Per UBC
Height Restrictions	60' <sup>5</sup>

1. Front yard setbacks along Camas Meadows Drive shall be enhanced with a Type A Landscape Buffer per Exhibit H unless an approved modification is approved by the City based on topographic constraints. Also, see Section 3 of the development agreement for allowable modification to Exhibit F Lofts @ CM front setback.
2. The side yard setback on the east and west borders of Exhibit E Vanport area can be reduced from 20' to 15' pending approval by the City through the Site Plan review process if, in the opinion of the Community Development Director or designee, the proposed use, landscaping, and architectural design of buildings on the site significantly enhances the view of the property as seen from the roadway and increases compatibility with adjacent uses.
3. The rear yard setback for lots backing to Camas Meadows Golf Course shall be 30' except that a 10' setback may be approved where adequate screening acceptable to the City is provided such that parking areas and buildings in proximity to the golf course are adequately protected from potential impact by golf balls.
4. See Section 3 of the Development Agreement for additional modifications to setbacks including for internal lot lines in the area covered by Exhibit F.
5. For buildings exceeding 60' in height, setbacks increase 1' horizontal for each additional foot of vertical building height over 60'.

EXHIBIT H



**Type A I  
Landscape  
Buffer**

Section

**NW Camas Meadows Dr.**  
Primary Industrial Road

Scale: 1/8"=1'-0"



**Planning Solutions, Inc.**  
1505 BROADWAY  
VANCOUVER, WA 98663  
PHONE: 360-755-9000  
FAX: 360-750-9201  
E-mail: ps@planningolutions.com

**Exhibit 3**  
December 14, 1998



Community Development Department  
616 NE Fourth Avenue  
Camas, WA 98607  
(360) 817-1568

Design Review Committee Recommendation  
The Lofts at Camas Meadows  
City File No. DR15-01  
(Related Files: SPRV15-01)

---

TO: The Lofts @ Camas Meadows, LLC  
FROM: Lauren Hollenbeck, Senior Planner  
OWNER/APPLICANT: Drew Miller, The Lofts at Camas Meadows, LLC  
LOCATION: No Site Address.  
Parcel numbers 172973-000 and 175980-000  
Camas, WA 98607

APPLICABLE LAW: The application was submitted on March 10, 2015 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; CMC Chapter 18.19 Design Review; Camas Design Review Manual (2002); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

BACKGROUND:

The Lofts at Camas Meadows is a 104-unit apartment development proposal to be located on 4 acres of Light Industrial / Business Park zoned property abutting the north side of Camas Meadows Drive near the Camas Meadows Golf Course. The development will occur in two phases each containing one 4-story apartment building with a clubhouse constructed in the first phase.

The subject site is also located within the North Dwyer Creek Employment Mixed Use Overlay District. As such there are specific standards for design, shape and orientation of the lots. There is also a Development Agreement (DA), recording number 3862705 dated 7/27/2004, which contains development standards for the Camas Meadows Corporate Center. The proposal under this DA included a mixed use development with 158 residential condominiums, professional office space, and restaurant/retail space in 12 buildings on approximately 14 acres. The DA was subsequently modified on 4/4/2013 (recording number 4957781) to provide for approximately 9 buildings, 140 condominium units and 29,000 square feet of professional office and restaurant/retail space development.

At the writing of this staff report, a second amended development agreement is being considered, which includes a maximum of 104-unit apartments on the eastern end of the property and the remaining portion of the property to be developed solely with commercial, light industrial or business park uses allowed under CMC 18.07.030 Table 1, for the LI/BP zoning district. This allows for more land area to be reserved for non-residential uses. The new development agreement will also propose new setback requirements.

The Design Review Committee (DRC) held a public meeting on May 20, 2015, and a video recording of the meeting is available online at <https://camas.legistar.com/Calendar.aspx>. The DRC considered the general design review standards (CMC Chapter 18.19.050.A.1 and the Camas Design Review Manual "DRM" pages 4-7), along with the specific standards for multi-family developments (CMC Chapter 18.19.050.B.3.a and the DRM pages 14-15).

#### DESIGN REVIEW REQUIREMENTS PER CMC CHAPTER 18.19 DESIGN REVIEW AND THE CAMAS DESIGN REVIEW MANUAL

The following summary of design criteria must be met for approval of a development per CMC 18.19.050 Design Principles.

Standard Principles, Subsection "A", includes landscaping, integration of natural features of the property, building design, and integration of historic elements.

Finding: Landscaping is provided for throughout the site and existing trees are retained in the landscape area between the site and the golf course. A monument sign is proposed at the entry to the site and should be incorporated into the landscaping. Parking and building lighting is directed away from surrounding properties and existing street lighting is located along Camas Meadows Drive. The buildings consist of high quality materials such as painted fiber cement plank siding, composite roofing with a cultured stone base. The DRC found that the application met the overall intent of these criteria. The DRC noted that the standards of outdoor furniture, fencing/walls, and building scale do not apply to this property.

Specific Principles, Subsection "B(3)" Multi-family, includes restrictions on parking areas, size and scale of buildings adjacent to residential zones, walls and garages.

Finding: A minimum standard for stacked housing is that parking spaces must be "clustered in small groupings" and be separated and screened with landscaping. The proposed site plan provides landscape finger islands throughout the parking area and landscaping around the parking areas. The standards also require trees and/or planting strips to be used for separating vehicles and pedestrian movements. The landscape plan provides landscaping between the south parking lots and the street right-of-way. The DRC found that the application met the overall intent of these criteria. The DRC noted that the standards of building scale, walls and garages do not apply.

#### CONCLUSIONS

At the conclusion of the public meeting, the Design Review Committee recommendations were as follows:

1. The entry monument sign should be incorporated into the landscaping and shown on the landscape plan.
2. Landscape lighting specifications should be submitted for City review and approval.
3. A more technical review for compliance with the applicable Camas Municipal Code development standards should be completed with the site plan review submittal.