



CITY COUNCIL MEETING AGENDA
Monday, December 1, 2014, at 7 p.m.
Camas City Hall, 616 NE 4th Avenue

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

- A. Approve the minutes of the November 17, 2014, Camas City Council Meeting and the work session minutes of November 17, 2014.
- B. Approve claim checks as approved by the Finance Committee
- C. Authorize Mayor to sign the amendment to the existing 2012-2014 Consultant Agreement for SS-473 Grass Valley Park Wetland Monitoring & Maintenance Contract Amendment. The City's current 2012-2014 Professional Services Contract with The Resource Company is for wetland maintenance, monitoring, and reporting to the US Army Corps of Engineers (Corps) for Years 5 and 7 at Grass Valley Park. This Corp of Engineer's Permit was required for the construction of Grass Valley Park. The amendment modifies the existing contract to extend the maintenance, monitoring, and reporting through Year 10 (2017). The cost for maintenance and monitoring is \$13,309.88 and is included in the 2015-2016 Biennial Budget. (submitted by James Carothers)
- D. Approve Pay Estimate 2 for Project No. S-589A 2014 Grind and Overlay, in the amount of \$79,239.21 to Granite Construction Company for work completed through August 31, 2014. This project is budgeted and fully funded. (submitted by Eric Levison)
- E. Approve Final Payment for Project No. S-589B, 2014 Slurry Seal, to Blackline, Inc., in the amount of \$2,843.79 for work completed through July 23, 2014. This project is fully funded in the City's adopted 2014 Budget. (submitted by Eric Levison)
- F. Release Retainage for Project No. WS-709D Water Transmission Main Project in the amount of \$114,400.41 to Rotschy, Inc. All required City and State project documentation has been received and verified. (submitted by James Hodges)
- G. Approve Donation of Outdated Firefighting Equipment that the Fire Department has accumulated over the last 40 years. Included are 58 sets of turn-outs, some complete, some incomplete, with manufacture dates back to the early 1990's. These turnouts are outside of the ten year from manufacture lifespan as defined by the Washington

Administrative Code (WAC), Occupational Safety and Health Administration (OSHA) and the National Fire Protection Association (NFPA).

In the United States, these turnouts have no monetary value in that they are restricted from structural firefighting use due to their manufacture date expiration. However, there are countries outside of the standards of OSHA, where these turnouts would be a vast improvement over the equipment presently employed.

The Bend Firefighters Foundation is a 503(c)(3) organization that collects and distributes firefighting equipment in the county of Nicaragua, the second poorest country in Central America behind Haiti. They have partnered with the Air Force to fill voids in cargo traffic with firefighting equipment to be delivered to the country. They also regularly provide firefighter training to use the equipment within Nicaragua.

The Fire Department is petitioning to donate 58 sets of outdated turnouts to the Bend Firefighters Foundation for distribution in Nicaragua. This item was discussed during the Council Workshop on November 17, 2014. (submitted by Nick Swinhart)

- H. Approve the 2015 Legislative Agenda (submitted by Pete Capell)
- I. Approve Pay Estimate No. 1 Final for Project WS-713C Wastewater Treatment Facility Fall Protection RE-BID to Cedar Mill Construction Company, LLC in the amount of \$58,860.45 for work completed through November 15, 2014, and accept the project as complete. This project is funded by the Sewer Utility Fund as a safety item. (submitted by James Hodges)

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. PARKS AND RECREATION

- A. Public Hearing for the 2014 Parks, Recreation, and Open Space Comprehensive Plan Review
 - 1. Details: In August, 2013, the City of Camas retained the services of Moore, Iacofano and Goltsman (MIG) for the purpose of updating the City's Parks, Recreation and Open Space Comprehensive Plan (PROS Comprehensive Plan). The City of Camas appointed a Planning Advisory Committee made up of citizens representing different areas of parks, open space, recreation interests, business/industry and the Camas School District to help lead the update process. The Planning Advisory Committee reviewed public comments; evaluated existing facilities; and assessed park, open space, and facility needs and developed the draft of the PROS Comprehensive Plan. The draft plan includes recommendations for recreation facilities and services levels, future park sites, an open space and trail system, and outlines financing strategies and options for implementation. The Parks and Recreation Commission and the Planning Commission held public

meetings and both recommend Council to approve the Draft Parks, Recreation and Open Space Comprehensive Plan.

Department/Presenter: Jerry Acheson, Parks and Recreation Manager and Jonathan Pheanis, MIG

Recommended Action: Conduct public hearing, accept public testimony and deliberate on the Plan.

IX. COMMUNITY DEVELOPMENT

A. Public Hearing for the Annual 2014 Comprehensive Plan

1. Details: The proposed 2014 Annual Comprehensive Plan Amendments include the following: the Grass Valley Plan (File #CPA14-02); the Parks, Recreation, and Open Space Comprehensive Plan (File #CPA14-03 "PROS" Plan); and miscellaneous map amendments. City Council must consider the proposed amendments concurrently so that the cumulative effect of the various proposals can be ascertained.

Department/Presenter: Phil Bourquin, Community Development Director; Robert Maul, Planning Manager; Sarah Fox, Senior Planner

Recommended Action: Conduct a public hearing, accept testimony, deliberate on the cumulative effects on the City's Comprehensive Plan, and render a *consolidated decision* on the 2014 Annual Comprehensive Plan Amendments to: (1) Approve as recommended; (2) Approve with additional conditions; (3) Modify, with or without the applicant's concurrence; (4) Deny; or (5) Remand.

B. Public Hearing related to the Multi-Family Property Tax Exemption Program provided for under Revised Code of Washington (RCW) 84.14 and Establishing Three Residential Target Areas

1. Details: Public hearing regarding amendments to the Camas Municipal Code (CMC) adding Chapter 3.86 implementing the multi-family property tax exemption program provided for under the RCW 84.14 and designating three residential target areas. City Council held a workshop on June 26, 2014, to discuss the program and directed Staff to move forward toward implementation of the program.

Department/Presenter: Phil Bourquin, Community Development Director

Recommended Action: Staff recommends that Council accept public testimony, deliberate on the cumulative impacts, and direct the City Attorney to draft an ordinance for adoption.

X. ADMINISTRATIVE SERVICES

A. Resolution No. 1320 revising the Building Official position and adopting 2015 salary scales non-represented positions.

1. Details: The Building Official job description, title and salary are being revised effective January 1. The new title of the position will be Building Division Manager/Building Official. This resolution will create the changes for that position. Additionally, this resolution will set the salary scales for all non-represented positions for 2015. The changed scales reflect a 2.5% cost of living increase over 2014 scales.

Department/Presenter: Jennifer Gorsuch, Administrative Services Director

Recommended Action: Recommend Council pass the resolution and authorize the Mayor to sign it.

XI. FINANCE

A. Ordinance No. 2714 Repealing Code to replace with 2015 Fee Schedule

1. Details: Ordinance No. 2714 repeals section of City of Camas Municipal Code (CMC) which pertains to set fees. The City Council will first repeal codified fees in the CMC by referencing a fee schedule. This action will follow with a resolution repealing fees adopted by previous resolutions. The final resolution City Council will consider establishes a 2015 Fee Schedule with an effective date of January 1, 2015. City Council considered the 2015 Fee Schedule on November 3, 2014 and held a public hearing on November 17, 2014.

In 2015, staff intends to analyze by department the current rate structures to ensure proper cost recovery while providing the appropriate level of service to the citizens. The first department will be the Fire Marshal's Office in January. Staff is recommending the fee schedule be indexed to the Consumer Price Index and reviewed every five years to ensure cost recovery.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: A motion to approve Ordinance No. 2714 amending the Camas Municipal Code by adopting a fee schedule for charges imposed under the respective chapters of the CMC.

B. Resolution No. 1313 Repealing Prior Resolutions to Replace with 2015 Fee Schedule

1. Details: Resolution No. 1313 repeals resolutions previously adopted for the establishment of fees. The final resolution City Council will consider establishes a 2015 Fee Schedule with an effective date of January 1, 2015. City Council considered the 2015 Fee Schedule on November 3, 2014, and held a public hearing on November 17, 2014.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: A motion to approve Resolution No. 1313 repealing Resolutions previously adopted by the City of Camas.

C. Resolution No. 1314 Adopting the City of Camas Fee Schedule

1. Details: This resolution establishes a 2015 Fee Schedule with an effective date of January 1, 2015. City Council considered the 2015 Fee Schedule on November 3, 2014, and held a Public Hearing on November 17, 2014.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: A motion to approve Resolution No. 1314 adopting a City of Camas Fee Schedule.

D. Ordinance No. 2715 Ad Valorem Taxes for the General Fund

1. Details: Ordinance No. 2715 2015 sets the 2015 ad valorem property tax levy. City Council considered increasing the property tax levy by the lawful limit of 1% on November 3, 2014. In addition, a public hearing on November 17, 2014, was held for citizen comment.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: Motion to approve Ordinance No. 2715 levying the ad valorem taxes for obligations of the General Fund for fiscal year ending December 31, 2015.

E. Ordinance No. 2716 -2015 Emergency Management Services (EMS) Levy

1. Details: Ordinance No. 2716 sets the 2015 (EMS) property tax levy. City Council considered increasing the property tax levy by the lawful limit of 1% on

November 3, 2014. In addition, a public hearing on November 17, 2014, was held for citizen comment.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: Motion to approve Ordinance No. 2716 levying the EMS taxes for obligations of EMS Fund for fiscal year ending December 31, 2015.

F. Ordinance No. 2717 – 2015 Unlimited Tax General Obligation Bond Levy

1. Details: Ordinance No. 2717 sets the 2015 Unlimited Tax General Obligation Bond property tax levy. City Council considered lowering the property tax levy to \$625,000 on November 3, 2014. In addition, a public hearing on November 17, 2014, was held for citizen comment.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: To approve Ordinance No 2717 levying the Unlimited Tax General Obligation Bond taxes for obligations of the library bond for fiscal year ending December 31, 2015.

G. Ordinance No. 2718 – 2014 Fall Omnibus Budget

1. Details: Ordinance No. 2718 modifies the 2014 Budget Ordinance. City Council considered the presentation of the fourteen decision packages for a supplemental increase of \$513,365 on November 3, 2014. In addition, a public hearing on November 17, 2014, was held for citizen comment.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: Motion to approve Ordinance No. 2718 to modify the 2014 Budget Ordinance No. 2689, 2701, and 2707.

H. Ordinance No. 2719 – 2015 – 2016 Budget

1. Details: Ordinance No. 2719 establishes the 2015-2016 Budget. City Council considered the presentation of the appropriation of \$115,779,342 on November 3, 2014. In addition, a public hearing on November 17, 2014, was held for citizen comment.

Department/Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: Motion to approve Ordinance No. 2719 to adopt the 2015-2016 Budget.

XII. PUBLIC COMMENTS

XIII. ADJOURNMENT

XIV. CLOSED SESSION

A. Personnel

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, November 17, 2014 at 7:00 p.m.
Camas City Hall, 616 NE 4th Avenue

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

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Don Chaney, Linda Dietzman, Tim Hazen, Steve Hogan, and Shannon Turk

Excused: Melissa Smith

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, Leisha Copsey, Sarah Fox, Cathy Huber Nickerson, Eric Levison, Robert Maul, and Shawn MacPherson

Press: Heather Acheson, Camas-Washougal Post Record

IV. PUBLIC COMMENTS

Joe Levesque, 2682 NW Norwood Street, Camas, commented about the condition of the country.

V. CONSENT AGENDA

A. Approved the minutes of the November 3, 2014, Camas City Council Meeting and the Work Session minutes of November 3, 2014.

[November 3, 2014, City Council Meeting Minutes](#) 

[Work Session Minutes of November 3, 2014](#) 

- B. Approved claim checks numbered 123703-123867, in the amount of \$2,010,847.98.
- C. Authorized the write-off of the October 2014 Emergency Medical Services (EMS) billings in the amount of \$69,323.65. 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 Cathy Huber Nickerson)
- D. Authorized the Mayor to sign a professional services contract with Gray & Osborne, Inc., for engineering and design services related to Project WS-714 STEP Transmission Main for an amount not to exceed \$27,750. This item was introduced on the workshop agenda for the November 3rd meeting. This proposal will allow Gray & Osborne, Inc., to perform the following tasks for the project: 1) prepare plans and specifications for the STEP sewer connection at the Wastewater Treatment Plant, 2) prepare plans and specifications for air/vacuum and odor control facilities, and 3) perform 3rd-party review services as directed by Camas staff. The project is budgeted and is funded by a \$3,740,000 Public Works Trust Fund (PWTF) loan. (submitted by James Hodges)

[Professional Services Contract](#) 

- E. Authorized the Mayor to sign an amendment to the Professional Services Contract with Carlson Testing, Inc., for Project S-583 NW 18th Avenue Bike & Pedestrian Trail Link Improvements for an amount not to exceed \$10,000. This proposal was introduced as a workshop item at the November 3rd meeting, and will provide for compaction and other materials testing as required by Washington State Department of Transportation (WSDOT). (submitted by James Hodges)

[Professional Services Contract](#) 

- F. Approved Pay Estimate No. 1 for Project S-583 NW 18th Avenue Bike & Pedestrian Trail Link to Green Construction, Inc., in the amount of \$97,688.30 for work through October 31, 2014. This budgeted project is partially funded by a Transportation Alternatives Program grant, neighborhood contributions and the storm drainage utility. (submitted by Wes Heigh)

[Pay Estimate No. 1](#) 

- G. Approved Pay Estimate No. 4 for Project S-566 NW Friberg Street/NE Goodwin Road Roadway Improvements to McDonald Excavating, Inc., in the amount of \$572,134.50 for work through October 31, 2014. This project is partially funded by a PWTF loan and a Community Economic Revitalization Board (CERB) grant administered by the Washington State Department of Commerce and the Washington State Department of Ecology. (submitted by James Hodges)

[Pay Estimate No. 4](#) 

- H. Approved Pay Estimate No. 1 (final) for Project S-545C NW 38th Avenue Entry Monuments to Rotschy, Inc., in the amount of \$46,163.92 for work completed as of November, 2014. The entry monuments are located on the west end of NW 38th Avenue. The monuments were designed by David Haynes with Otak and built and installed by Rotschy, Inc. (submitted by Anita Ashton)

[Pay Estimate No. 1](#) 

- I. Approved Pay Estimate No. 5 for Project WS-741 2014 STEF/STEP Tank Pumping to AAA Septic Service in the amount of \$7,735.31 for work through October 31, 2014. This project provides for on-going pumping of STEF & STEP tanks throughout Camas and is funded by the Water/Sewer Fund. (submitted by Jeff Englund)

[Pay Estimate No. 5](#) 

- J. Authorized the Mayor to sign an Evergreen Tennis Stormwater Agreement between the City of Camas and Quamash, LLC. The Evergreen Tennis Facility is owned by Quamash, LLC (Clark and Caryn Vitek) and is located at 5225 NW 38th Street. The attached agreement has been developed in consultation with the City Attorney to recognize that portions of the City's stormwater fee (operations, maintenance and capital expenses) are not applicable to the site as any stormwater leaving the site does not appear to enter into the City's stormwater management system. This item was presented via memorandum with an accompanying figure showing the location of the site at the November 3rd Council Workshop. It is noted that as discussed in the November 3rd Council Workshop memorandum, a new Section 4 was added to the agreement to provide the ability for the City, at its sole discretion, to reimburse Quamash proportionally for fees already paid. (submitted by Steve Wall)

[Agreement](#) 

- K. Approved Pay Estimate No. 5 for Project S-565 NW 38th Avenue Roadway Improvements, Phase 2 to Nutter Corporation in the amount of \$709,418.42 for work completed from October 1, 2014, through October 31, 2014. Phase 2 of the NW 38th Avenue Roadway Improvement project is partially funded by grants from the Transportation Improvement Board (TIB) and the Surface Transportation Program (STP). (submitted by Anita Ashton)

[Pay Estimate No. 5](#) 

- L. Approved Pay Estimate No. 1 for Project P-905 Municipal Center Exterior Painting to Precision 1 Coatings, Inc., in the amount of \$20,015.52 for work through October 31, 2014. This project is fully funded in the City's adopted 2014 budget. (submitted by Eric Levison)

[Pay Estimate No. 1](#) 

- M. Approved Change Order No. 1 for Project S-589A 2014 Grind and Overlay to Granite Construction in the amount of \$83,409.70 for the paving of NW Fargo

Loop from NW Couch to NW 18th Avenue. The change order increases the current contract to \$402,728.70 which is within the original project estimate. The money comes from the existing preservation budget. (submitted by Denis Ryan)

[Change Order No. 1](#) 

It was moved by Greg Anderson, seconded by Don Chaney to approve the Consent Agenda. The motion carried unanimously.

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

There were no comments from staff.

A picture was displayed of the entry monuments that were installed on NW 38th Avenue. The pay estimate for this project was listed as Item H on the Consent Agenda. Mayor Higgins commented about the monuments.

B. Council

Dietzman announced that she will be resigning as a Councilmember effective January 31, 2015.

VII. MAYOR

A. Announcements

The Mayor did not have any announcements.

VIII. COMMUNITY DEVELOPMENT

A. [Public Hearing for Amendments to Camas Municipal Code \(CMC\), Chapter 18.07 Use Authorization](#)

Details: On October 21, 2014, Planning Commission forwarded a recommendation of approval for amendments to the CMC Title 18 Zoning, Section 18.07.030, Table 1 - Commercial and industrial land uses. The amendments are to prohibit new residential uses in light industrial zones.

Department/Presenter: Phil Bourquin, Community Development Director and Sarah Fox, Senior Planner

[Staff Report](#) 

[Proposed Amendments](#) 

Mayor opened the public hearing at 7:13 p.m.

Jim Pattullo, 115 NE Dallas Street, Camas, gave testimony.

Mayor closed the public hearing at 7:23 p.m. as there were no other members of the public present who wished to testify.

It was moved by Greg Anderson, seconded by Steve Hogan to approve the amendments to CMC as presented and to direct the City Attorney to prepare an ordinance for adoption on December 15, 2014. The motion carried unanimously.

IX. FINANCE

A. [2014 Fall Omnibus Budget Public Hearing](#)

Details: The 2014 Fall Omnibus Budget Public Hearing was to provide the Mayor and City Council opportunity to consider public testimony. The public hearing followed a brief presentation by staff of the final 2014 Fall Omnibus Budget. Department/Presenter: Cathy Huber Nickerson, Finance Director

[2014 Fall Omnibus Presentation \(attachment added - November 17, 2014\)](#) 

[2014 Fall Omnibus Exhibit \(attachment added - November 17, 2014\)](#) 

Mayor opened and closed the public hearing at 7:27 p.m. as there were no members of the public present who wished to testify.

City Council is scheduled to consider the adoption of the 2014 Fall Omnibus Budget Ordinance at the regular City Council meeting on December 1st.

B. [2015 Charges for Service \(Fee Schedule\) Public Hearing \(item updated - November 17, 2014\)](#)

Details: The 2015 Charges of Service (Fee Schedule) Public Hearing was to provide the Mayor and City Council opportunity to consider public testimony. The public hearing followed a brief presentation by staff of the proposed 2015 Fee Schedule Resolution. In 2015, staff intends to analyze by department the current rate structures to ensure proper cost recovery while providing the appropriate level of service to the citizens. The first department will be the Fire Marshal's Office in January. Staff is recommending that the Fee Schedule be indexed to the Consumer Price Index and reviewed every five years to ensure cost recovery.

Department/Presenter: Cathy Huber Nickerson, Finance Director

[Draft Fee Schedule](#) 

Mayor opened and closed the public hearing at 7:28 p.m. as there were no members of the public present who wished to testify.

City Council is scheduled to consider adoption of an ordinance and resolution regarding the proposed Fee Schedule at the regular City Council meeting on December 1st.

C. 2015-2016 Budget Public Hearing

Details: The 2015-2016 Budget Public Hearing was to provide the Mayor and City Council opportunity to consider public testimony on the \$130,127,112 appropriation for operating and capital budgets for the City of Camas. The 2015-2016 Budget increases staffing by 5 full-time employees (FTE), incorporates a 1% property tax increase, and establishes a centralized City Fee Schedule. The 2015-2016 Budget also includes \$47.8 million in capital projects. In addition the 2015-2016 Budget maintains a reserve of 19% which is above the 17% fund balance policy. The public hearing followed a brief presentation by staff of the final 2015-2016 Budget.

Department/Presenter: Cathy Huber Nickerson, Finance Director

[2015-2016 Final Budget Presentation \(item added 9:28 a.m., Nov. 17th\)](#) 

[2015-2016 Final Budget Exhibit](#) 

Mayor opened and closed the public hearing at 7:33 p.m. as there were no members of the public present who wished to testify.

City Council is scheduled to consider adoption of the 2015-2016 Budget Ordinance at the regular City Council meeting on December 1st.

D. 2015 Property Tax Levies Public Hearing (item updated - November 17, 2014)

Details: The 2015 Property Tax Levies Public Hearing was to provide the Mayor and City Council opportunity to consider public testimony on the City of Camas General Levy, the City of Camas Emergency Medical Services (EMS) Levy and the Library Bond Levy. The public hearing followed a brief presentation by staff of the 2015 Property Tax Levies.

Department/Presenter: Cathy Huber Nickerson, Finance Director

[2015 Property Tax Levies Presentation \(attachment added - November 17, 2014\)](#) 

Mayor opened and closed the public hearing at 7:38 p.m. as there were no members of the public present who wished to testify.

City Council is scheduled to consider adoption of the 2015 Property Tax Levies Resolutions at the regular City Council meeting on December 1st.

X. PUBLIC COMMENTS

There were no comments from the public.

XI. ADJOURNMENT

The meeting adjourned at 7:39 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.

Quick Preview of Agenda and Supporting Documents - Posted November 12, 2014

[Council Agenda with Supporting Documents](#) 

Mayor

City Clerk



CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT
Monday, November 17, 2014 at 4:30 p.m.
Camas City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. ROLL CALL

Present: Greg Anderson, Don Chaney, Linda Dietzman (arrived at 4:34 pm.), Tim Hazen, Steve Hogan, and Shannon Turk

Excused: Melissa Smith

Staff: Jerry Acheson, Bernie Bacon, Phil Bourquin, Pete Capell, Leisha Copsey, Sarah Fox, Cliff Free, Cathy Huber Nickerson, Leona Langlois, Eric Levison, and Robert Maul

Press: There were no members of the press present

III. PUBLIC COMMENTS

There were no comments from the public.

IV. SPECIAL PRESENTATIONS

A. Clark County Consolidated Housing and Community Development Plan

Details: Clark County Community Services is in the process of preparing the 2015 - 2019 Clark County Consolidated Housing and Community Development Plan (H&CD). The National Affordable Housing Act requires that an H&CD plan be prepared by each jurisdiction directly receiving assistance from the U.S. Department of Housing and Urban Development (HUD). The plan addresses the allocation of two federal programs: Community Development Block Grant and HOME Investment Partnership. The H&CD Plan consolidates the local applications and reporting processes for these programs. It is also the strategic plan that outlines specific courses of action.

Department/Presenter: Pete Munroe, Clark County Housing and Community Development Manager

[Clark County Consolidated Plan Presentation \(attachment added - November 14, 2014\)](#) 

County staff reviewed the draft HC&D Plan with Council and requested comments for consideration.

B. Parks Foundation of Clark County

Details: The Parks Foundation gave an update to City Council on current activities.

Department/Presenter: Cheri Martin, Executive Director, Parks Foundation of Clark County; and Megan Strand and Jim Luce, Board Members, Parks Foundation of Clark County

[Parks Foundation Presentation](#) 

V. PUBLIC WORKS DEPARTMENT

A. Miscellaneous and Updates

Details: Updates on miscellaneous or emergent items.

Department/Presenter: Eric Levison, Public Works Director

Levison informed Council that the second phase of the Watershed (Jones/Boulder Creek) Forest Management Plan will be going out to bid. Staff anticipates that the bid award will be coming back to Council for consideration in late January or early February, 2015.

VI. COMMUNITY DEVELOPMENT DEPARTMENT

A. NW Brady Road Professional Services Agreement

Details: The City will receive \$339,000 in federal grant money for preliminary engineering for the NW Brady Road Improvements from NW 16th Avenue north to the existing improvements near NW Pacific Rim Boulevard. HDJ Design Group has been selected as the consultant for this project. The tasks in this contract include completion of the plans, specifications and estimate; environmental plans, permitting and documentation; and right-of-way acquisition. The total for these tasks is not to exceed \$818,773.28. This total cost includes a contingency budget of \$72,154.91 in the event that additional environmental analysis and permitting will be required. This project is in the capital decision package for the 2015-2016 biennium budget with a proposed budget of \$839,000 for 2015. While City staff is awaiting the decision from the Washington State Transportation Improvement Board (WSTIB) regarding additional grant money, the cost in excess of the federal grant is currently proposed to be paid by bond. Staff also continues to seek additional grant opportunities for the funding of this project.

Department/Presenter: Phil Bourquin, Community Development Director

[Scope of Work](#) 

[Budget Document](#) 

Staff anticipates placing the final scope and contract on the December 1, 2014, Consent Agenda for Council's consideration.

B. [Project SS-473 Grass Valley Park Wetland Monitoring and Maintenance Contract Amendment](#)

Details: The City's current 2012-2014 Professional Services Contract with The Resource Company is for wetland maintenance, monitoring, and reporting to the US Army Corps of Engineers (Corps) for years 5 and 7 at Grass Valley Park. This Corp of Engineer's Permit was required for the construction of Grass Valley Park. The amendment modifies the existing contract to extend the maintenance, monitoring, and reporting through year 10 (2017). The cost for maintenance and monitoring is \$13,309.88 and is included in the 2015-2016 biennial budget.

Department/Presenter: Phil Bourquin, Community Development Director

[Professional Services Contract](#) 

Staff will place this item on the December 1, 2014, Consent Agenda for Council's consideration.

C. [Annual 2014 Comprehensive Plan Amendments](#)

Details: There are several amendments to the City's comprehensive plan map and zoning map that are proposed for consideration, which were forwarded for approval from the Planning Commission. The proposed amendments include: The City's Parks, Recreation, and Open Space Comprehensive Plan (File #CPA14-03 "PROS" Plan); and the Grass Valley Plan (File #CPA14-02). City Council must consider the proposed amendments concurrently so that the cumulative effect of the various proposals can be ascertained. Note: For the PROS Plan, see Agenda Item No. VII - Parks and Recreation Department.

Department/Presenter: Phil Bourquin, Community Development Director; Robert Maul, Planning Manager; and Sarah Fox, Senior Planner

[Staff Report](#) 

[Narrative January 13, 2014](#) 

[Narrative October 6, 2014](#) 

[Market Analysis](#) 

[Proposed Comprehensive Plan](#) 

[Proposed Zoning](#) 

[Existing Comprehensive Plan](#) 

[Existing Zoning](#) 

A public hearing regarding this topic will be set for December 1, 2014.

D. Miscellaneous and Updates

Details: Updates on miscellaneous or emergent items.

Department/Presenter: Robert Maul, Planning Manager

Maul commended Fox and staff for their work on the Camas 2035 Vision Summit.

VII. PARKS AND RECREATION DEPARTMENT

A. 2014 Parks, Recreation, and Open Space Comprehensive Plan Review

Details: In August, 2013, the City of Camas retained the services of Moore, Iacofano and Goltsman (MIG) for the purpose of updating the City's Parks, Recreation and Open Space (PROS) Comprehensive Plan. The City of Camas appointed a Planning Advisory Committee made up of citizens representing different areas of parks, open space, recreation interests, business/industry and the Camas School District to help lead the update process. The Planning Advisory Committee, reviewed public comments; evaluated existing facilities; and assessed park, open space, and facility needs and developed the draft of the PROS Comprehensive Plan. The draft plan includes recommendations for recreation facilities and services levels, future park sites, an open space and trail system, and outlines financing strategies and options for implementation. The Planning Advisory Committee forwarded the plan onto the Parks and Recreation Commission. Considering all of the public input and recommendations from staff, citizens, and consultants, the Parks and Recreation Commission approved the draft plan and forwarded it to the Planning Commission. The Planning Commission held a public hearing on June 17, 2014, with the recommendation of approval to City Council of the PROS Comprehensive Plan with the changes and clarifications that were discussed with staff during the public hearing.

Department/Presenter: Jerry Acheson, Parks and Recreation Manager; and Ryan Mattau, MIG consultant

[Revised Parks, Recreation and Open Space Comprehensive Plan](#) 

[Appendices](#) 

[Comprehensive Plan Presentation](#) 

The draft PROS Comprehensive Plan was reviewed with Council. Discussion ensued.

Mayor suggested that a strategic discussion regarding this topic should be held during the annual planning conference.

Staff was directed to set a public hearing date of December 1, 2014, for Council to consider the adoption of the plan.

VIII. FIRE DEPARTMENT

A. Donation of Outdated Firefighting Equipment

Details: The Fire Department has accumulated a great deal of outdated equipment over the last 40 years. Included are 58 sets of turn-outs, some complete, some incomplete, with manufacture dates back to the early 1990's. These turnouts are outside of the 10-year from manufacture lifespan as defined by the Washington Administrative Code (WAC), Occupational Safety and Health Administration (OSHA) and the National Fire Protection Association (NFPA). In the United States, these turnouts have no monetary value in that they are restricted from structural firefighting use due to their manufacture date expiration. However, there are countries outside of the standards of OSHA, where these turnouts would be a vast improvement over the equipment presently employed. The Bend Firefighters Foundation is a 503(c)(3) organization that collects and distributes firefighting equipment in the country of Nicaragua, the second poorest country in Central America behind Haiti. They have partnered with the Air Force to fill voids in cargo traffic with firefighting equipment to be delivered to the country. They also regularly provide firefighter training to use the equipment within Nicaragua. The Fire Department is petitioning to donate 58 sets of outdated turnouts to the Bend Firefighters Foundation for distribution in Nicaragua.

Department/Presenter: Cliff Free, Camas-Washougal Division Chief of Emergency Medical Services

[WAC 296 Structural Firefighting Clothing Retirement](#) 

[Bend Firefighters Foundation](#) 

[Hold Harmless Document](#) 

[Internal Revenue Service Determination Letter](#) 

This item will be placed on the December 1, 2014, Consent Agenda for Council's consideration.

IX. FINANCE DEPARTMENT

A. 2015 Charges for Service (Fee Schedule)

Details: This presentation was for a final review of the proposed 2015 Fee Schedule. The Fee Schedule has the current rates along with the new proposed

rates and rates to be discontinued. A few items for Parks and Recreation have been revised for deposits to remain the same as well as maintaining the day fee rate to the swimming pool. In 2015, staff intends to analyze by department the current rate structures to ensure proper cost recovery while providing the appropriate level of service to the citizens. The first department will be the Fire Marshal's Office in January. Staff is recommending that the Fee Schedule be indexed to the Consumer Price Index and reviewed every five years to ensure cost recovery.

Department/Presenter: Cathy Huber Nickerson, Finance Director

[Draft Fee Schedule](#) 

A public hearing regarding this topic was scheduled for the November 17, 2014, Council Meeting.

X. CITY ADMINISTRATION

A. 2015 Legislative Priorities

Details: Staff presented a draft 2015 Legislative Agenda based on past discussions with Council.

Department/Presenter: Pete Capell, City Administrator

[Draft 2015 Legislative Agenda](#) 

The draft 2015 Legislative Agenda was discussed by Council and revisions were suggested. This topic will come back to Council for further review.

B. Miscellaneous and Scheduling

Details: Updates on miscellaneous or scheduling items.

Department/Presenter: Pete Capell, City Administrator

Capell presented a Certificate of Achievement for Excellence in Financial Reporting for 2013 to Finance Director Cathy Huber Nickerson and the Finance Department. He congratulated Huber Nickerson and her staff for receiving the award.

Capell stated that Washougal City Council will be holding a special workshop meeting with members of Burlington Northern Sante Fe's (BNSF) Safety Department on Tuesday, December 9th at 5:30 p.m. The meeting will be held at the Washougal High School Commons. Washougal has invited Mayor Higgins or a designee to sit with their Council during the meeting. After a brief discussion, Councilmember Anderson volunteered to attend the meeting on behalf of the City of Camas.

Capell informed Council that the Camas School District has proposed that a joint meeting between the Camas School Board and City Council be held as part of the annual planning conference. This would include dinner on Friday. Council did not voice any objection to the proposal. Discussion followed regarding the topics, dates, time and location for the conference. Further details about the conference will be forthcoming.

XI. COUNCIL COMMENTS AND REPORTS

Turk commented about the Camas 2035 Vision Summit and process. She also stated that there is a Planning Commission meeting on Tuesday, November 18th.

Chaney gave Council a brief overview of the City/School meeting that he attended. He also commented about the legislative process and made suggestions for engaging legislators.

Hogan and Anderson commented about the 2014 Annual Downtown Camas Association (DCA) Dinner and Awards Celebration that they attended.

Hogan stated that he will be attending a Camas-Washougal Economic Development Association (CWEDA) meeting on Friday at noon regarding a Community Development entity. He also mentioned that the First Friday "Hometown Holidays" event will be taking place on December 5th.

Dietzman gave Council a brief update about the Library Board of Trustees, Sister City Organization, and the Clark County Mosquito Control Board meetings that she attended. She also provided Council with the details about a Lodging Tax Advisory Committee request from the DCA. Council did not voice any objections to the request. Huber Nickerson responded to Dietzman's inquiry about the Lodging Tax Advisory Committee composition.

Mayor commented about the recent storms that hit the Camas area and commended staff for doing a great job during the inclement weather. He added that local Boy Scout Troops have volunteered to help pick up fallen branches in the parks that were caused by the wind storm.

Mayor also commented about the Camas High School Football Team's season and other high school sports.

Hogan informed Council about a move to evade situation that he was made aware of in the Lacamas Shores area. Capell responded that he will have staff look into the matter.

XII. PUBLIC COMMENTS

There were no comments from the public.

XIII. ADJOURNMENT

The meeting adjourned at 6:30 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.

Quick Preview of Agenda and Supporting Documents - Posted November 12, 2014

[Workshop Agenda with Supporting Documents](#) 

Mayor

City Clerk



November 5, 2014

Anita Ashton, Engineer III
City of Camas
616 NE 4th Avenue
Camas, WA 98607

**RE: Grass Valley Park – Amendment to Existing 2012 - 2014 Professional Services Contract.
City Project # SS-473**

Dear Ms. Anita Ashton,

As per your request, The Resource Company, Inc. (TRC) has prepared an addendum to the current contract between the City of Camas and TRC, dated December 8, 2011, for City Project #SS-473. TRC is currently contracted to complete the Year 7 monitoring in 2014, and to monitor the mitigation activities through December, 2014. The additional mitigation activities requested by the City include year 10 monitoring and site maintenance for years 2015, 2016, and 2017. The requested services are to ensure the site meets the required performance standards by the end of the 10-year monitoring period (2017). The activities to be completed by TRC are as follows:

- 1) Conduct monthly site maintenance operations - April through November, 2015
- 2) Conduct monthly site maintenance operations - April through November, 2016
- 3) Conduct monthly site maintenance operations - April through November, 2017
- 4) Complete the field monitoring and Year 10 monitoring report – December 2017

Details of work to be conducted and the costs associated with these tasks are detailed below:

Task 1: Year 10 Monitoring Report (2017)	
Field data collection – 8 hrs @ \$95.00/hour	\$ 760.00
Report compilation and post processing of field data - 14 hrs @ \$95.00/hour	\$ 1,330.00
Administration – 1 hr @ \$95.00/hour	\$ 95.00
2 hrs COE meetings/correspondence and City consultation	\$ 190.00
Total Year 10 monitoring	\$ 2,375.00

Task 2: Site Maintenance (2015 – 2017)

The site will be maintained as stated in the Year 7 monitoring report during the growing seasons of 2014 - 2017. Eight site visits will be conducted each year to control reed canarygrass, thistle, and birdsfoot trefoil. All other invasive species identified will also be controlled using approved eradication methods. All materials and labor to complete this task is included in the cost.

Site Maintenance 2015 Total:	\$ 2,440.00
Site Maintenance 2016 Total:	\$ 2,440.00
Site Maintenance 2017 Total:	\$ 2,440.00
City of Camas Sales Tax (8.4%):	<u>\$ 614.88</u>
Total	\$ 7,934.88

Task 3: Project Contingency Fund

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

Project Contingency Fund: \$ 3,000.00

Based on our understanding of the project and what is required by COE issued permits, the total cost of the above described mitigation activities shall not exceed **\$13,309.88**. If you have any questions or comments concerning this project please feel free to contact me at (360) 693-4555 or email GIS@tre-inc.org.

Sincerely,



Eli C. Schmitz

Manger of Restoration Operations



915 Broadway, Suite 250, Vancouver, WA 98660
 Phone: (360) 693-4555 – Fax: (360) 699-6242

Environmental Services Agreement

The Resource Company, Inc., hereinafter referred to as "TRC", agrees to provide environmental services for City of Camas hereinafter referred to as "Client", upon the following terms and conditions.

1) **Description of Services:** Provide environmental services described below under Section 404 of the Clean Water Act permit received by the COE. Environmental services to be provided are outlined as follows:

a) **Task 1: Year 10 Monitoring Report (2017)**

Field data collection – 8 hrs @ \$95.00/hour	\$ 760.00
Report compilation and post processing of field data - 14 hrs @ \$95.00/hour	\$ 1,330.00
Administration – 1 hr @ \$95.00/hour	\$ 95.00
2 hrs COE meetings/correspondence and City consultation	<u>\$ 190.00</u>
Total Year 10 monitoring	\$ 2,375.00

b) **Task 2: Site Maintenance (2015 – 2017)**

The site will be maintained as stated in the Year 7 monitoring report during the growing seasons of 2014 - 2017. Eight site visits will be conducted each year to control reed canarygrass, thistle, and birdsfoot trefoil. All other invasive species identified will also be controlled using approved eradication methods. All materials and labor to complete this task is included in the cost.

Site Maintenance 2015 Total:	\$ 2,440.00
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City of Camas Sales Tax (8.4%):	<u>\$ 614.88</u>
Total	\$ 7,934.88

c) **Task 3: Project Contingency Fund**

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

Project Contingency Fund:	\$ 3,000.00
----------------------------------	--------------------

Hours for each project may exceed stated hours only with prior approval of the contracting officer.

2) Fees: TRC estimates that the amount to be charged for the services described above (a-c) shall not exceed \$13,309.88. However, said amount is an estimate only and has been given as a guide to the Client. The Client agrees and understands that such estimate is approximate only and is subject to change depending on conditions encountered during the course of furnishing said services. In addition, the Client agrees to pay all costs and expenses incurred by the TRC on the Client's behalf.

3) Payment: TRC shall submit monthly invoices, or at longer intervals as TRC sees fit. Client agrees to pay all invoices within 30 days of receipt. In the event payment is not made as agreed, Client agrees to pay interest of 1.5% per month on any unpaid balance, and to pay a \$5.00 charge for any rebilling of any overdue amount, or the handling of any check returned due to insufficient funds.

4) Changes: Any modification of the services to be performed by TRC shall be contained in a written amendment, signed by TRC and Client. Notwithstanding the absence of a written amendment, Client agrees to pay for reasonably necessary, increased or additional services due to any change in government regulations or procedures.

5) Integration: This agreement is the complete and fully integrated agreement between the parties. If any part of this agreement should be determined to be unenforceable, then the remaining provisions of this agreement shall remain in full force and effect.

6) Fees; Venue: In the event of any action or suit between the parties, arising out to this agreement, including collection of any unpaid fees, the prevailing party shall be entitled to collect its reasonable costs and attorney fees. Venue shall be in Clark County, Washington.

Client Authorization


The terms of this agreement are valid for a period of 30 days after signed by The Resource Company, Inc. By signing below, the Client agrees to the terms and conditions outlined in this Environmental Services Agreement

Client

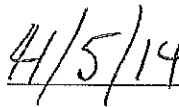
Address:

Date

The Resource Company, Inc., by



915 Broadway, Suite 250
Vancouver, WA 98660
(360) 693-4555



Date

INVOICE

Pay Estimate #2



112-76-595-300-65

OFFICE: EVERETT, WASHINGTON
PHONE: 425-551-3100
CONTACT: ASHLEY TONSGARD

DATE: 8/31/2014
BILL TO: CITY OF CAMAS
P.O. BOX 1055
CAMAS, WA 98607-0055
ATTN: DENIS RYAN

INVOICE: 715815
APPLICATION: 2
ADJUSTMENT: 0
GRANITE JOB: 480390
CUSTOMER: 289830

FOR SERVICES RENDERED ON : VAN - 2014 CAMAS GRIND&OVERLAY
LAKE ST. CAMAS

PERIOD THROUGH: 8/31/2014

PAYMENT SUMMARY

1. CONTRACT	\$319,319.00
2. APPROVED CHANGE ORDERS	\$0.00
3. CONTRACT TOTAL TO DATE	\$319,319.00
4. WORK COMPLETED TO DATE	\$379,369.88
5. LESS RETENTION @ 5.00 %	\$18,968.50
6. TOTAL AMOUNT DUE TO DATE	\$360,401.38
7. LESS PREVIOUSLY INVOICED	\$281,162.17
8. CURRENT AMOUNT DUE	\$79,239.21

PLEASE MAIL REMITTANCE TO:
GRANITE CONSTRUCTION COMPANY
Granite Construction Company
PO Box 742478
Los Angeles, CA 90074-2478

TERMS: A/R Materials
LATE PAYMENT PENALTY OF 1.5% WILL BE ADDED TO PAST DUE AMOUNTS MONTHLY.

Denis Ryan 11/18/2014



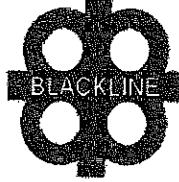
DATE: 8/31/2014

TO: CITY OF CAMAS
 P.O. BOX 1055
 CAMAS, WA 98607-0055
 ATTN: DENIS RYAN

INVOICE 715815
 APPLICATION 2
 ADJUSTMENT 0
 CUSTOMER CONTRACT
 PERIOD THROUGH 8/31/2014

CHANGE ORDER	BID ITEM	DESCRIPTION	Unit	ORIGINAL CONTRACT			THIS PERIOD			TOTAL TO DATE		
				Quantity	Unit Price	Contract Amount	Quantity	Amount	Retainage	Quantity	Amount	Retainage
000	00001	MOBILIZATION	PC	100.00	22.3150	2,231.50	358.50	8,000.00	400.00	458.50	10,231.50	511.58
000	00002	PROJECT TEMPORARY TRAFFIC	PC	100.00	50.0000	5,000.00	140.00	7,000.00	350.00	240.00	12,000.00	600.00
000	00003	PORTABLE CHANGEABLE MESSA	EA	3.00	100.0000	300.00	0.00	0.00	0.00	2.00	200.00	10.00
000	00004	EROSION / WATER POLLUTION	PC	100.00	10.0000	1,000.00	100.00	1,000.00	50.00	200.00	2,000.00	100.00
000	00005	CONSTRUCTION GEOTEXTILE F	SY	1,650.00	0.7500	1,237.50	0.00	0.00	0.00	0.00	0.00	0.00
000	00006	CRUSHED SURFACING BASE CO	CY	100.00	10.0000	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00
000	00007	HMA CL. 1/2IN PG64-22	TN	3,100.00	78.0000	241,800.00	583.65	45,524.70	2,276.24	3,385.66	264,081.48	13,204.08
000	00008	HMA FOR PAVEMENT REPAIR	TN	185.00	120.0000	22,200.00	0.00	0.00	0.00	217.55	26,106.00	1,305.30
000	00009	PAVEMENT REPAIR EX. INCL.	SY	225.00	7.0000	1,575.00	0.00	0.00	0.00	0.00	0.00	0.00
000	00010	PLANING BITUMINOUS MAT.	SY	1,425.00	7.0000	9,975.00	0.00	0.00	0.00	1,289.78	9,028.46	451.42
000	00011	PLANING BIT. 1IN DEPTH	SY	25,000.00	1.0500	26,250.00	15,700.00	16,485.00	824.25	40,926.13	42,972.44	2,148.62

CHANGE ORDER	BID ITEM	DESCRIPTION	Unit	ORIGINAL CONTRACT			THIS PERIOD			TOTAL TO DATE		
				Quantity	Unit Price	Contract Amount	Quantity	Amount	Retainage	Quantity	Amount	Retainage
000	00012	TEMP PAVEMENT MARKING	LF	7,500.00	0.5000	3,750.00	4,800.00	2,400.00	120.00	12,300.00	6,150.00	307.50
000	00013	UTILITY MANHOLE/SERVICE/	EA	20.00	150.0000	3,000.00	20.00	3,000.00	150.00	44.00	6,600.00	330.00
TOTAL						319,319.00	21,702.15	83,409.70	4,170.49	59,063.62	379,369.88	18,968.50



BLACKLINE, INC.

INVOICE

PMB 196
 13023 NE Hwy. 99, Ste.7
 Vancouver, WA 98686
 Office: 360-225-1080
 Fax: 360 553-4114
 blacklineslurry.com

INVOICE #06/09/14
2nd and Final payment
 DATE: 07-23-14

BILL TO:
Denis Ryan
 City of Camas
 1620 SE Eighth Avenue
 Camas, WA 98607
 (360) 817-7983

OK to pay, less Retainage
DR
8/4/2014

Pay Retainage = \$2,843.79

Contact Person	Project No.	Terms
<i>Denis Ryan</i> dryan@cityofcamas.us	City of Camas 2014 Slurry Seal City Project Number: S-589B	Payment Due on Receipt

ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	CONTRACT TOTAL
1	Mobilization	L.S.	1	\$ 500.00	\$ 500.00
2	Erosion/Water Pollution Control	LS	1	\$ 1,000.00	\$ 1,000.00
3	Flaggers And Spotters	L.S.	1	\$ 2,000.00	\$ 2,000.00
4	Project Temporary Traffic Control	L.S.	1	\$ 2,000.00	\$ 2,000.00
5	Type II Slurry	S.Y.	36,697	\$ 1.40	\$51,375.80
				TOTAL	\$56,875.80

Payment 1 95% = 54,032.01

CITY OF CAMAS PROJECT NO. WS-709D Water Transmission Main Project	PAY ESTIMATE: FIVE - FINAL	Rotschy, Inc. 9210 NE 82nd Avenue Vancouver, WA 98665 (360) 334-3101
	PAY PERIOD: 5/7/14 Through 5/23/14	
ORIGINAL CONTRACT AMOUNT: \$2,311,765.37		

Schedule A - Rural Clark County Work											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Contractor Construction Survey/Staking	LS	1.00	\$8,000.00	\$8,000.00	1.00	\$8,000.00	0.00	\$0.00	1.00	\$8,000.00
2	Mobilization	LS	1.00	\$141,490.68	\$141,490.68	1.00	\$141,490.68	0.00	\$0.00	1.00	\$141,490.68
3	Project Temporary Traffic Control (STA 5+97 to STA 50+00)	LS	0.89	\$15,000.00	\$13,350.00	0.89	\$13,350.00	0.00	\$0.00	0.89	\$13,350.00
4	Project Temporary Traffic Control (STA 50+00 to STA 166+18 and STA 500+00 to STA 516+10)	LS	1.00	\$40,000.00	\$40,000.00	1.00	\$40,000.00	0.00	\$0.00	1.00	\$40,000.00
5	HMA CL 1/2" PG 64-22	TN	2,071.00	\$77.00	\$159,467.00	2,344.37	\$180,516.49	0.00	\$0.00	2344.37	\$180,516.49
6	Planing Bituminous Pavement	SY	14,728.00	\$1.50	\$22,092.00	7,729.00	\$11,593.50	2,407.00	\$3,610.50	10136.00	\$15,204.00
7	Plugging Existing Pipe	EA	1.00	\$200.00	\$200.00	5.00	\$1,000.00	0.00	\$0.00	5.00	\$1,000.00
9	Connection to Existing 6 In. Dia. Pipe at STA 35+45	EA	1.00	\$2,250.00	\$2,250.00	1.00	\$2,250.00	0.00	\$0.00	1.00	\$2,250.00
10	Connection to Existing 8 In. Dia. Pipe at STA 50+00	EA	1.00	\$2,100.00	\$2,100.00	1.00	\$2,100.00	0.00	\$0.00	1.00	\$2,100.00
11	Connection to Existing 10 In. Dia. Pipe at STA 166+18	EA	1.00	\$21,400.00	\$21,400.00	1.00	\$21,400.00	0.00	\$0.00	1.00	\$21,400.00
12	Connection to Existing 8 In. Dia. Pipe at STA 516+10	EA	1.00	\$1,750.00	\$1,750.00	1.00	\$1,750.00	0.00	\$0.00	1.00	\$1,750.00
13	Restrained Ductile Iron Pipe for Water Main 12 In. Dia. (CL 52)	LF	14,404.00	\$75.00	\$1,080,300.00	14,380.00	\$1,078,500.00	0.00	\$0.00	14380.00	\$1,078,500.00
14	Restrained Ductile Iron Pipe for Water Main 18 In. Dia. (CL 52)	LF	2,877.00	\$110.00	\$316,470.00	2,862.00	\$314,820.00	0.00	\$0.00	2862.00	\$314,820.00
15	PVC Pipe Casing for Water Main, 20 In. Dia. STA 139+25 to STA 139+01	EA	1.00	\$9,500.00	\$9,500.00	1.00	\$9,500.00	0.00	\$0.00	1.00	\$9,500.00
16	Control Density Fill and Trench Plating	LF	185.00	\$50.00	\$9,250.00	182.00	\$9,100.00	0.00	\$0.00	182.00	\$9,100.00
17	Removal and Replacement of Unsuitable Material	CY	150.00	\$20.00	\$3,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
18	Extra Trench Excavation	CY	150.00	\$10.00	\$1,500.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
19	Trench Safety System (\$1/LF Minimum Bid)	LF	17,745.00	\$1.00	\$17,745.00	17,745.00	\$17,745.00	0.00	\$0.00	17745.00	\$17,745.00
20	Gate Valve, 6 In.	EA	1.00	\$600.00	\$600.00	1.00	\$600.00	0.00	\$0.00	1.00	\$600.00
21	Gate Valve, 8 In.	EA	2.00	\$850.00	\$1,700.00	2.00	\$1,700.00	0.00	\$0.00	2.00	\$1,700.00
22	Butterfly Valve, 12 In.	EA	28.00	\$1,520.00	\$42,560.00	30.00	\$45,600.00	0.00	\$0.00	30.00	\$45,600.00
23	Butterfly Valve, 18 In.	EA	6.00	\$3,185.00	\$19,110.00	6.00	\$19,110.00	0.00	\$0.00	6.00	\$19,110.00
24	Comb. Air Release/Air Vacuum Valve Assembly, 2 In.	EA	6.00	\$3,695.00	\$22,170.00	7.00	\$25,865.00	0.00	\$0.00	7.00	\$25,865.00
25	PRV Station	EA	1.00	\$47,200.00	\$47,200.00	1.00	\$47,200.00	0.00	\$0.00	1.00	\$47,200.00
26	Hydrant Assembly	EA	7.00	\$4,150.00	\$29,050.00	7.00	\$29,050.00	0.00	\$0.00	7.00	\$29,050.00
27	Service Connection 1 In. Dia.	EA	7.00	\$1,150.00	\$8,050.00	14.00	\$16,100.00	0.00	\$0.00	14.00	\$16,100.00
28	Replacement Service Connection 1 In. Dia.	EA	5.00	\$635.00	\$3,175.00	4.00	\$2,540.00	0.00	\$0.00	4.00	\$2,540.00
29	Replacement Service Connection 2 In. Dia.	EA	1.00	\$1,585.00	\$1,585.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
30	Replacement Service Connection 8 In. Dia.	EA	1.00	\$1,875.00	\$1,875.00	1.00	\$1,875.00	0.00	\$0.00	1.00	\$1,875.00
31	Erosion Control and Water Pollution Control	LS	1.00	\$24,500.00	\$24,500.00	1.00	\$24,500.00	0.00	\$0.00	1.00	\$24,500.00
32	Paint Line, 4 In.	LF	16,640.00	\$0.17	\$2,828.80	0.00	\$0.00	27,980.00	\$4,756.60	27980.00	\$4,756.60
33	Plastic Stop Line	LF	15.00	\$11.50	\$172.50	0.00	\$0.00	56.00	\$644.00	56.00	\$644.00
34	Temporary Pavement Marking	LF	17,025.00	\$0.05	\$851.25	0.00	\$0.00	14,086.00	\$704.30	14086.00	\$704.30
35	Removing Temporary Pavement Marking	LF	17,025.00	\$0.05	\$851.25	0.00	\$0.00	8,635.00	\$431.75	8635.00	\$431.75
36	Project Documentation (\$20,000 Minimum Bid)	LS	1.00	\$20,000.00	\$20,000.00	0.55	\$11,000.00	0.45	\$9,000.00	1.00	\$20,000.00
SUBTOTAL:					\$2,078,143.48		\$2,078,255.67		\$19,147.15		\$2,097,402.82
Sales Tax (7.7%):					\$159,863.05		\$160,025.69		\$1,474.33		\$161,500.02
Total:					\$2,238,006.53		\$2,238,281.36		\$20,621.48		\$2,258,902.84

CITY OF CAMAS PROJECT NO. WS-709D Water Transmission Main Project	PAY ESTIMATE: FIVE - FINAL PAY PERIOD: 5/7/14 Through 5/23/14	Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101
ORIGINAL CONTRACT AMOUNT: \$2,311,765.37		

Schedule B - Camas City Limits Work *

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
3	Project Temporary Traffic Control (STA 5+97 to STA 50+00)	LS	0.11	\$15,000.00	\$1,650.00	0.11	\$1,650.00	0.00	\$0.00	0.11	\$1,650.00
5	HMA CL. 1/2" PG 64-22	TN	107.00	\$77.00	\$8,239.00	107.00	\$8,239.00	0.00	\$0.00	107.00	\$8,239.00
6	Planing Bituminous Pavement	SY	480.00	\$1.50	\$720.00	0.00	\$0.00	480.00	\$720.00	480.00	\$720.00
8	Connection to Existing 10 In. Dia. Pipe at STA 5+97	EA	1.00	\$1,425.00	\$1,425.00	1.00	\$1,425.00	0.00	\$0.00	1.00	\$1,425.00
13	Restrained Ductile Iron Pipe for Water Main 12 In. Dia. (CL 52)	LF	488.00	\$75.00	\$36,600.00	488.00	\$36,600.00	0.00	\$0.00	488.00	\$36,600.00
19	Trench Safety System (\$1/LF Minimum Bid)	LF	488.00	\$1.00	\$488.00	488.00	\$488.00	0.00	\$0.00	488.00	\$488.00
22	Butterfly Valve, 12 In.	EA	2.00	\$1,520.00	\$3,040.00	2.00	\$3,040.00	0.00	\$0.00	2.00	\$3,040.00
26	Hydrant Assembly	EA	1.00	\$4,150.00	\$4,150.00	1.00	\$4,150.00	0.00	\$0.00	1.00	\$4,150.00
32	Paint Line, 4 In.	LF	770.00	\$0.17	\$130.90	0.00	\$0.00	935.00	\$158.95	935.00	\$158.95
34	Temporary Pavement Marking	LF	385.00	\$0.17	\$65.45	0.00	\$0.00	385.00	\$65.45	385.00	\$65.45
35	Removing Temporary Pavement Marking	LF	385.00	\$0.17	\$65.45	0.00	\$0.00	385.00	\$65.45	385.00	\$65.45
SUBTOTAL:					\$56,573.80		\$55,592.00		\$1,009.85		\$56,601.85
Sales Tax (8.4%):					\$4,752.20		\$4,659.73		\$84.83		\$4,754.56
Total:					\$61,326.00		\$60,261.73		\$1,094.68		\$61,356.41

Change Order #1

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Upsize PRV Station to 8"x8" & Deduct for Screenings (Items 1A & 1B)	LS	1.00	\$10,241.10	\$10,241.10	1.00	\$10,241.10	0.00	\$0.00	1.00	\$10,241.10
SUBTOTAL:					\$10,241.10		\$10,241.10		\$0.00		\$10,241.10
Sales Tax (7.7%):					\$788.56		\$788.56		\$0.00		\$788.56
Total:					\$11,029.66		\$11,029.66		\$0.00		\$11,029.66

Change Order #2

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Pulverize Roadway	SY	12,316.00	\$0.78	\$9,606.48	0.00	\$0.00	12,316.00	\$9,606.48	12,316.00	\$9,606.48
2	Grade and Compact Pulverized Road	SY	12,316.00	\$0.60	\$7,389.60	0.00	\$0.00	12,316.00	\$7,389.60	12,316.00	\$7,389.60
3	Chip Seal (Two Layers)	SY	13,791.00	\$6.96	\$95,985.36	0.00	\$0.00	13,791.00	\$95,985.36	13,791.00	\$95,985.36
4	Chip Seal Approach at NE 14th Street	LS	1.00	\$1,076.00	\$1,076.00	0.00	\$0.00	1.00	\$1,076.00	1.00	\$1,076.00
5	6 Inch Ductile Iron Pipe for Hydrants (Clark County)	LF	120.00	\$60.81	\$7,297.20	0.00	\$0.00	120.00	\$7,297.20	120.00	\$7,297.20
6	6 Inch Ductile Iron Pipe for Hydrants (City of Camas)	LF	6.00	\$60.81	\$364.86	0.00	\$0.00	6.00	\$364.86	6.00	\$364.86
7	12 Inch N-12 Culvert Pipe	LF	50.00	\$40.86	\$2,043.00	0.00	\$0.00	50.00	\$2,043.00	50.00	\$2,043.00
Clark County SUBTOTAL:					\$123,397.64		\$0.00		\$123,397.64		\$123,397.64
City of Camas SUBTOTAL:					\$364.86		\$0.00		\$364.86		\$364.86
Clark County Sales Tax (7.7%):					\$9,501.62		\$0.00		\$9,501.62		\$9,501.62
City of Camas Sales Tax (8.4%):					\$30.65		\$0.00		\$30.65		\$30.65
Total:					\$133,294.77		\$0.00		\$133,294.77		\$133,294.77

CITY OF CAMAS PROJECT NO. WS-709D Water Transmission Main Project	PAY ESTIMATE: FIVE - FINAL PAY PERIOD: 5/7/14 Through 5/23/14 ORIGINAL CONTRACT AMOUNT: \$2,311,765.37	Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101
---	--	---

	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL (Sched. A + B)	\$2,132,717.28	\$2,133,847.67	\$20,157.00	\$2,154,004.67
ADDITIONS / DELETIONS	\$134,003.60	\$10,241.10	\$123,762.50	\$134,003.60
SUBTOTAL	\$2,266,720.88	\$2,144,088.77	\$143,919.50	\$2,288,008.27
SALES TAX (7.7%)	\$160,582.26	\$160,814.25	\$10,975.95	\$171,790.20
SALES TAX (8.4%)	\$4,752.20	\$4,669.73	\$115.48	\$4,785.20
TOTAL CONTRACT	\$2,432,155.34	\$2,309,572.75	\$155,010.92	\$2,464,583.67
LESS 5% RETAINAGE		(\$107,204.44)	(\$7,195.98)	(\$114,400.41)
TOTAL LESS RETAINAGE		\$2,202,368.31	\$147,814.95	\$2,350,183.26

Note: Bid items split into Schedule A & B to accommodate different tax rates based on location of work.
 * Schedule B work is from station 5+97 to 10+55 (488 lineal feet)

ACCT. NUMBER: 424.00.594.341.65

THIS PAY EST: \$147,814.95

F.I.

St Dupre 5/28/14
 Project Engineer Date

Darin Nyman 5/28/14
 Contractor Date

Jan P. Cuthbertson 5-28-14
 Project Manager Date

JB 5-28-14

Retainage

at 11/21/14

RFC
 ENTERED
5/28/14

WAC 296-305-02002

Structural firefighting clothing (SFF).

(1) All SFF clothing purchased after January 1, 2014, shall meet the requirements of the 1991 edition of NFPA 1971, Standard on Protective Clothing for Structural Fire Fighting, or the 1997 edition of NFPA 1971, Standard on Protective Ensemble for Structural Fire Fighting. Firefighters shall not wear personal protective clothing manufactured prior to 1991, except for training purposes in nonhazardous areas.

(2) SFF clothing shall be maintained as specified by the manufacturer.

(3) Repairs to SFF clothing shall be done to the manufacturer's specification by qualified individuals approved by the manufacturer. Repairs must be made using materials and methods in accordance with the applicable standards under which the article was produced. Repairs include any and all alterations, modifications, additions, deletions or any other change made to the manufacturer's PPE article.

(4) SFF clothing which is damaged or doesn't comply with this section shall not be used.

(5) All SFF clothing shall be inspected semiannually by an individual qualified by the employer. Inspection intervals shall not exceed six months.

[Statutory Authority: RCW [49.17.010](#), 49.17.040, 49.17.050, 49.17.060 and 29 C.F.R. 1910.156, Fire brigades. WSR 13-05-070, § 296-305-02002, filed 2/19/13, effective 1/1/14.]

NFPA 1851 Chapter 10.1.2

"Structural fire fighting ensembles and ensemble elements shall be retired in accordance with 10.2.1 or 10.2.2, no more than 10 years from the date the ensembles or ensemble elements were manufactured."

Bend Firefighter's Foundation:

Bend Firefighter's Foundation started as a project to donate outdated firefighting equipment to underserved countries, specifically, countries in Latin America. The project grew into a foundation and is now a 501(c)(3) that is a participating partner with ERSLA (Emergency Response Services for Latin America). Website: <http://ersla.org/> The Foundation has shipped thousands of pounds of equipment, apparel and fire engines to ERSLA over the last 10 years. They also send volunteers to help instruct local firefighters in modern firefighting techniques and the use of the equipment which they donate.

The foundation has also supplied us with a 'Hold Harmless' agreement for all donated equipment, and proof of their 501(c)(3) status.

Below are a couple links to video's regarding the work that ERSLA or the Foundation is doing in Nicaragua.

<http://condegabomberos.com/>

https://www.youtube.com/watch?v=RyeYIz_M760



ASOCIACION CIVIL CUERPO DE BOMBEROS VOLUNTARIOS DE NICARAGUA

Managua, Nicaragua, 04 October 2012

**BEND FIRE FIGHTER'S FOUNDATION
1212 SW SIMPSON
BEND, OR 9702**

Dear Partners:

The Asociación Civil Cuerpo de Bomberos Voluntarios de Nicaragua (ACCBVN) will accept ownership and responsibility for all equipment donated by BEND FIRE FIGHTER'S FOUNDATION upon arrival in Nicaragua. This will include liabilities for use of all donated equipment including transfer of ownership or use privileges to other parties.

It is understood that you makes no guarantees or warranties, expressed or implied for the usefulness of this equipment.


Ing. Jaime Eduardo Delgado Cultrera
Comandante 1er. Jefe
Presidente ACCBVN
Cel: 8883-0830/8730-6000
Pagina Web: www.accbvn.org
Email: jdelgado@cablenet.com.ni;
bombero@cablenet.com.ni



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **SEP 20 2005**

BEND FIRE FIGHTERS FOUNDATION
C/O CHRIS TELFER
155 NW IRVING
BEND, OR 97701-0000

Employer Identification Number:
20-2954279
DLN:
17053178010005
Contact Person:
DAVID V SCIAN ID# 31369
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
JUNE 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
YES
Effective Date of Exemption:
JUNE 02, 2005
Contribution Deductibility:
YES
Advance Ruling Ending Date:
JUNE 30, 2009

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

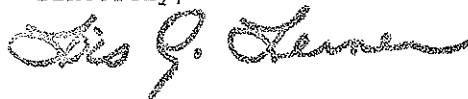
Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

BEND FIRE FIGHTERS FOUNDATION

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lois G. Lerner".

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)

CITY OF CAMAS PROJECT NO. WS-713C Wastewater Treatment Facility Fall Protection RE-BID	PAY ESTIMATE: One - Final PAY PERIOD: 9/29/14 through 11/15/14 ORIGINAL CONTRACT AMOUNT: \$61,706.70	Cedar Mill Construction Company, LLC 19465 SW 89th Avenue Tualatin, OR 97062 (503) 885-9370
--	--	--

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Mobilization	LS	1.00	\$575.00	\$575.00	0.00	\$0.00	1.00	\$575.00	1.00	\$575.00
2	Fall Protection Guardrails	LS	1.00	\$55,200.00	\$55,200.00	0.00	\$0.00	1.00	\$55,200.00	1.00	\$55,200.00
3	Project Documentation	LS	1.00	\$1,150.00	\$1,150.00	0.00	\$0.00	1.00	\$1,150.00	1.00	\$1,150.00

SUBTOTAL:	\$56,925.00	\$0.00	\$56,925.00	\$56,925.00
Sales Tax (8.4%):	\$4,781.70	\$0.00	\$4,781.70	\$4,781.70
Total:	\$61,706.70	\$0.00	\$61,706.70	\$61,706.70

	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$56,925.00	\$0.00	\$56,925.00	\$56,925.00
ADDITIONS / DELETIONS		\$0.00	\$0.00	\$0.00
SUBTOTAL	\$56,925.00	\$0.00	\$56,925.00	\$56,925.00
SALES TAX (8.4%)	\$4,781.70	\$0.00	\$4,781.70	\$4,781.70
TOTAL CONTRACT	\$61,706.70	\$0.00	\$61,706.70	\$61,706.70
LESS 5% RETAINAGE		\$0.00	(\$2,846.25)	(\$2,846.25)
TOTAL LESS RETAIN.		\$0.00	\$58,860.45	\$58,860.45

SAN. ACT. NUMBER: 424-00-594-350-65

SAN. THIS PAY EST: \$58,860.45

F.I. Steve Durspek 11/24/14
 Project Engineer Date

W. Woods 11-24-14
 Contractor Date

James E. Hodges 11/24/14
 Project Manager Date

RFD
 ENTERED
 11/24/14

Public Draft November 2014

City of Camas



parks, recreation and open space comprehensive plan update

ACKNOWLEDGEMENTS

The City of Camas greatly appreciates the efforts of the numerous Camas officials and residents who have contributed to the community's parks, recreation and open space system over the years. The efforts of caring citizens and dedicated officials and staff have enabled the success of our community's park system.

Mayor Scott Higgins

City Council

Ward 1: Tim Hazen
Melissa Smith
Ward 2: Linda Dietzman
Steve Hogan
Ward 3: Greg Anderson
Shannon Turk
At Large: Don Chaney

Planning Commission

Bryan Beel, Chair
Lloyd Goodlett
Tim Hein
Frank Hood
Troy Hull
Jamia Johnson
Jim Short

Past Planning Commission Members

Carol Page Collier
Shelly Damore
David Shepherd

Park and Recreation Commission

Brent Erickson, Chair
Eunice Abrahamsen
Juli Bradley
Randy Curtis
David Gast
Steve Lorenz
Cassi Marshall

Planning Advisory Committee

Jerry Acheson	Tim Hazen
Krista Bashaw	Nan Henriksen
Marilyn Boerke	Troy Hull
Mike Brasch	Cassi Marshall
Randy Curtis	Casey O'Dell
Katy Daane	

City Staff

Peter Capell, City Administrator
Jerry Acheson, Parks & Recreation Manager
Krista Bashaw, Special Events Coordinator
Phil Bourquin, Community Development Director
Sarah Fox, Senior Planner
Cathy Huber Nickerson, Finance Director
Eric Levison, Public Works Director
Denis Ryan, Operations Manager

Dedication

To the late Nina Regor, City of Camas Administrator, who served our community from January to October, 2013.



Consultant

MIG, Inc.
815 SW 2nd Avenue, Suite 200
Portland, OR 97204

www.migcom.com

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- Map 3: Draft Trails System Concept Map
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APPENDICES

Appendix A: Community Recreation
Questionnaire Results Summary

Appendix B: Design & Development
Guidelines

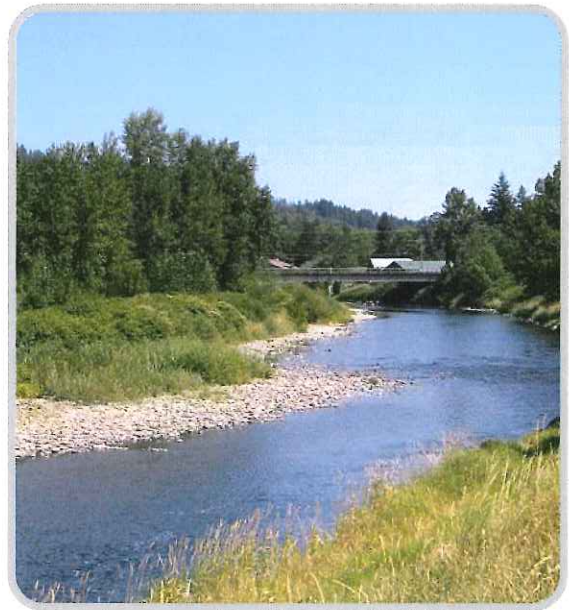
SECTION 1. INTRODUCTION

1.1 Purpose of the Plan

This Parks, Recreation and Open Space Comprehensive (PROS) Plan provides an update to the Park, Recreation and Open Space Comprehensive Plan adopted by Camas in 2007.¹ Since this time, Camas has evolved in several ways and has successfully leveraged its adopted plan to expand and improve its system of parks, recreation facilities and open spaces. Today, residents and park users have reconfirmed that this system is highly valued and central to the city's high quality of life.

This PROS Plan update continues the city's long history of planning and providing a high quality park and recreation system. This Plan responds to the many changes that have occurred over the past several years, reaffirms the system-wide vision, goals and objectives and outlines new strategies for the future. Specifically, this Plan:

- Provides an update of the city's existing parks, open spaces, recreational facilities and trails;
- Describes changes in public perceptions, needs and interests related to the park and recreation system;
- Addresses changes and needs in new growth areas and developing areas of the city;
- Recommends new projects and implementation strategies to guide development of the system; and
- Addresses state-wide requirements and renews the City's eligibility for grant funding.



¹ As an update, goals, policies and recommendations of the 2014 PROS Plan supersede those provided in the 2007 PROS Plan.

1.2 Planning Process

The planning process for preparing the PROS Plan update comprised three phases, depicted below.

Figure 1.1: Planning Process



- **Analysis and Review:** The initial phase consisted of a review of changes since the 2007 PROS Plan, including changes in land use, system inventory, park improvements, funding opportunities and partnerships. During this phase, the planning team conducted public outreach using a range of sources, and met with City staff and community stakeholders to create a strong foundation to base the Plan.
- **Plan Development:** During the second phase, the planning team collected input from the community and discussed the preferred future system with City staff and the Planning Advisory Committee. The planning team also revisited the vision, goals and objectives with outcomes of the first phase and developed updated recommendations and directions for the PROS Plan update.
- **Plan Adoption:** The Plan Adoption phase consisted of Draft Plan development with a detailed implementation strategy, public hearings to review the plan, and adoption by City Council.

1.3 Public Participation

Involvement from the public was a major contributor towards the PROS Plan update. The planning team solicited feedback from community members, stakeholders and City leaders in a variety of ways to ensure that the updated Plan reflects the priorities and needs of the community.

This Plan relied on the following primary public outreach opportunities.

- **Planning Advisory Committee:** The Planning Advisory Committee (PAC) represented a variety of recreation interests and community perspectives. The PAC met at each of the three phases in the planning process and provided overall direction for the Plan. The PAC also convened for a special meeting to focus on the future direction of aquatics in Camas.
- **Community Intercept Events:** These activities allowed the public to learn about the PROS Plan at popular community events. There were three events which consisted of a series of display boards that allowed participants to express their needs and provide comments related to the future system. Members of the planning team were available to respond to questions and provide more detailed information about the project. The planning team also used the initial events to announce the questionnaire.
- **Community Recreation Questionnaire:** The questionnaire was a key tool for broadening participation and validating the input received via the community intercept events. The design of the questionnaire also allowed for comparison of findings with those of the Community Recreation Survey from the 2007 PROS Plan. In total, there were 230 completed questionnaires provided both online and on paper. Appendix A provides a more detailed summary of questionnaire results.
- **City Website:** The City's website provided information about the Plan and community involvement opportunities to the public throughout the planning process.
- **City Staff Strategy Session:** The planning team met with City department heads from parks, planning and public works to identify opportunities, challenges and needs facing the system. This meeting also served to refine key recommendations in the updated PROS Plan.



- **City Council Retreat:** The planning team presented an overview of the planning process and key recommendations of the PROS Plan to the City Council and received feedback to guide direction of the Plan.
- **Parks and Recreation Commission, Planning Commission and City Council:** The planning team presented the PROS Plan for review and discussion to City leaders and officials at public meetings and hearings, as well as final adoption by the City Council.

1.4 Updating the Plan

The planning process will not end with the adoption of this PROS Plan update. Many factors will make it necessary to re-evaluate the Plan and the decisions that led to its creation. In addition, physical changes in the community, such as population growth, acquisition of property, and changes to private facilities all will directly affect the plan and its recommendations. The City should follow a multi-tiered approach to track progress on the Plan and make adjustments.

- **Development Review:** The City should review development proposals for conformance with the PROS Plan update. This is especially critical in future growth areas north of Lacamas Lake, as well as near the location of proposed park sites, to ensure consistency with Plan goals.
- **Biennial Review:** The Park and Recreation Commission should review the PROS Plan update every two years to reflect changes in existing conditions, new facilities, or significant population changes in the community. This is also a good time to evaluate how well the community is meeting goals set out in this document. Are acquisition and development keeping up with population growth and land development? Are facilities being maintained at the proper level? The results of the review can be used to fine tune the Plan. The review process should occur every two years, with a report and work plan for the coming biennium as products.
- **Six Year Plan Update:** Every six years the City should undertake a more extensive update of the PROS Plan to make adjustments based on changes in the community as well as to maintain eligibility for state and federal recreation grants.

The City should also ensure that periodic updates to the Comprehensive Plan are developed to support the goals, objectives and recommendations of the PROS Plan.

1.5 Organization of the Plan

Following this section, the Parks, Recreation and Open Space Comprehensive Plan update includes the following sections and appendix.

- **Section 2: Goals and Objectives** presents the goals and objectives that provide the framework for the Plan.
- **Section 3: Parks and Facilities** describes the system of park land and recreation facilities present in Camas; provides recommendations for new parks and improvements to existing sites and facilities.
- **Section 4: Trails** describes the existing trail system and provides recommendations for expanding and improving it to meet community needs.
- **Section 5: Natural Open Space** reviews the existing inventory of open space, describes the classifications of open space, and depicts the proposed open space network.
- **Section 6: Maintenance and Operations** provides recommendations for upkeep of the valuable community investments in parks and facilities.
- **Section 7: Implementation Plan** describes capital improvement priorities and a review of funding options. This section also provides a detailed six-year capital improvement plan.
- **Appendices:**
 - Appendix A: Community Recreation Questionnaire Results Summary** presents the results of the questionnaire conducted as part of the planning process.
 - Appendix B: Design & Development Guidelines** provides considerations for the design and development of parks, open spaces and trails.

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SECTION 2. GOALS AND OBJECTIVES

2.1 Overview

Through the planning process, the community revealed a commitment to continue the vision for park and recreation services first identified during the 2007 PROS Plan:

Through provision of recreation and park services, we enhance the quality of life and nurture the health and well being of our people, our community, our environment and our economy.

Goals and objectives are the means of achieving this vision, and statements describing how the City will achieve the vision. The goals and objectives set the direction for providing services and can be a means of measuring the performance of a leisure services program.



The Primary Goal is the overarching goal for all Camas leisure services, and reflects the vision and mission of the City as it relates to parks, recreation, trails, and open space. Additional goals supplement this Primary Goal, providing more specific direction related to physical park planning, management and operations, recreation programs, and public involvement.

These goals and objectives stem from previous planning efforts, including the 2000 and 2007 PROS plans. The planning team revisited and refined directions from these past plans with members of the community, the Planning Advisory Committee and City staff. The recommendations contained in subsequent chapters of this document are implementing actions to achieve the goals and objectives set forth below. All goals, objectives, recommendations, and actions flow from the Camas vision for leisure services.

2.2 Primary Goal

PROS GOAL 1: Preserve and enhance the quality of life in Camas through provision of parks, recreation programs, recreational facilities, trails, and open spaces.

Objectives:

- 1A: Ensure that new development in future growth areas is compatible with this plan.
- 1B: Preserve the sensitive natural areas and bodies of water within Camas and the surrounding areas to maintain the community's character.
- 1C: Identify and protect significant cultural resources as part of new park, recreational facilities, trails, and open spaces, to enhance community identity and quality of life and enrich the recreational experience of users.
- 1D: Provide a comprehensive network of trails that is environmentally responsive and compatible with adjoining property.
- 1E: Encourage preservation of natural vegetation and provision of public access and recreational opportunities within private developments.
- 1F: Actively seek funds for the acquisition and development of park land, recreation facilities, and trails to meet recreation needs.
- 1G: Cooperate with other government agencies in the provision of park and recreation services in the Camas vicinity.
- 1H: Encourage continuing citizen involvement in park, trail, and open space planning.

2.3 Physical Planning

PROS GOAL 2: Provide active and passive recreation opportunities to serve the community's needs.

Objectives:

- 2A: Locate neighborhood parks convenient to all residents of Camas. Residents should have a neighborhood park or connection to the trail system available within about ½ mile of their homes.
- 2B: Provide equitable park opportunities throughout the City. This means upgrading existing parks to new standards; providing geographically distributed parks, trails, and facilities; and providing opportunities for different age groups and abilities.
- 2C: Provide parks and facilities that are responsive to diverse age groups, recreation interests, and abilities.
- 2D: Coordinate with the School District to acquire, develop, and maintain parks and sports fields adjacent to school facilities to maximize community benefit of public facilities.
- 2E: Develop a safe, scenic and enjoyable trail and bikeway system for City of Camas residents and visitors.
- 2F: Supplement the neighborhood park system with special use facilities, open space, and indoor facilities to serve a range of recreational needs.
- 2G: Plan parks to aid in the preservation of natural, cultural, historical or unique physical features.
- 2H: Encourage, support, and, where possible, initiate activities, to preserve, conserve or improve the shorelines of the Columbia and Washougal Rivers, Lacamas Creek, and Lacamas, and Fallen Leaf Lakes.

PROS GOAL 3: Develop a city-wide continuous network of natural open space to protect environmentally sensitive land and scenic views, create a sense of openness, and provide trail corridors.

Objectives:

- 3A: Preserve and protect the Open Space Network depicted in this plan.
- 3B: Enhance native vegetation in the Open Space Network while removing invasive species and preventing them from spreading.
- 3C: Work cooperatively with property owners and developers to preserve natural open space, especially those that provide visual or physical linkages to the proposed Open Space Network identified in this plan.
- 3D: Preserve the visual integrity of the wooded hillsides that provide the backdrop for the city. This should include encouraging the preservation of natural vegetation, minimizing disruption of soils and slopes, maintaining drainage patterns, and encouraging wildlife habitat.
- 3E: Encourage preservation of natural drainage corridors to reduce flood risks and allow for natural absorption of water into the soil.

PROS GOAL 4: Provide a convenient, safe, and pleasant pedestrian and bicyclist trail network that links parks, schools, and community destinations throughout the City.

Objectives:

- 4A: Develop a trail network that provides recreation opportunities as well as transportation. Recreation trails should be off-street as much as possible, but still allow for commuter bicyclist or pedestrian use.

- 4B: Improve pedestrian and bicyclist route options to connect Lacamas and Fallen Leaf lakes with Downtown.
- 4C: Reduce conflicts among users through the planning, design, and development of recreation trails. Trail design and location should enhance enjoyment of natural open space and provide safety for users.
- 4D: Meet accessibility guidelines for trail development. Incorporate information about trail difficulty into the trail system's signage.
- 4E: Provide connections across and around water bodies and wetlands where needed to create linked systems.
- 4F: Maximize public benefit of public infrastructure and publicly owned lands by co-locating trails in these areas or with these facilities.
- 4G: Take advantage of available traffic safety, transportation, and trail development funding to develop the bike and trail network.
- 4H: Incorporate interpretation and signage into the trail system.

PROS GOAL 5: Provide high quality community recreation facilities that are responsive to recreation needs and trends.

Objectives:

- 5A: Explore partnerships that will further development of a full-service indoor recreation facility that serves Camas residents.
- 5B: Design new sports fields to meet the higher level of demand and use placed on them, during the master planning of individual parks and facilities.
- 5C: Maintain and regularly update policies on the number of practices and games each sport team should be permitted

per week to balance demand for fields with the community's ability to provide them.

- 5D: Update the policies and methodology for assessing recreation facility needs periodically to reflect trends in participation.
- 5E: Continue to provide aquatics opportunities to serve the community as recommended in this Plan.
- 5F: Distribute recreation facilities throughout the community to improve access to recreational opportunities, especially in underserved areas.
- 5G: Work in partnership with user groups and project proponents to identify and test new recreational facilities.
- 5H: Design parks and facilities to improve operational efficiency and energy conservation.

2.4 Management and Operations

PROS GOAL 6: Provide a quality park, recreation, natural open space, and trail system that is efficient to administer and cost-effective to maintain.

Objectives:

- 6A: Strive to provide staff training, acquire labor saving equipment, and develop effective, state of the art facility designs.
- 6B: Explore alternative staffing, such as community service workers, youth employment programs such as Americorps, and others for additional staffing.
- 6C: Designate a City volunteer coordinator position to promote and manage volunteerism in the parks, recreation and open space system.
- 6D: Invest in preventive maintenance and upgrades to parks and facilities to maximize long-term benefits.

PROS GOAL 7: Encourage and actively pursue cooperation between governmental agencies, nonprofit organizations, and private business in providing park and recreation services.

Objectives:

- 7A: Encourage a range of recreational opportunities within the community by facilitating cooperation and communication among service providers.
- 7B: Continue cooperative planning and use of recreation facilities with public and private groups in the community.
- 7C: Encourage and pursue mutual cooperation and a “good neighbor” policy with residents and businesses located adjacent to park facilities, trails, and natural open space areas.

2.5 Programs and Services

PROS GOAL 8: Provide a diverse range of recreation programs and services to serve multiple ages, populations, and interests.

Objectives:

- 8A: Continue to develop community-oriented programs that are responsive to expressed demands and that foster participant support of all ages and abilities.
- 8B: Continue to support participants with special needs.
- 8C: Continue to promote park and recreation programs, services, and facilities through an effective community information system.
- 8D: Operate recreation programming in a financially self-sustaining way to the extent possible. Fees and charges policies should be evaluated every other year to progress on meeting this objective.

- 8E: Offer programming that encourages use of the City's trail system and open space network. These programs or events can include fitness classes as well as interpretive programs to increase awareness of the City's assets.

2.6 Public Involvement

PROS GOAL 9: Encourage public input and involvement in as many aspects of park and recreation planning and operations as is feasible to give residents a sense of ownership.

Objectives:

- 9A: Cultivate avenues for input from those people or groups that are particularly interested in park and recreation issues, and encourage their continued interest and participation in the planning process.
- 9B: Maintain contact with citizens through a variety of means, such as press releases, public forums, mailings, a web site, and print advertisements.
- 9C: Use the Parks and Recreation Commission to maintain visibility and contact with citizens on park and recreation issues. These bodies should be used to integrate citizen input in the decision-making process and administrative structure.
- 9D: The City, assisted by the media when appropriate, should undertake the development of a public information program to promote parks, natural open space, trails, and recreation programs.
- 9E: Develop a volunteer program to recruit, organize and retain volunteers to serve the City on a variety of projects and programs related to the park system. The program should connect volunteers with opportunities that contribute to the system, while off-setting City resources and building ownership of the system.

SECTION 3. PARKS AND FACILITIES

This section describes recommendations for parks and facilities in Camas, presenting the preferred future park system concept. These recommendations provide more specific direction for the goals and objectives described in Section 2. Sections 4 and 5 detail recommendations for trails and natural open space areas.

3.1 Planning Concept

This Plan builds on the park system concept from previous iterations of the Camas Parks, Recreation and Open Space Plan: a system composed of various park types, each offering certain types of recreation opportunities. Separately, each park type may serve one basic function, but collectively the system serves the entire range of community recreation needs. This concept will provide an efficient and usable park and open space system that meets the needs of all residents.

The focus of the 2014 PROS Plan is to maximize the use of existing sites and facilities, while targeting locations where new parks are needed to serve planned growth areas. The *Park's Recreation, Open Space & Trails Element* of the City's current Comprehensive Plan (2004) relies on a different approach to expressing need, focusing on the number of needed acres per park type. Among other reasons, the expressed acreage need primarily supports park impact fees that the City can leverage to help fund new parks. Following adoption of the 2014 PROS Plan, the update to the Comprehensive Plan element should consider the park acreage needs, and revise these based on the proposed parks and recreation facilities identified in this chapter.

The Camas park system includes neighborhood parks located to serve individual neighborhoods in Camas, natural open space areas that preserve resources throughout the community, and special use areas to provide for specific recreation needs. Supplementing these sites are public and private sites and facilities, such as school sites, regional parks and privately owned parks, open space and recreation facilities. A comprehensive trail system links all of these sites to the regional trail network. At the center of Camas is Lacamas Lake, a



major community resource and defining feature of the City. The planning concept strengthens the role of the lake through new trail connections, protected open space areas and new parks along its shoreline.

The Draft Park System Concept Map depicts the proposed park system. Each existing and proposed park has a unique label that coincides with descriptions in this section based on the 2007 FROS Plan, to ensure continuity with external references.


















Primary elements of the concept depicted on the map include:

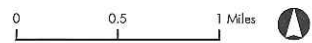
- **Proposed Parks:** The general locations of proposed neighborhood and special use parks. The map depicts proposed park sites with an asterisk, illustrating the general and preferred location of a park site; not intended to indicate specific parcels of land.
- **Proposed Trails:** The preferred alignment of future trails and their connections to existing alignments.
- **Existing Parks and Trails:** The locations of all existing parks, natural open space areas and trails.



Parks, Recreation and Open Space
Comprehensive Plan Update

Draft Park System Concept

-  Proposed Neighborhood Park
-  Proposed Special Use Park
-  Proposed Trails
-  Existing Trail
-  City Park
-  City Open Space
-  City Undeveloped Park
-  Private / HOA Open Space
-  Other Park
-  County Park
-  School
-  Water
-  Camas UGA Boundary
-  City of Camas
-  Taxlots
-  Other City
-  Highway



3.2 Neighborhood Park Recommendations

Proposed Neighborhood Park (NP-1)

A new neighborhood park is needed in the northwestern corner of the city to provide park service to residential areas unserved by existing parks. Once identified, the site should be acquired, master planned, and then developed to serve the growing residential population in the area.

Lacamas Heights Park (NP-2)

Lacamas Heights Park is located at the corner of the Lacamas Heights Elementary School/Camas High School campus. There are no proposed recommendations for this site. However, because of its small size and physical constraints this site may hold potential for transferring to the school district in exchange for more suitable parkland in other areas of the city.

Goot Park (NP-3)

The City should consider expanding the site into adjacent opportunity areas. These undeveloped lands are publicly owned and include overhead utility lines, but may be suitable for future public recreational facilities such as sports fields or an off-leash dog area. As with all expansion projects, the City should first develop a master plan for this area to help guide cohesive site programming, design and public access.

Oak Park (NP-4)

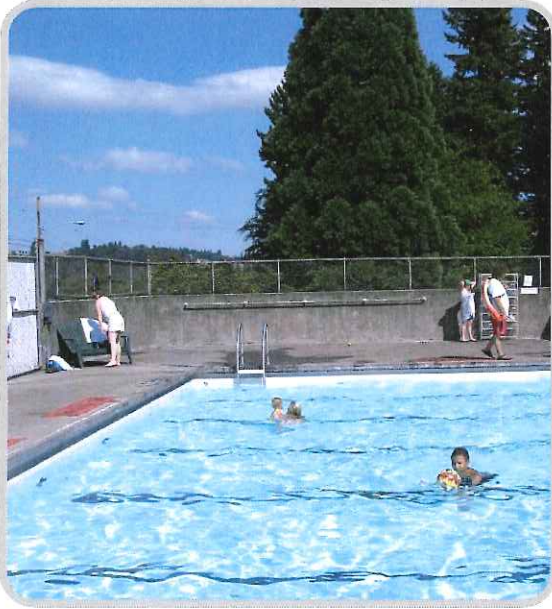
No major needs exist for this site and there are no proposed recommendations other than ongoing maintenance and upkeep.

Louis Bloch Park (NP-5)

Louis Bloch Park should be upgraded to better meet the neighborhood park design guidelines. The playground equipment, and restroom within the fence line should be upgraded and a covered picnic shelter should be considered for the site. Field improvements should be considered to allow for soccer and baseball/softball use. The City should also examine options for dealing with the lack of parking surrounding the park, especially on game days during baseball season. A parking management plan may be needed to reduce parking impacts on surrounding neighbors.

Crown Park (NP-6)

Crown Park is a community gathering place for Camas and should be upgraded to support its role as a destination park for the community. Major recommendations for Crown Park include:



1. **Continue to operate the pool pending the development of replacement facility.** The existing outdoor pool is aging, and is reaching the end of its useful life. During the planning process, the planning team discussed existing conditions and the future of the pool with City staff, the Planning Advisory Committee and the public. The result of these discussions indicated a desire to continue to operate the pool, avoiding major capital improvement costs, until the City opens a replacement pool at another location. The following section provides additional discussion of the pool.

2. **Develop a parking management plan for special events.** Crown Park has on-street parking on all sides of the park, which is adequate most of the time. However, during special events, parking issues arise. The City should develop an innovative parking management plan for special events. This plan should include identifying alternative parking locations, such as sharing the parking lots of nearby churches or businesses; incorporating shuttle buses if needed; and providing traffic management to direct people to alternative parking locations before they get to the park.
3. **Complete a master plan.** The master plan should be generated through a community design process, and should incorporate special features that support Crown Park as a community gathering place. Walkable features, performance space such as a stage or amphitheater, interactive water play features, picnic areas, and a destination playground are all elements that should be considered for this park. The plan should identify the

preferred programming that will replace the pool area once pool operations have relocated elsewhere. The master plan should identify phases and prioritize improvements. Ageing Douglas Fir trees on the site should also be considered for replacement in this plan.

4. **Phase in Crown Park improvements based on the master plan.** As funding is available, implement Crown Park improvements as recommended in the master plan.

Benton Park (NP-7)

Benton Park is a small wooded park with a community trail that connects the Ostensen Canyon to Downtown and Lacamas Park. This site will need a health assessment of old Douglas fir trees. Otherwise, no major needs exist for this site other than ongoing maintenance and upkeep.

Forest Home Park (NP-8)

As an older Camas park, Forest Home Park should be upgraded to meet established design guidelines for neighborhood parks. This park needs an upgraded restroom facility, along with a sheltered picnic area and upgraded playground equipment. As with Louis Bloch Park, there are parking issues at this site on game days. A parking management strategy should be developed to reduce impacts on surrounding neighborhoods.

Klickitat Park (NP-9)

No major needs exist for this site and there are no proposed recommendations other than ongoing maintenance and upkeep.

Ash Creek Park (NP-10)

Ash Creek Park should be developed as a neighborhood park as the surrounding neighborhood develops. The park should be master planned and built according to the neighborhood design guidelines.

Proposed Neighborhood Park (NP-11)

A new neighborhood park is needed to serve the central-western portion of Camas where multiple growth areas will occur. The specific location of this site should be central to the ongoing planning and development discussions occurring among the City, development community and the public. After identifying the site, the City should acquire the property and develop a master plan, then develop the site as the population increases in the area.

Grass Valley Park (NP-12)

Grass Valley is one of Camas' premiere parks. It is one of the city's best designed and most heavily used parks. This park provides a broader range of facilities and amenities than more typical neighborhood parks. Based on recommendations from the 2007 PROS Plan, the City has completed several improvement projects to this site including a perimeter walking path and additional public parking. The City should continue to provide ongoing maintenance of this popular park based on recommendations outlined in Section 6.

Dorothy Fox Park (NP-13)

Dorothy Fox Park is a neighborhood park that adjoins a school. This park should be improved to provide additional facilities, including permanent restroom facilities as well as a picnic area with shelter. The hedge at this site requires a significant amount of maintenance, and should be eliminated. The fence may need to be visually improved. The City should also consider sports field upgrades at this site.

Ostensen Canyon (NP-14)

The City should develop this park in phases as recommended by the site master plan. Improvements include a playground, restroom, picnic shelter, two basketball courts, two soccer fields, a tennis court, and a bridge across the canyon. Perimeter walking trails should also be included.

East Hillside Park (NP-15)

Because of its proximity, this site has potential for improved connectivity to Fallen Leaf Lake Park. The City should continue development of this park based on the master plan.

Proposed Neighborhood Park (NP-16)

The City should identify a new neighborhood park to serve future growth within this area of Camas. This location presents an opportunity for a larger neighborhood park that includes a wider range of facilities. In particular, the City should make use of the unique topography of Green Mountain for views of Lacamas Lake and most of northern Camas. The City should develop this site to support trail activities and take maximum advantage of the views.

Proposed Neighborhood Park (NP-17)

The City should identify an appropriate neighborhood park site to serve this growth area, just east of Camp Currie, to provide nearby neighborhood park service. Once it is identified, the City should acquire the site as the opportunity arises, develop a master plan, and then develop the property.

Proposed Neighborhood Park (NP-18)

The City should identify an appropriate neighborhood park site in this future growth area, just north and west of Camas High School, to provide neighborhood park service coverage in that area. The City should acquire the preferred park site, develop a master plan, and develop the property to coincide with population increases in the area.

Proposed Neighborhood Park (NP-19)

An appropriate neighborhood park site should be identified in this future growth area, northeast of the existing city limit, east of Camas High School and north of Lacamas Park, to provide neighborhood park service coverage in that area. The City should acquire the preferred park site, develop a master plan, and develop the property to coincide with population increases in the area.

3.3 Recommendations for Special Use Areas

Heritage Park (SU-1)

Heritage Park has a range of popular recreation facilities including a boat ramp, two docks and a playground. The site also serves as a trailhead, offering a restroom and public parking. There are no major needs identified for this site and the City should continue providing routine maintenance as recommended in Section 6.

Lacamas Lake Lodge (SU-2)

Formerly the Moose Lodge, Lacamas Lake Lodge offers indoor programming and rental space, and its location near Heritage Park and Lacamas Lake makes it an ideal location for holding special events. The City should continue to prioritize the use of this facility for community events and rentals.

Fallen Leaf Softball Field (SU-3)

Fallen Leaf Softball Field features a softball stadium, restroom and parking and is currently fully developed for this specialized use. The City should continue to provide routine maintenance for this site as recommended in Section 6.

Fallen Leaf Lake Park (SU-4)

Fallen Leaf Lake Park has considerable natural and aesthetic values and access around the lake should be maintained. The City should add an internal trail system, paved parking, as well as water access towards the north end of the site. The City should also identify the location of an improved public entrance to the park. Additional facilities that should be added to this site include a large picnic area to accommodate groups of 100+, trailhead signage and supporting facilities.

Proposed Ione Street Sports Park (SU-5)

In partnership with the Camas School District and local sports organizations, the City should pursue improvements to existing sports fields south of Doc Harris Stadium to create a lighted sports field complex for baseball, softball, soccer and football. Improvements using City parks funding should allow for public use in addition to the school uses of the fields. The City should include neighborhood serving amenities such as walking trails, a playground, and site furnishings to be available to the public during school hours.



Camas-Washougal Skatepark (SU-6)

The joint Camas-Washougal skatepark is a heavily used facility that is uniquely positioned between the two cities. This facility and the successful partnership should continue. Both partners should be aware of the need for enhanced visibility, supporting amenities and updated skatepark features to keep this park appealing to local youth. Upgrades should include a permanent restroom facility.

Washougal Greenway Boat Launch (SU-7)

An informal small boat launch exists behind the Camas-Washougal Skatepark on the Greenway. The City should improve access to this facility and add a restroom (serving the boat launch and skatepark) to better serve fishing and small boating users. Improvements to this site will coordinate with the City of Washougal's plans for a water trail on the Washougal River.

Proposed Community Recreation Center Site (SU-8)

Camas is currently examining the opportunity to build and operate a full service community recreation center. The preferred site to locate a new facility (SU-8) is located near Heritage Park and the Lacamas Lake Lodge. The Camas Community Center Development Committee has conducted a detailed study for the future facility, addressing potential programming, costs and impacts to the City.¹ Because of the location along Lake Road, the design for this site should consider traffic impacts, circulation needs and overall compatibility with nearby recreation areas and adjoining uses.

Camas Community Center (SU-9)

The existing Camas Community Center is a small former elementary school converted to recreation use. Built in 1915, the Center was not designed for recreation programming, and does not have a full-size gym. However, its classrooms and multi-purpose room do provide space for some types of recreation programming. A full-service multi-purpose recreation center is a major community priority for Camas residents, a function that is not served by the existing community center. In the future, as the proposed community recreation center moves forward, the City should reexamine the use of the existing community center to avoid duplication of services. All options should be considered for the community center site, including surplusing the property.

Proposed Downtown Gathering Place (SU-10)

The community continues to express a need for a community gathering space in Downtown Camas. Camas has an active, pedestrian-oriented main street with a mix of retail, office, and civic uses. The library and City Hall anchor the east end of Main Street. Camas should identify and develop a downtown gathering place or plaza to support ongoing downtown revitalization efforts. One potential location is the street segment between City Hall and the library, which could be designated and improved as a festival street that could be closed to traffic and used as a plaza, as is done currently with the farmers’ market. This downtown gathering function could be supplemented by an interactive fountain or water playground at an adjacent integrated site.



¹ *The Camas Community Recreation Center: Keeping the Vision Alive, an Updated Financial Analysis, Camas Community Center Development Committee (2012).*

Proposed Columbia Viewpoint (SU-11)

During development of the plan, feedback from the community indicated a need to improve access to and views of the Columbia River. There are currently little to no opportunities to view the Columbia River in Camas because of the presence of SR-14, which serves as a barrier. Site SU-11 offers an opportunity for a viewpoint of the Columbia from the City's trail system. This site is likely to be accessible only by foot or bicycle, but is desirable as a viewpoint with a character of solitude. Parking should be provided near access trails to this site.

Prune Hill Sports Park (SU-12)

The Prune Hill Sports Park is located adjacent to Prune Hill Elementary School, and includes a sports field complex and restrooms. Additional facilities, including a gymnasium, parking, and a playground, are located on the school grounds. Parking and field use is shared between the school and the park with 22 parking spaces reserved for park use and the school having use of the fields for physical education classes. The City should also consider field upgrades, limiting these upgrades if field lighting is not possible due to impacts to the neighborhood.

Proposed Camas Sports Field Complex (SU-13)

Planned growth areas north of the lake will require nearby sports facilities. To meet the need for additional ball fields, Camas should acquire a large parcel of land within this future growth area north of the lake for use as a sports field complex. This facility would concentrate on competitive level play and offset some of the demand for sports field use in other areas of the city. Ideally, this facility would be created in partnership with the Camas School District and located in such a way that maximum use, including field lighting and artificial turf, is possible.

3.5 Recreation Facility Recommendations

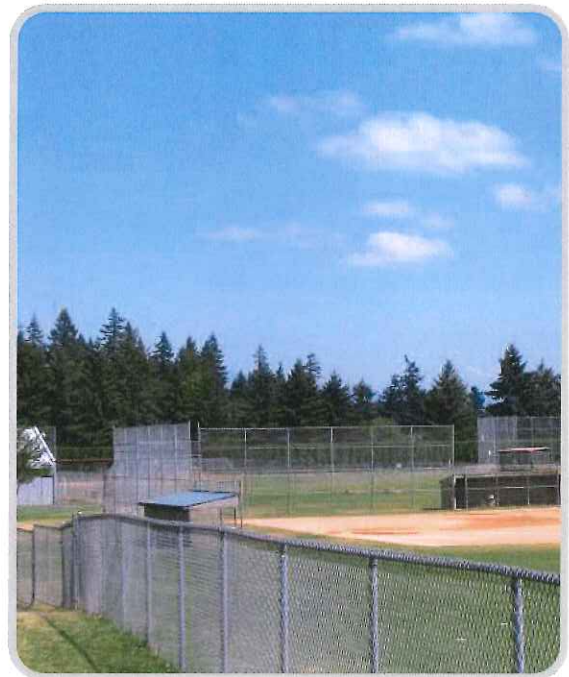
This section discusses recommendations for recreation facilities. This includes many of the elements that are included in neighborhood parks as well as the more specialized facilities that may need a special use site.

Sports Facilities

Organized sports have been and continue to be a popular activity in Camas. During the planning process, the community identified a need for more sports fields, while City staff and PAC members discussed the need for improved scheduling of these facilities to manage their use. The following provides three recommendations to improve sports facilities, in addition to maintenance recommendations provided in Section 6.

1. **Provide informal fields at new neighborhood parks.** Camas should provide at least one rectangular informal or practice field at each new neighborhood park site, and if possible, should provide more than one field. These fields should be scheduled for team practices and games at lower levels of competition, but should also have unscheduled time for casual play.

2. **Concentrate competitive play.** Camas should develop a sports complex, a park with multiple fields (four to five softball or baseball and/or three or more soccer) with support facilities suitable for league play and tournaments. As described previously, SU-5 and SU-13 present good opportunities to work with the school district to provide shared facilities. Either location would provide a good starting point, but ultimately the City may require build out of both sites to meet the demand for competitive play as the community grows. Alternatively, the City could locate a sports complex in other underdeveloped sites in Camas. The location should conform to the design and development guidelines for special use areas (Appendix B), in a setting that would minimize impacts to nearby residential uses.



3. **Evaluate upgrades to existing fields to increase hours of use.** The fields in Camas are generally in very good condition. However, most fields were not built for the heavy use they receive. Field quality impacts the amount of time available for public use.

To expand the capacity of existing fields, Camas should consider upgrades to existing facilities to increase hours of community use, improve quality, and reduce maintenance demand. Turf renovation, conversion to sand-based fields (instead of earth-based fields), subsurface drainage improvements, and conversion to artificial turf are all options to consider. There are costs and benefits of each of these solutions, and the City should evaluate each situation to determine the best solution. Lighting should be a priority for enhanced fields to allow for extended playing time. The City should consider use of artificial turf only in lighted facilities.

Aquatics Facilities

Currently, the Crown Park pool is the only public swimming pool in Camas and the only public outdoor pool in Clark County. There are also indoor pools provided by others, including Lacamas Swim and Sport in Camas and the Firstenburg Center in Vancouver, WA.

Feedback from the public reinforced the importance of aquatic facilities and water play in Camas, as previously identified in the 2000 and 2007 PROS planning efforts. As the 2006 survey and 2013 questionnaire results indicated, public demand for a swimming pool remains high, as it was in 1999. The City conducted a feasibility study for an indoor aquatic center for the Camas-Washougal area in 2001, and an independent committee conducted a more recent study in 2012. The biggest constraints on aquatics facilities in Camas (as in other communities) are the cost of pool development and the ongoing operations cost.

Crown Park Pool

As part of the 2014 PROS update process, the planning team met with members of the Planning Advisory Committee to discuss the aquatic facility options presented in the 2007 PROS Plan. Built in 1954, the pool at Crown Park is suffering from an aging structure and equipment that has outlasted its design life. As outlined in the previous PROS Plan, the pool will continue to fail until it eventually becomes inoperable. Along with results from the public intercepts and community questionnaire, as well as discussions with City staff, the results of this meeting indicated a preferred direction for the aging Crown Park Pool.

1. **Continue to provide routine maintenance.** The City should continue with routine maintenance of the pool until a new facility is available to the public.
2. **Build a new pool as part of an indoor recreation center.** The City should find a suitable location for a public pool at another location, such as the Community Recreation Center or another site that is centrally located to the majority of Camas residents.
3. **Replace the pool with a new recreational facility.** Replacement of the pool should be based on a future master plan for Crown Park. A water playground or sprayground is a popular type of facility that may function well as a replacement of the Crown Park pool. Spraygrounds are play areas where water is sprayed from structures or ground sprays and then drained away before it can accumulate. These playgrounds with water features are sometimes referred to as aquatic playgrounds, splash pads, or water play areas.

Indoor Aquatic Center at a Community Recreation Center

If Camas pursues a public indoor swimming pool, it should be part of a full-service community recreation center and not a stand-alone indoor pool. The aquatic element should be considered as part of the operating pro forma for the community recreation center. An outdoor pool element could be considered for the community recreation center. To serve the most users, Camas should consider incorporating both a leisure pool and a competition pool at the community recreation center.

- **Leisure pool.** A leisure pool is generally free-form in shape and often varies from 0 to 4 or 6 feet in depth. These pools usually contain a shallow area for small children, along with free play area and special effects facilities, such as water slides, bubble pool, current channel, swirl pool, or water playground. The leisure pool is a place for fun and water play rather than competitive swimming.
- **Competition swimming pools.** These pools are usually rectangular in shape and are generally in lengths for competitive swimming (25 m or 25 yd). These pools generally range in depth from 3.5 to 8 or 12 feet, and sometimes have a diving board. These two types of pools attract different interest groups and age profiles.

As a result, they have different operating requirements, user capacities, and revenue generation potential. Camas should avoid a 50-meter pool, because these generally have the highest operating cost and limited additional value to the majority of the community.

Indoor Recreation Facilities

Camas needs indoor recreation space that supports a broader range of activities than the aging Community Center. The community's need for indoor space dates back to before the 2000 Plan, and was reconfirmed in 2006/2007 and again during this 2014 PROS Plan update. Many communities in the Northwest are adding multi-use recreation centers because of the recreation opportunities they provide, particularly during rainy winter months. If designed correctly, a recreation center can offer a wide variety of activities while meeting financial goals for operation. The public also expressed interest in creating an indoor play area that could be located in a new recreation center or other indoor public facility such as the existing Community Center building.

Community Recreation Center

In Camas, the preferred model for an indoor center is a multi-purpose community recreation center that provides rooms for receptions, meetings, and large group gatherings, as well as gymnasiums, fitness rooms, and classrooms. The Camas Community Center Development Committee identified a potential site along Lake Road, known as the Buhman property and identified as SU-8 on the concept map, which could be a suitable location.²

The next step in pursuing the center is to conduct a detailed feasibility study to identify the building program that is the best fit for the financial goals. The City should also consider outcomes and recommendations of the financial analysis conducted by the Camas Community Center Development Committee. While the feasibility study will determine the best program of uses to meet the desired financial goals, the following facilities should be considered for an indoor recreation center:

- Gymnasium (at least one full-sized court)
- Multipurpose room for special events, receptions, and dance classes
- Catering kitchen

² *The Camas Community Recreation Center: Keeping the Vision Alive, an Updated Financial Analysis, Camas Community Center Development Committee (2012).*

- At least two classrooms/meeting rooms to accommodate various sized groups
- Exercise room (aerobics, dance, fitness classes)
- Fitness center
- Support facilities, including lobby, restrooms, office space for center staff, locker rooms, storage space, etc.
- Arts and crafts room
- Concessions/vendor space such as a coffee kiosk or snack bar
- Indoor leisure and conventional pools
- Potentially a youth center and/or a senior center.

Lacamas Lake Lodge

The Lacamas Lake Lodge is located near Heritage Park along Lacamas Lake and Lake Road. Located on the site formerly occupied by the Camas Moose Lodge, the new building provides community meeting and event space as well as improved access to Lacamas Lake and public parking. This facility is intentionally designed for multiple uses but is especially well suited to rent for events. The City should program this facility to support recreation but ensure that this use does not interfere with the rental use, which will maximize the revenue stream to support this facility and other City services.



Camas Community Center

The Camas Community Center is a historic school building located south of the Washougal River and downtown Camas. The City uses this structure as the offices for the Park Department, in addition to providing some recreation programming space and rentals. This facility has limited function as a recreation center due to its small size, limited amenities, location, and lack of expansion room. Additionally, the facility would require extensive and expensive upgrades to extend its useful life. If Camas proceeds with a community recreation center, the City should reconsider the role of the Camas Community Center since the recreation center will accommodate the recreation uses of the Community Center.

A range of options is possible for the Community Center.

1. **Surplus the property.** Camas could surplus the property, either selling or donating it to another user. This would reduce the operating impacts to the City, and reduce the need for future capital projects at the center.
2. **Leasing the property.** Camas could lease the property to another user. Depending on the lease agreement, the operating impacts to the City could be reduced, while still keeping the property in public ownership.
3. **Continuing public ownership.** Public ownership could continue with the same or different uses. Under this option, Camas would retain ownership, but could change the use. For example, the Community Center could become a maintenance headquarters, or be improved to provide a range of recreational opportunities such as an indoor play area.

Other Recreation Facilities

Camas has a highly developed park system that supports a broad range of recreation interests. As confirmed through the public involvement process, the community highly values the park system, and has expressed interest in additional recreation facilities to supplement the existing offerings.

Off-Leash Dog Area

An off-leash dog area provides a location where residents can allow their dogs to play and exercise off-leash. An off-leash area should be at least one acre in size, be fenced with a double-gated entry, have nearby parking, and include amenities such as pooper scooper stations, water, benches, and trash cans. The site should also be safe, not isolated, and noise impacts on neighbors should be considered. This facility may be a prime opportunity to cooperate with neighboring Washougal or Clark County to create a facility with a regional draw.

Water Access

Water access to the Washougal River, Lacamas Lake, Fallen Leaf Lake, and the Columbia River continues to be a high priority for residents. Camas should maximize water access opportunities at all waterfront parks and should target acquisition of additional waterfront park

sites. Water access means trails, viewpoints, overlooks, and non-motorized boat access, and does not necessarily mean boat ramps and similar high intensity facilities. The City should base improvements in public water access and use on the goals, policies and regulations of the Shoreline Master Program (2012).

Pilot Projects

There are a range of facilities, including those that support new or emerging types of activities, which could be provided in the city's park system. In addition to those previously mentioned in this section, other types of facilities identified by the public included community gardens, bike skills parks and bike pump tracks, covered play areas, fitness courses and others. Though the park system has limited space to accommodate all of these facilities, the City can develop pilot projects in coordination with user groups at suitable locations. Pilot projects allow the City to test the performance of added features through a limited or conditional use agreement with project proposers. After a predefined trial period, the City should reevaluate successful projects as permanent park features.

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SECTION 4. TRAILS

4.1 Trails Plan Concept

Trails are an important recreation asset in Camas, and residents continue to place a high priority on a community-wide trails network. Results from public outreach activities from past plans, as well as the most recent PROS Plan update process reinforce the community's commitment to trail-related recreation and reflect the high popularity of recreation activities that take place in trail corridors, such as walking, bicycling for pleasure, nature walks, and jogging/running. The questionnaire results in Appendix A describe these findings in greater detail and include comparisons to the 2007 PROS Plan outcomes.



As with the 2007 PROS Plan, the Parks, Recreation and Open Space Comprehensive Plan Update responds to community needs and priorities by recommending a network of trails that provides linkages within the community as well as to the region beyond. Based on feedback from the community, there is strong support for trails and connections that provide:

- Direct and safe connections to school, work and home;
- Looped routes for fun, enjoyment and recreation;
- Trails and trailheads that provide scenic views of surrounding natural beauty, especially Lacamas Lake, Mt. Hood, the Columbia River and Columbia Gorge;
- Trails designed for multiple users to enjoy without conflict; and
- Facilities that are accessible, efficient and well maintained.

The trails plan provides connections between parks, open spaces, schools, and neighborhoods, and incorporates the Vancouver-Clark County regional trails, City of Washougal and Port of Camas-Washougal facilities, and the Camas Open Space Network into a cohesive trail system for the community. The trails plan also supports neighborhood connections to the community-wide system, and provides for trailhead support facilities to encourage trail use.

4.2 Existing Inventory

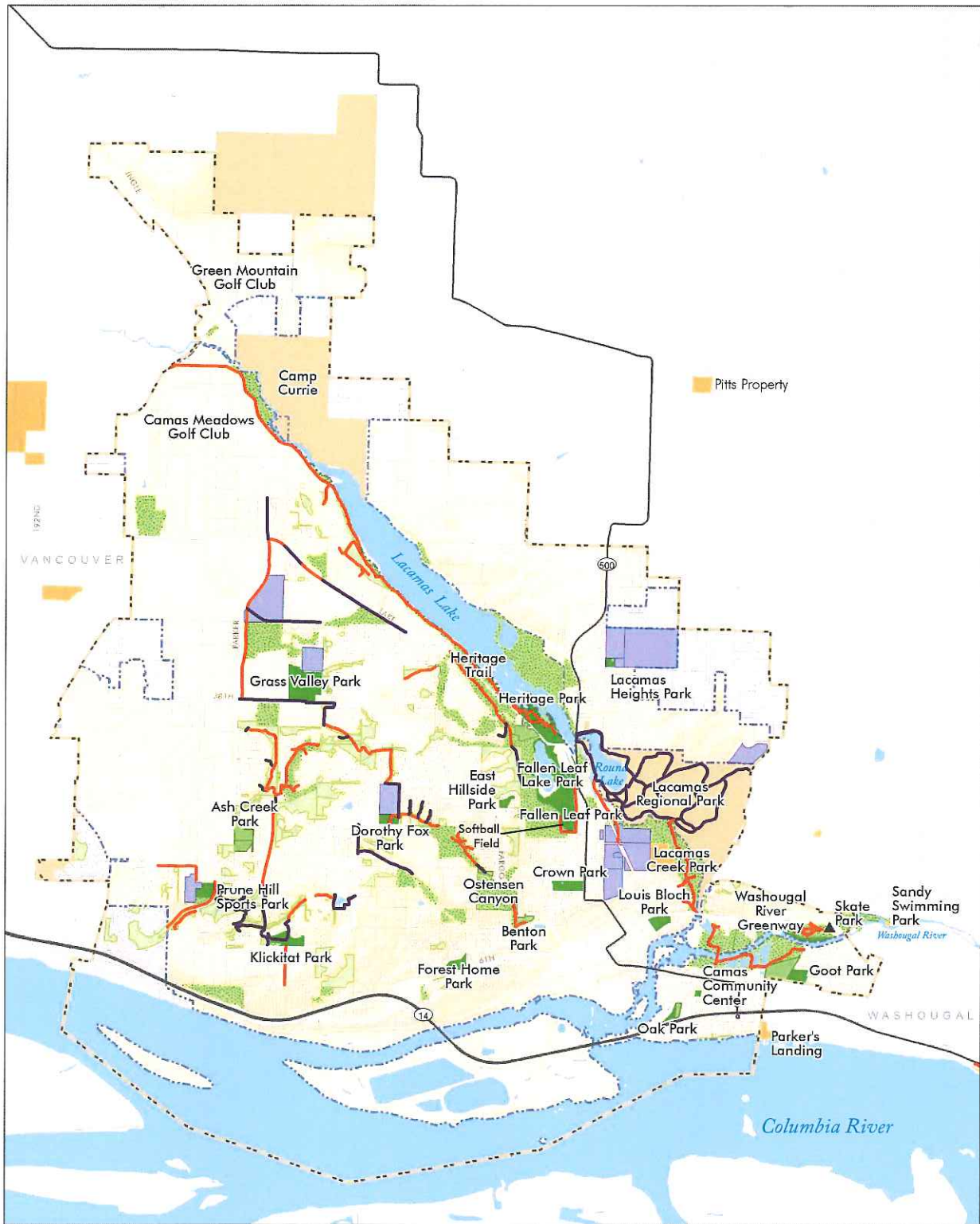
There are currently 25.3 miles of existing trails within the planning area. These include three major trail routes, and several other segments owned by the City and others. The City has connected many shorter segments into longer continuous segments. However, several missing segments will require completion to create an interconnected system. Table 4.1 details the existing trail inventory in Camas.

Table 4.1
2014 Trail Inventory

Trail Name	Length in Miles	Description
Heritage Trail	3.5	Unpaved; trailhead at Camas Heritage Park; runs along Lacamas Lake
Lacamas Park trails (county)	4.6	0.14 miles paved; 4.48 miles unpaved; other informal paths; natural open space
Washougal River Greenway trails	0.9	Partially paved with other informal paths
Other Trails	16.2	Various segments owned by the City and a number of Homeowners' Associations.
TOTAL	25.3	

Existing trails include the Heritage Trail along Lacamas Lake, a heavily used nature trail. The trails in County-owned Lacamas Park and City-owned Lacamas Creek Park provide outdoor experiences and are easily accessible by the public. The Washougal River Greenway provides contact with the Washougal River, and is used by Camas residents as well as regional users. Camas has made great progress towards an interconnected trail system, but there continues to be a lack of connections between individual trail segments.

According to 2006 survey results and results of the Community Recreation Questionnaire (Appendix A), one of the most significant reasons people don't use trails more frequently is lack of connections. The Existing Trails System Map on the following page shows the existing trails in Camas.



Parks, Recreation and Open Space
Comprehensive Plan Update

Existing Trails



9.9.2014 | Data source:
Clark County GIS, USGS, ESRI, NOAA

- | | |
|--------------------------|--------------------|
| City Trail | School |
| Other Trail | Water |
| City Park | Camas UGA Boundary |
| City Open Space | City of Camas |
| City Undeveloped Park | Taxlots |
| Private / HOA Open Space | Other City |
| Other Park | Highway |
| County Park | |



4.3 Recommended Trails Plan

The recommended trails plan provides a linked system based on a hierarchy of trail types. Linkages are provided at the neighborhood scale, at the communitywide scale, and regionally. The trails plan also takes advantage of existing and planned public land and utility infrastructure, the open space network, and the existing trails provided by private developments (Draft Trails System Concept Map). In addition, the recommended trails plan incorporates the Vancouver-Clark County trails plan and the City of Washougal's trails plan.

Carried forward from the 2007 PROS Plan, each trail segment is designated by a reference, such as T-1 (designating trail segment 1). The Draft Trails System Concept Map provides an overview of the segments, described in detail below. Proposed segments of the trail system are generalized to make connections or follow the direction of natural corridors. Final alignments are subject to change due to environmental conditions, development or alternate routes. Table 4.2 summarizes trail recommendations.

There are two types of trails shown on the Draft Trails System Concept Map: those owned and maintained by the City and those owned and maintained by other parties. By focusing on connecting individual segments, the Camas trail network will provide a wide variety of pathway experiences and tie together regional and community connections. Appendix B (Design & Development Guidelines) provides trail development policies and further guidance for development of the system.

Trail Segment Descriptions

Trail T-1

Trail T-1 runs along the west side of Camas, paralleling Parker Road. This trail segment provides a north-south connection and links two regional trails. About half of the alignment has been constructed. This segment passes from Prune Hill Park, to Ash Creek Park, past Sky Ridge Middle School and ending at its junction with T-3.

Trail T-2

Trail T-2 parallels the Columbia River. This regional trail is an extension of the Vancouver-Clark County trail system, and connects to neighboring Washougal's trail system. This trail provides visual access to the Columbia River, and makes an important regional connection.

Trail T-3

Trail T-3 is a regional trail running along the north shore of Lacamas Lake and connecting Lacamas Park, Camp Currie and the County's Green Mountain Trail heading north. Trails T-3 and T-4 make a loop around Lacamas Lake. This trail segment will include bridges or boardwalks across wetlands and water features in some locations. T-3 continues just north of Lacamas Park and then south, crossing T-4 at the Washougal River and continuing on to the Columbia River and trail T-2.

Trail T-4

Trail T-4 is the Heritage Trail, a regional trail running along the south side of Lacamas Lake and connecting Lacamas Park and Camp Currie. It passes through Heritage Park and will link to planned segment T-3, creating a loop around Lacamas Lake. T-4 links through Lacamas Park, continues into the Washougal River Greenway, and includes a bridge across the Washougal River to connect with T-17.

Trail T-5

Trail T-5 provides a loop around Prune Hill, with linkages to parks and neighborhoods. The northern half of the loop connects from Lake Road through the Open Space Network to the proposed Ash Creek Park. The southern half of the loop connects from Klickitat Park, continues through the Open Space Network, and connects Fallen Leaf Park. Camas has been completing pieces of trail T-5 as development has occurred along the alignment.

Trail T-6

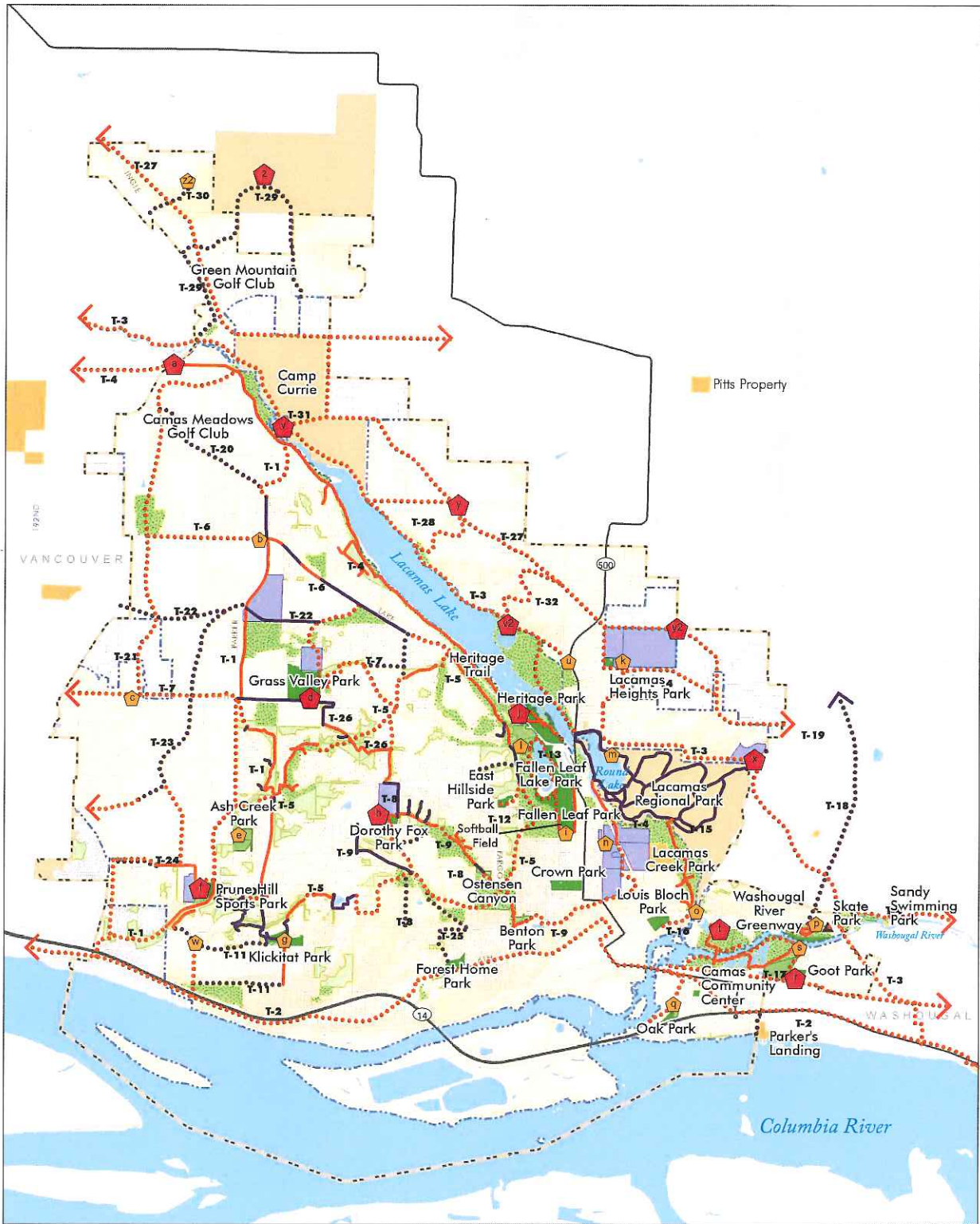
Trail T-6 parallels Lake Road, connecting from T-1 to T-21. This segment has been partially constructed.

Trail T-7

Trail T-7 connects from T-5 through Grass Valley Park and parallels NW 38th Avenue toward the west boundary of Camas. The segment of the trail in the vicinity of Grass Valley Park has been constructed.

Trail T-8

Trail T-8 is a north/south connector that connects through the center of the T-5 loop. This trail connects through the Open Space Network and passes Dorothy Fox Elementary School and Dorothy Fox Park. The trail also includes several spur connections to T-9 and T-7 as well as a pedestrian bridge connection to T-9 across Ostensen Canyon.



Parks, Recreation and Open Space
Comprehensive Plan Update

Draft Trail System Concept



9.9.2014 | Data source:
Clark County GIS, USGS, ESRI, NOAA

- | | | |
|------------------------------|--------------------------|--------------------|
| Primary Trailhead | City Park | Camas UGA Boundary |
| Secondary Trailhead | City Open Space | City of Camas |
| Existing Trail System | City Undeveloped Park | Taxlots |
| City Trail | Private / HOA Open Space | Other City |
| Other Trail | Other Park | Highway |
| Proposed Trail System | County Park | |
| Proposed Trails | School | |
| Other Trail | Water | |



Trail T-9

Trail T-9 connects from T-3/T-4 past Zellerbach Elementary School and Liberty Middle School (the renovated high school), through downtown, and then passes through the Benton Park and Ostensen Canyon sites. This trail then connects to trail T-8 at a bridge across Ostensen Canyon and at Dorothy Fox Park before turning south to reconnect to T-5.

Trail T-10

Trail T-10 includes a mini network of connections from neighborhoods to Klickitat Park and Prune Hill Sports Park. The trails also link to T-1, T-5 and T-11. This trail is owned and maintained by local Homeowners' Associations, is located largely within the Open Space Network, and is nearly complete.

Trail T-11

Trail T-11 is a loop that connects Klickitat Park to the overlook at SU-9.

Trail T-12

Trail T-12 connects from T-5 at Fallen Leaf Lake to a proposed neighborhood park.

Trail T-13

Trail T-13 is the trail network around Fallen Leaf Lake. This trail connects to Fallen Leaf Park as well as T-4 and T-5. The City has already completed several sections of this trail.

Trail T-14

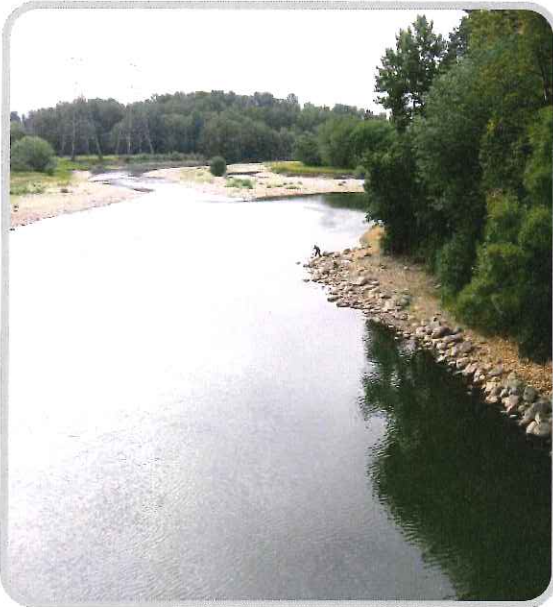
Trail T-14 connects from T-3 and Lacamas Park to a planned neighborhood park, Lacamas Heights Elementary School, and Camas High School. T-14 also forms a loop with T-3 and T-27.

Trail T-15

Trail T-15 includes the Lacamas Park trail network. This system provides important community connections between T-3 and T-4.

Trail T-16

Trail T-16 provides a linkage from Louis Bloch Park to the Washougal River Greenway.



Trail T-17

Trail T-17 is the Washougal River Greenway trail system on the south river bank. This trail segment passes through the Washougal River Greenway, providing access to the river corridor for Camas, Washougal, and regional residents. This trail segment is joined to T-4 by a pedestrian bridge across the Washougal River to link the Greenway corridor and increase access. T-17 links to Oak Park, Goot Park, and T-2, the Columbia River trail.

Trail T-18

Trail T-18 follows a utility corridor from Washougal and meets up with Trail T-4 in the Washougal River Greenway. T-18 is also a proposed trail in the Washougal Comprehensive Park and Recreation Plan.

Trail T-19

Trail T-19 connects Lacamas Park trails to the north-south trail T-18 and to the Washougal trail system. This trail should be a jointly maintained connection between the two cities.

Trail T-20

Trail T-20 provides a secondary east-west connection between T-1 and T-21 in the northwestern corner of the City.

Trail T-21

Trail T-21 is a north-south connection on the western edge of Camas. It connects from T-4 south to T-1. East-west connections to T-21 are provided by trails T-6, T-7, T-20, T-22 and T-24.

Trail T-22

Trail T-22 includes the Leadbetter Corridor and connects T-6 east-west across T-1 to T-21.

Trail T-23

Trail T-23 connects through the open space network from the intersection of trails T-1 and T-22 to trail T-21.

Trail T-24

Trail T-24 connects trail T-23 with Prune Hill Sports Park and Trail T-1.

Trail T-25

Trail T-25 connects T-5 to Forest Home Park.

Trail T-26

Trail T-26 connects T-5 and T-8 to Grass Valley Park through a portion of the Open Space Network.

Trail T-27

Trail T-27 is the primary trail that will connect uses along the north shore of Lacamas Lake. This route will run parallel to the future realignment of Leadbetter Road and provide a continuous trail from the northern corner of the city towards Lacamas Park to the southeast.

Trail T-28

Similar to Trail T-32, Trail T-28 will link land uses on the north shore of Lacamas Lake. The City should design and construct this segment concurrent with future utility lines and pump stations planned to serve future uses.

Trail T-29

Trail T-29 will provide an alternative trail connection for residents of this future growth area.

Trail T-30

Trail T-30 will provide an alternative trail connection for residents of this future growth area.

Trail T-31

Trail T-31 will connect opposite sides of Camp Currie with a more direct route.

Trail T-32

Similar to Trail T-28, Trail T-32 will link land uses on the north shore of Lacamas Lake. The City should design and construct this segment concurrent with future utility lines and pump stations planned to serve future uses.

Trail Recommendations

Table 4.2 summarizes the recommendations for the Camas trail network. Trails T-27 through T-32 comprise trails in areas recently brought into the city limits. The 2007 PROS Plan identified several of these prior to their annexation into the city. While the specific alignment of these trails will be based on future development proposals, these segments will provide key connections north of Lacamas Lake.

Table 4.2
Summary of Trail Recommendations

Trail #	Name	Total Miles	Comments	City Maintained
T-1	West Camas Regional Trail	2.1	Completion/ Acquisition/ Development	✓
T-2	Columbia River Regional Trail	6.6	Acquisition/ Joint Development	✓*
T-3	East Camas Regional Trail*	7.9	Clark County Development	✓
T-4	Heritage Trail	1.8	Minor Additions/ Improvements/ Development of Washougal River crossing	✓
T-5	Camas Neighborhood Loop Trail	3.1	Additional Acquisition/ Development	✓
T-6	Lake Road Connector Trail	1.0	Completion/Upgrade to Standard	✓
T-7	West Camas Connector Trail	2.1	Completion/Upgrade to Standard	✓
T-8	Prune Hill Connector Trail	0.9	Completion/Upgrade to Standard	
T-9	Downtown Connector Trail	0.4	Completion/Upgrade to Standard	✓
T-10	Deer Creek Connector Trail	0.2	Completion/Upgrade to Standard	
T-11	View Ridge Connector Trail	0.3	Completion/Upgrade to Standard	✓
T-12	East Hilltop Connector Trail	0.2	Acquisition/ Development	✓
T-13	Fallen Leaf Lake Trails	1.8	Development/ Completion of Acquisition	✓
T-14	Lacamas Heights Connector Trail	1.1	Acquisition/ Development	
T-15	Lacamas Park Trails	3.7	No Changes	

Trail #	Name	Total Miles	Comments	City Maintained
T-16	Louis Bloch Connector Trail	0.3	Acquisition/Development	
T-17	South Camas River Loop	3.3	Acquisition/Development	✓
T-18	Washougal Connection	1.5	No Action	
T-19	Washougal Connection 2	0.6	No Action	✓*
T-20	Northwest Connector	0.8	Acquisition/Development	
T-21	Westside Route	3.4	Acquisition/Development	✓
T-22	Leadbetter Corridor	0.3	Acquisition/Development	✓*
T-23	Natural Trail	2.6	Acquisition/Development	
T-24	Prune Hill West Trail	0.9	Acquisition/Development	
T-25	Forest Home Park Connection	0.8	Acquisition/Development	
T-26	Grass Valley Link	0.9	No Changes	
T-27	North Camas 1	4.7	Acquisition/Development	✓
T-28	North Camas 2	1.1	Acquisition/Development	✓
T-29	Green Mountain 1	2.8	Acquisition/Development	
T-30	Green Mountain 2	0.3	Acquisition/Development	
T-31	Camp Currie Connection	0.3	Acquisition/Development	✓
T-32	North Camas 3	0.8	Acquisition/Development	✓
TOTAL		58.6	Total City/Joint Maintained Trails	40.0 miles

*Jointly maintained

Trailhead Recommendations

Trailheads are another key component of the trail system. These facilities serve as access points, encourage use of the trail system and establish support facilities at stand alone sites or within existing and future parks and open spaces. The Draft Trails System Concept Map depicts the recommended location of trailheads. There are two types of proposed trailheads. Primary trailheads include restrooms and designated parking, while secondary trailheads provide trail access but not restrooms. In some cases, trailheads are incorporated into existing or proposed parks. In other cases, trailheads will be developed for that single purpose.

Table 4.3 summarizes the recommended trailheads. For proposed trails north of Lacamas Lake, the City should consider providing additional trailheads upon further planning of this area. Appendix B provides additional design and development considerations for future trailheads in Camas.

Table 4.3
Summary of Recommended Trailheads

ID	Location	Type
a	Camas Meadow Greenway	Primary
b	Skyridge	Secondary
c	West Camas Park	Secondary
d	Grass Valley Park	Primary
e	Ash Creek Park	Secondary
f	Prune Hill Sports Complex	Primary
g	Klickitat Park	Secondary
h	Dorothy Fox Park	Primary
i	Fallen Leaf Lake Park	Secondary
j	Heritage Park	Primary
k	Lacamas Heights Park	Secondary
l	Fallen Leaf Lake	Secondary
m	Lacamas Park	Secondary
n	Hellen Baller/Liberty MS	Secondary
o	Lacamas Park South	Secondary
p	Washougal River Greenway	Primary
q	Oak Park	Secondary
r	Goot Park	Primary
s	Washougal River Greenway 2	Secondary
t	Washougal River Greenway 3	Primary
u	Lacamas Lake 1	Secondary
v	Lacamas Lake 2	Primary
v2	Lacamas Lake 3	Primary
w	Columbia Viewpoint	Secondary
x	Lacamas Park East	Primary
y	Sports Park	Primary
y2	Lacamas Heights School	Primary
z	Green Mountain Overlook	Primary
z2	Green Mountain Overlook 2	Secondary

SECTION 5. NATURAL OPEN SPACE

5.1 Overview

Camas residents are strongly tied to the area's natural open space, and value the range of benefits these lands provide. As with the City's previous PROS plans, activities that can take place in open spaces, such as nature walks, wildlife watching and hiking, are some of the most popular activities according to public feedback gathered during the planning process. At the same time, the public also prioritizes the natural system benefits these areas provide, such as water quality, wildlife habitat and land preservation. The city has an extensive network of public and private open space sites and has also placed development restrictions on critical areas. As verified by the community, the city's natural open spaces continue to serve a key role in the park and recreation system in Camas.



5.2 Existing Natural Open Space

Natural open space includes undeveloped land left primarily in its natural environment with recreation use as a secondary objective. It may be owned by a public agency or preserved under private ownership. This type of land often includes wetlands, steep hillsides, and large blocks of forested areas or similar spaces. Environmentally sensitive land (or critical areas) can include wildlife habitat areas, stream and creek corridors, or places with unique and/or endangered plant species.

Existing natural open space exists in a number of forms in Camas. This makes for a variety of experiences for hikers and walkers, as well as providing a variety of habitat opportunities. A small number of the open space sites are relatively large in size and contain trail segments. However, many of these sites are independently located and do not all connect together.

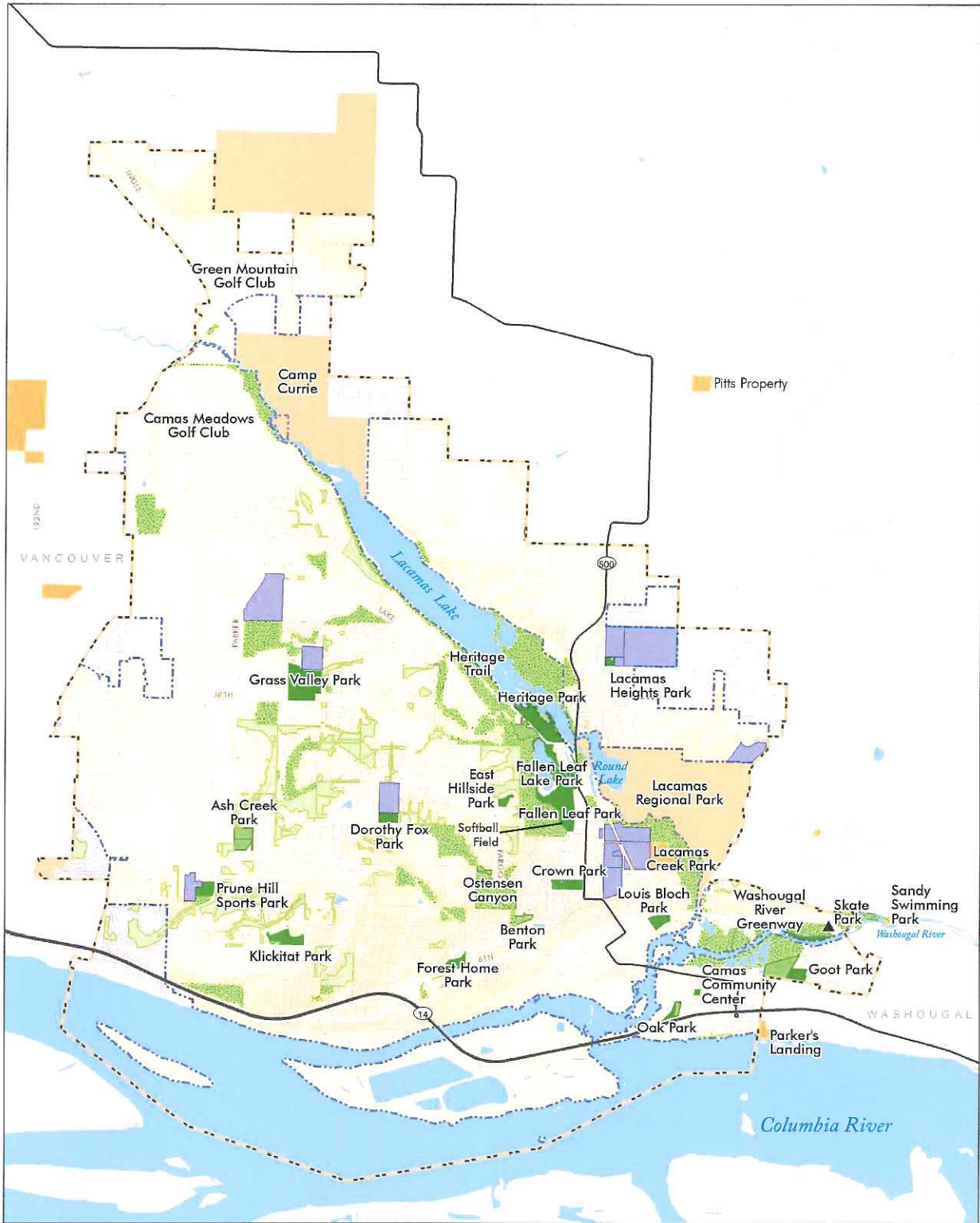
The existing natural open space also varies considerably in terms of character, terrain, vegetation cover and other features. Of concern is that each type of open space requires a different type of maintenance and management. The urban forest in Camas will also require specialized care to maintain the health of the trees and management of invasive vegetation.

The City of Camas owns many parcels of open space. Some of these parcels form large continuous areas while others are smaller and more isolated. The largest City-owned open space sites are called out on the open space inventory below in Table 5.1. The Existing Parks and Open Space Map on the following page depicts the existing natural open space in Camas.

Table 5.1
Summary of Existing Natural Open Space

Natural Open Space	Acres
City-Owned Natural Open Space	
Camas Meadows Greenway	22.4
Heritage Trail Greenway	38.1
Lacamas Creek Open Space	50.3
Ostenson Canyon Greenway	26.8
Washougal River Greenway	95.3
Other City-Owned Natural Open Space	207.4
Clark County-owned Natural Open Space and Regional Parks	543.4
Homeowners Association Owned Natural Open Space	268.7
TOTAL	1,252.4

Other significant natural open space areas include the Clark County owned sites and the many pieces of land owned by various Homeowners' Associations.

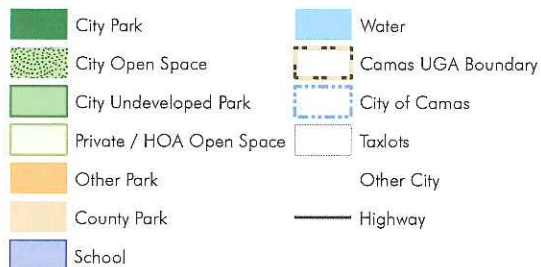


Parks, Recreation and Open Space
Comprehensive Plan Update

Existing Parks and Open Space



9.9.2014 | Data source:
Clark County GIS, USGS, ESRI, NOAA



0 0.5 1 Miles



5.3 Open Space Components

As defined in previous plans, the goal of this PROS Plan update is to define a permanent open space network from various categories of critical lands and other forms of natural open space. These three basic types of land are:

- 1) **Existing Natural Open Space:** This is land owned by the City, Clark County or that is owned as permanent open space by homeowner's associations. The Existing Parks and Open Space Map shows the existing natural open space system which currently represents about 1,252 acres of land.
- 2) **Wetland Areas:** These are areas that are inundated or saturated by surface water or ground water at a frequency and duration to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands typically include swamps, marshes, bogs, constructed mitigation sites, and similar areas, but do not include man-made areas such as ditches, swales, canals, detention and wastewater facilities, or other water features. A number of state and federal regulations are currently in place that either prohibit or limit the amount of development that can occur on or around areas designated as wetlands.

Wetland areas also require buffers to protect the integrity, function, and value of the wetland. The width of these buffers is established in the Critical Areas Ordinance adopted by the City and is generally based on the intensity of adjacent development and the overall value of the wetland. Because of these development restrictions, wetlands areas provide opportunities for additions to open space systems without substantial acquisition cost.

There are two major areas where wetlands exist. The largest amount is located in the western portions of the city, generally west of NW Parker Street. The other prolific area of wetlands exists in the Washougal River Greenway area to the southeast. Large portions of this land have been acquired as natural open space already.

- 3) **Steep/Unstable/Geologically Hazardous Areas:** The City of Camas adopted ordinances and maps providing protection of these areas. Development proposals within these areas are subject to geotechnical work and additional review by the City.

5.4 Permanent Open Space Network



The objective of the PROS Plan update is to combine individual open space parcels into an open space network to preserve vegetation, separate neighborhoods, create a sense of seclusion, protect critical areas, and provide land for trail systems. The 2007 PROS Plan defined the City's open space system as the Permanent Open Space Network or simply "The Network."¹ The Draft Open Space Concept Map depicts the Permanent Open Space Network.

Criteria for Inclusion in the Open Space Network

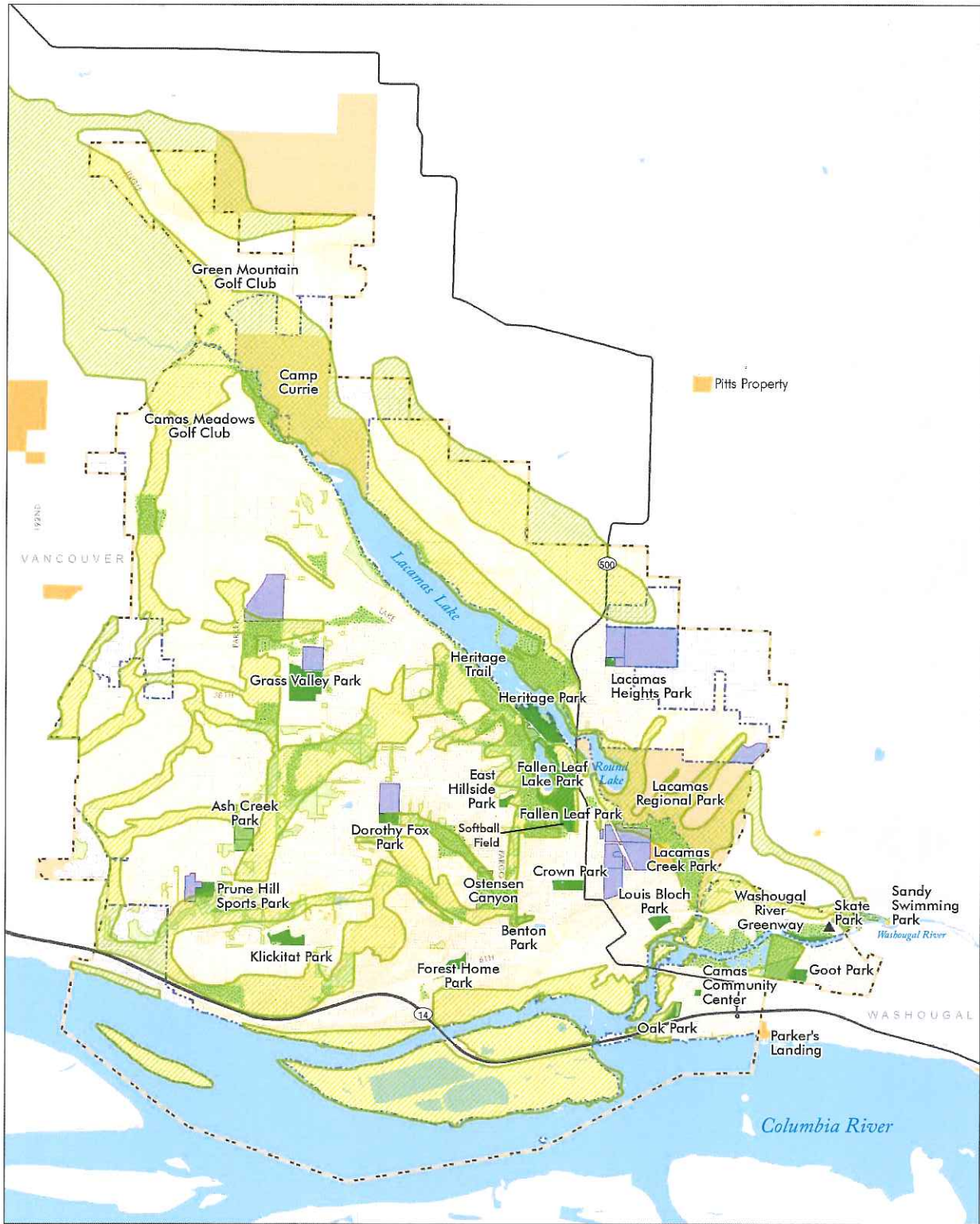
- 1) *Continuous Wildlife Habitat:* Typically, urban development separates habitat areas and prohibits wildlife from migrating from one area to another. By providing continuous habitat corridors, these problems can be reduced.
- 2) *Connecting Existing Open Space:* The basic concept of the Network is to form large parcels of open space. Obtaining connecting open space parcels is the key to this concept.
- 3) *Drainage and Erosion Control:* The inclusion of steep or unstable slopes, as well as regulations on buffers for streams and creeks means that a number of steps are in place to protect the waterways and control erosion. The Network includes the majority of shorelines, including Lacamas Lake, within the planning area.
- 4) *Protection of Viewsheds:* A number of open space areas serve to protect views both within the City and from outside.
- 5) *Interpretation/Education:* A number of wetland sites, waterways, and areas of geologic diversity are included in

¹ Some areas identified on the Draft Open Space Concept Map are not included in the Network. These areas do not adhere to the criteria for inclusion in the Network.

the network. These provide educational as well as interpretive functions.

- 6) *Wetlands*: Inclusion of wetlands and mitigation sites will protect environmentally critical areas and wildlife habitat.
- 7) *Trail Corridors*: While not a high priority, trail corridors developed concurrently with the Network will provide a safe and enjoyable route for trails. Some natural open space should have limited impact from trails, and thus routing should be outside or at the fringes of the Network corridors.
- 8) *Maintenance Impacts*: As open spaces are reviewed for inclusion in the City owned and maintained system, cost of maintenance is a factor to be considered in the review. Section 6 outlines the levels of maintenance for different types of natural open space.

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Parks, Recreation and Open Space
Comprehensive Plan Update

Draft Open Space Concept



9.9.2014 | Data source:
Clark County GIS, USGS, ESRI, NOAA

- | | |
|--------------------------|--------------------|
| Open Space Concept Map | School |
| City Park | Water |
| City Open Space | Camas UGA Boundary |
| City Undeveloped Park | City of Camas |
| Private / HOA Open Space | Taxlots |
| Other Park | Other City |
| County Park | Highway |



Network Connections

Network connections are areas needed to connect individual open space parcels together to form a much larger area. In most instances, this land will not fall under one of the other open space categories and so will consist of developable land. This will require purchase at fair market value, relying on park and open space impact fees as the primary funding source.

Network connections should have a high priority of acquisition because of their development potential and the importance of connecting other open space areas. The 2000 PROS Plan identified 170 acres of Network Connection land. Of this total, acreage consists of city-owned land or land dedicated as open space through development of residential uses. Remaining undeveloped land forming connections in the Permanent Open Space Network remains a high priority for acquisition by the City.

Network Policies

The intent of the Network is the creation of a regulatory overlay that will identify the general location of the desired open space areas along with policies related to managing and using these areas. Based on conversations with City staff and input gathered during the planning process, the land identified for inclusion in the Permanent Open Space Network should be accessible to the public, and the City may acquire or accept ownership of these lands. The City prioritizes ownership of land which has the highest values in terms of the “Criteria for Inclusion in the Network,” as listed above. With ownership, the City will assume responsibility for managing the City-owned open space. Other network policies include:

- 1) Specific boundaries of the Network will be identified at the time of specific development and will be determined by the network criteria.
- 2) Policies described for the acquisition and management of the Network will be followed in the land development process. The City, guided by the criteria for inclusion in the Permanent Open Space Network, will determine the amount and general location of land set aside for the Network.
 - New development must reflect the intent of the Network in configuration and general area.

- Developers may receive density bonuses for land that is dedicated for the Network
- 3) Natural open space in a development outside of the Network may be reserved for open space but will not receive a density transfer, nor will the City be responsible for the maintenance and management of these areas.

5.5 Open Space and Lacamas Lake

Feedback from the public identified Lacamas Lake as a defining feature of Camas and should be enhanced with new and improved ways for public access, and heightened protections to preserve habitat, views and water quality. Shoreline and upland development and continued use of the lake should be balanced with a mix of policies and projects that restore this valued resource and sustain the long term health of the lake.



Since the 2007 PROS Plan, the City has expanded its boundary and has designated a mix of land uses north of Lacamas Lake. With this addition, the Network includes larger, more continuous open spaces along the north shore of Lacamas Lake and along the north side of the future realignment of Leadbetter Road. These large tracts are designed to recognize the importance of protecting and enhancing the bank and water quality of Lacamas Lake.

The Camp Currie site and the hillside land on the south and west slopes of Green Mountain have also been added. As specific information about the remaining land is acquired, the policies for inclusion in the network should be applied to designate additional land, if necessary.

SECTION 6: MAINTENANCE AND OPERATIONS

6.1 Maintaining the Park System

Camas has a well-planned, well-developed park system. The community values the parks and open space, as well as the high quality of the park system. Feedback from the public indicates that park users and residents are very satisfied with system maintenance, and also feel that the City should focus on upkeep of existing assets before adding new features to the park system. At the same time, there is a perception that older parks receive less attention than newer parks, creating a disparity between established neighborhoods and new growth areas in Camas.



The City should continue to consider maintenance and operation of existing and planned parks and facilities to ensure that the community's assets are maintained and preserved for the future. This section provides recommendations on maintaining and operating the park system.

6.2 Tiered Levels of Service

Camas continues to maximize the maintenance within the resources available, aiming for the high standard the community values. The cuts in service and staffing through the great recession have resulted in a standard level of maintenance across all parks. The current maintenance level focuses on keeping the parks clean and safe to use but does not allow for enhanced or preventative maintenance. These tasks, which protect the long-term investment the community has made in park lands and facilities, are especially important in the most popular and intensively used park sites.

To manage the park system efficiently and assist with resource allocation, Camas should return to a tiered system of maintenance services. This tiered system has a close connection to the maintenance management plan for the park system, which will specify performance standards, frequency goals, and time requirements. The 2007 PROS Plan identified four maintenance levels for traditional parks (detailed in Table 6.1), two for sports fields (Table 6.2) and three levels for natural open space (Table 6.3).

This structure remains valid and should be implemented as City resources allow maintenance to return to a more sustainable level. As a starting point, the City should ensure that all parks and facilities are receiving the basic level of maintenance needed to protect the investment Camas has made in the system. As additional resources are available the parks and facilities indicated for higher maintenance levels can be elevated a step at a time.

Traditional Parks

Traditional park maintenance includes routine care of most parks in Camas, excluding sports fields which are addressed separately. To help allocate staff time and resources, four levels of park maintenance are recommended:

- Level C, the basic level of care for a Camas park, includes all of the services that keep the city’s parks looking great, both routine and preventive tasks.
- Level B and Level A are for parks with higher use or more amenities. Parks in this category receive additional maintenance tasks or frequencies to support the higher level of use and more varied facilities.
- The undeveloped level is for future park sites. Some of these sites are completely undeveloped, and are maintained to ensure public safety.

Restrooms can significantly increase the basic maintenance needs; the presence of a restroom should increase the allocated resources for any level of park. This increase should be scaled according to use so that there is an appropriate allocation for restrooms in each maintenance level.

Table 6.1 on the following page summarizes each of the maintenance tiers, and identifies which sites fall under each tier. The maintenance management plan will assign frequencies for each task.

Table 6.1
Traditional Park Maintenance Levels

Maint. Level	Description	Maintenance Overview		Camas Parks Proposed for Each Level
		May Include	Does Not Include	
A	Highest level of detailed maintenance, for signature high visibility and most heavily used parks	<ul style="list-style-type: none"> ▪ Camas basic level of care PLUS ▪ Annual plantings ▪ Shrub and landscape beds, ▪ Maintenance of special facilities, e.g. water spraygrounds ▪ Additional urban forest management ▪ Additional turf maintenance to offset impacts of heavy use 	N/A	<ul style="list-style-type: none"> ▪ Crown Park ▪ Grass Valley Park ▪ Heritage Park ▪ Lacamas Lake Lodge
B	Enhanced level of care due to moderately high use.	<ul style="list-style-type: none"> ▪ Camas basic level of care PLUS ▪ Shrub and landscape beds ▪ Additional turf maintenance to offset impacts of use 	<ul style="list-style-type: none"> ▪ Annual plantings 	<ul style="list-style-type: none"> ▪ Dorothy Fox Park ▪ Fallen Leaf Lake Park ▪ Forest Home Park ▪ Goot Park ▪ Klickitat Park ▪ Louis Bloch Park ▪ Prune Hill Sports Park
C	Camas basic level of care: regular maintenance to preserve assets, ensure safety, and contribute to community livability.	<p>Standard Tasks</p> <ul style="list-style-type: none"> ▪ Mowing and trimming ▪ Playground safety inspections ▪ Restroom cleaning* ▪ Trash removal ▪ Paved surface maintenance ▪ Parking lot maintenance ▪ Lighting maintenance ▪ Irrigation maintenance ▪ Edging <p>Preventive Tasks</p> <ul style="list-style-type: none"> ▪ Annual fertilization ▪ Pruning ▪ Structure evaluation <p align="right">*where present</p>	<ul style="list-style-type: none"> ▪ Landscape beds ▪ Annual plantings ▪ Water features 	<ul style="list-style-type: none"> ▪ Benton Park ▪ Camas-Washougal Skatepark ▪ Oak Park ▪ Washougal Greenway Boat Launch
Undeveloped	Sites reserved for future park use. May contain preexisting non-park uses.	<ul style="list-style-type: none"> ▪ Hazard mowing and tree maintenance to sustain the site and provide for public safety. ▪ May require additional maintenance to support preexisting non-park use 		<ul style="list-style-type: none"> ▪ Ash Creek Park ▪ East Hillside Park ▪ Lacamas Heights Park ▪ Ostenson Canyon

Sports Fields

Camas has a well-used and highly developed inventory of baseball, softball and soccer fields that is supplemented by less formal turf areas suitable for practice and casual play. Some of Camas's fields receive extensive maintenance support from the partnering sports organizations such as the Little League. In some of the City's park sites, such as Louis Bloch Park, sports fields and the supporting facilities are the primary developments on the site. In other parks, such as Crown Park, the grass field is simply one of a wide variety of amenities. As with general park maintenance, the current maintenance budget has strained the ability of Camas to do more than mowing and litter collection at sports fields. The continued heavy use of fields without additional maintenance resources has reduced the playable field time and the quality of some fields, particularly where there is not additional support from community organizations.



To maintain access and equity of use across the sports fields in Camas, the City should take a more active role in scheduling field time. Recognizing the interrelated nature of City and School District sports fields, a coordinated field use meeting should be convened annually between the City, the School District and representatives of the community sports organizations to identify issues and coordinate the best utilization of the community's inventory of sports fields. This meeting should include conversation about the maintenance needs and resources available from all parties.

The cost of maintaining a particular field type can be estimated based on the type of use it will get, the design of the facility, and the underlying conditions of the site. Recognizing the large differences in upkeep of formal and informal fields, two levels of maintenance are recommended. These levels of maintenance can then have budgeted costs that will help to allocate the appropriate level of funding for these important facilities. Table 6.2 describes the two levels.

Table 6.2
Sports Fields Maintenance Levels

Field Type	Maintenance Overview	Existing Fields Proposed for this Maintenance Level
Formal	<p>Formal sports fields are designed and built to a specification for one or a variety of specific uses. The maintenance of these fields should include all of the basic turf care practices as well as:</p> <ul style="list-style-type: none"> ▪ Higher frequency mowing ▪ Over seeding ▪ Intensive fertilization ▪ Aeration ▪ Rigorous weed control ▪ Heavy irrigation ▪ Priority repair of irrigation ▪ Priority drainage fixes ▪ Spot sod replacement ▪ Chalking field lines ▪ Infield repair ▪ Priority maintenance of backstops, fencing, goals, etc. 	<ul style="list-style-type: none"> ▪ Grass Valley Park ▪ Dorothy Fox Park ▪ Fallen Leaf Lake Park ▪ Prune Hill Sports Park ▪ Forest Home Park ▪ Louis Bloch Park
Informal	<p>Informal sports fields include a range of facilities, from open turf areas to casual baseball or soccer fields. These fields should be maintained to the turf standard described in the traditional park maintenance level they are assigned to.</p>	<ul style="list-style-type: none"> ▪ Klickitat Park ▪ Goot Park ▪ Crown Park ▪ Oak Park

Natural Open Space

Natural open space areas have very different maintenance requirements from active use parks. For budgeting and goal setting purposes, each natural open space area should be assigned into one of three levels of maintenance. For each of these levels of maintenance, specific maintenance tasks should be assigned that will keep the area up to the standard described below in the maintenance overview. Since very limited maintenance occurs in these areas at the current time, assigning sites to these levels will result in increased maintenance at most sites. Table 6.3 describes the three levels.

Table 6.3
Natural Open Space Maintenance Levels

Maintenance Level	Maintenance Overview	Example
Level 1	Sites designated Level 1 are the most heavily used natural open space areas or those with the highest natural resource values. Level 1 sites receive more frequent trail maintenance and more forest and vegetation management than levels 2 and 3. Natural resource value should be maintained and improved, if feasible. The goal for Level 1 sites is to eventually develop a specific management plan that provides site-specific direction on topics such as weed control, forestry, revegetation, public use, and litter control.	<ul style="list-style-type: none"> ▪ Heritage Trail and Greenway ▪ Lacamas Creek Park ▪ Washougal River Greenway
Level 2	Level 2 is most appropriate for moderately used sites or sites with good resource value. Sites designated Level 2 should be managed, at minimum, to control invasive species. Trail maintenance and tasks that support public use are completed to the extent feasible within budget and volunteer limitations.	<ul style="list-style-type: none"> ▪ Ostenson Canyon Greenway
Level 3	Sites designated Level 3 should be managed for hazard mitigation only, such as removal of a tree in danger of falling on a trail or onto neighboring property. This level of service is most appropriate for sites with lower use or with lower resource value.	<ul style="list-style-type: none"> ▪ Lacamas Creek Open Space

6.3 Additional Maintenance and Operations Recommendations

- 1. Base capital decisions on the long-term costs and benefits of project options.** During project planning and design, consider lifetime project costs – capital costs plus operating and maintenance costs – when making project decisions. Decisions made during the project design have significant impacts on the cost and level of effort required to maintain parks. Since capital project funding is more readily available than operations funding, project decisions should factor in the operating impacts as part of the decision-making. Camas has a highly skilled operations and maintenance staff who, if involved in the design process, could suggest operational savings opportunities. For example, spending additional money on soil preparation or synthetic turf up front can greatly reduce the lifetime maintenance and operations costs, and at the same time result in projects that support increased public use. Other design decisions, such as using path locations to separate turf from planting areas, adding concrete mow strips under fences, and using a consistent palette of materials and site furnishings, also have potential to reduce lifetime maintenance costs. Designing projects that use less energy or water also can reduce the long-term cost of a project.
- 2. Target invasive plant species in Camas natural open spaces, parks and the interface between public and private property.** Camas should identify and target the highest impact interventions to the invasive plant species, which are largely unchecked in Camas natural open spaces. In addition, the City should develop and implement a preventive weed and pest management program for its parks and natural open space areas, with noxious weeds the highest priority. Although devoting staff hours to weed prevention will result in less time available for routine maintenance, preventing weeds before they grow and keeping them from spreading will pay off in the long run, by improved park appearance and reduced weed removal efforts. If invasive weeds originate from private property and encroach onto the City-owned natural open space network, it will be the homeowner's responsibility to remedy the problem or shoulder the burden of cost.

3. **Monitor and manage forest health in Camas.** The City has a partial baseline tree inventory/forest health survey, initiated in 2006. Gaps in the understanding of city-wide forest health should be filled in with supplemental field work. Management of forest health should be considered a priority to maintain the natural look and feel of the community. The City's survey of forest health should be refreshed at least every six years, in parallel to the park and open space plan update, to ensure that the City-owned natural open space network retains its resource value and thrives.

4. **Develop a detailed list of the assets at each site and evaluate asset condition annually.** This task is important for the long-term management of the Camas park system. By developing detailed inventories and rating the condition of the assets on a scale of one to three or one to four, the Parks Maintenance division will be able to plan its workload more effectively and budget for repairs and upgrades. The asset inventory can also be used in the City's maintenance management plan, to assign maintenance frequency. The City's Facilities Specialist could be responsible for evaluating the condition of park structures, such as picnic shelters, restrooms, and buildings.

5. **Keep Camas Cemetery as a self-contained budgetary unit.** In 2007 the City of Camas took over the operations of the Camas Cemetery. The cemetery had been an independent operation. While it provides an important service, the cemetery does not provide general public benefits. The cemetery should not be subsidized at the expense of the City's parks, which do provide general public benefits. Revenues and expenditures for all maintenance time and materials should be accounted for separately from the maintenance of parks and other City facilities. While the same staff and equipment may maintain the cemetery and City parks and facilities, keeping accurate accounting is important to ensure that fees for the cemetery can be appropriately adjusted, and to ensure that the parks maintenance budget is not subsidizing the cemetery.

6. **Continue with the current division of maintenance responsibility for trails.** The City should continue with the policy that the City accepts maintenance responsibility for those trails that provide connections to key community resources and destinations. Other trails, primarily local trails that connect individual subdivisions to the larger network, or that are within parks owned by other agencies, should be maintained by other relevant groups. In Section 4 the existing and recommended trail system maps indicate this division.

7. **Staff Parks and Public Works departments to meet long-term maintenance needs of developed parks.** With the park system reaching maturity, several additional skill sets will be needed to preserve and maintain the many diverse assets in the system. One such position has recently been created: Facilities Specialist. This position could be responsible for evaluating the condition of park structures (picnic shelters, restrooms, and buildings). A specialized staff position could also help to coordinate interns to monitor the condition of the City-maintained trail system.

8. **Build the level of expertise needed to effectively care and manage natural resources.** The specialized skills required for resource management could be further developed in an existing employee, a contractor could be hired or if necessary, a new position could be created.

In any case, natural resource management responsibilities might include, but would not be limited to, oversight of forest and natural area maintenance, volunteer management, wildlife management, trails development and management, and potentially managing mitigation banking. An urban forester or arborist would also be helpful in managing the extensive woodlands within the open space network, shade and decorative trees planted in parks, and street trees such as the downtown canopy on 4th Avenue.

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SECTION 7: IMPLEMENTATION PLAN

7.1 Plan Implementation

The implementation plan sets project priorities for parks, trails, and open space improvements. It also presents funding options to design, build and maintain additions to the system. Table 7.1 presents the complete list of park, recreation and open space projects based on the recommendations in the preceding chapters.



Table 7.1
Complete Project List

Facility	Site #	Action	New Park/ Facility
Neighborhood Park Projects			
Proposed Neighborhood Park	NP-1	Acquisition, master planning, design and development	✓
Lacamas Heights Park	NP-2	Continue ongoing maintenance	
Goot Park	NP-3	Continue ongoing maintenance	
Oak Park	NP-4	Continue ongoing maintenance	
Louis Bloch Park	NP-5	Upgrade outfield to artificial turf to maximize use of field.	
Crown Park	NP-6	Parking management plan, master planning, implementation of master plan; sustain functionality of the pool while proceeding with new community center	
Benton Park	NP-7	Conduct tree assessment and continue ongoing maintenance	
Forest Home Park	NP-8	Upgrade to design standards	
Klickitat Park	NP-9	Continue ongoing maintenance	
Ash Creek Park	NP-10	Master planning and development	
Proposed Neighborhood Park	NP-11	Acquisition, master planning, design and development	✓
Grass Valley Park	NP-12	Plan park expansion, perimeter walking path	
Dorothy Fox Park	NP-13	Minor improvements	
Ostensen Canyon	NP-14	Development according to master plan, pedestrian bridge	✓

Facility	Site #	Action	New Park/Facility
East Hillside Park	NP-15	Ongoing park development	✓
Proposed Neighborhood Park	NP-16	Acquisition, master planning and development	✓
Proposed Neighborhood Park	NP-17	Acquisition, master planning and development	✓
Proposed Neighborhood Park	NP-18	Acquisition, master planning and development	✓
Proposed Neighborhood Park	NP-19	Acquisition, master planning and development	✓
Special Use Area Projects			
Heritage Park	SU-1	Continue ongoing maintenance	
Lacamas Lake Lodge	SU-2	Continue ongoing maintenance	
Fallen Leaf Lake Park	SU-4	New entrance road, trail and water access improvements. Picnic area trailhead facility	
Proposed Lone Street Sports Park	SU-5	Improve fields in cooperation with the School District, local sports organizations	
Camas-Washougal Skatepark	SU-6	Minor improvements	
Washougal Greenway Boat Launch	SU-7	Improve access and add a restroom	
Proposed Community Recreation Center Site	SU-8	Community recreation center planning and development	✓
Camas Community Center	SU-9	Investments to stabilize indoor recreation opportunities	
Downtown Gathering Place	SU-10	Site identification, master planning and development	✓
Columbia Viewpoint/Trailhead	SU-11	Acquisition, master planning and development	✓
Prune Hill Sports Park	SU-12	Field upgrades	
Camas Sports Field Complex	SU-13	Acquisition, master planning and development	✓
Trail Projects			
Leadbetter corridor	T-22	Trail development	
Trailheads	Misc	Trailhead construction	✓
Trail Improvements	Misc	Annual trail improvements (6 years)	✓
Open Space Projects			
Open Space	Misc	Annual open space acquisition (6 years)	✓

7.2 Project Priorities

The following criteria are recommended for prioritizing projects in the forthcoming Capital Improvement Plan. Projects that meet one or more of the following criteria are the highest priorities:

- **Land acquisition:** There are several areas of planned development in Camas, including north of Lacamas Lake, and towards the northern and western edges of the city. The acquisition of land is critical to providing for future park and recreation needs.
- **Preservation of natural open space, especially sites providing connections:** Camas residents place a high value on protecting the community's natural resources. Preserving open space through land acquisition, easements, and natural resource restoration is important to maintaining an Open Space Network with integrity.
- **Trail development and development of trail support facilities:** Trail-related activities are some of the most popular forms of recreation in Camas, and trails also provide a means for residents to experience the city's natural resources. Completing the trail network and developing trail support facilities will facilitate participation in these highly desired activities.
- **Development of new parks in underserved and developing areas:** Camas has a well-developed park system. However, some areas of the city are underserved by parks and recreation facilities, and some residents perceive an imbalance in the level of services between older parks in established neighborhoods with new parks in new growth areas. Maintaining equity in the park system is a community priority, so that all residents have similar access to parks and facilities.
- **Development of indoor recreation space/aquatic facilities:** Community members have expressed a need for indoor recreation space and aquatic facilities for many years, and needs assessment results have also indicated a need for these types of facilities.
- **Upgrading existing parks:** Bringing existing parks up to current standards and providing additional facilities at existing sites will increase equity in park system and make efficient use of land.

7.3 Funding Sources

The tables on the following pages present potential financing and funding sources for acquiring, developing, and maintaining parks, natural open space, trails, and other recreational areas. The sources are listed in no particular order.

Table 7.2
Potential Public and Government Financing Sources

Source	Description
General Fund	This is the City's primary source for operating revenue. Most of this revenue comes from taxes levied on property and the sale of merchandise within the City's boundary.
Real Estate Excise Tax (REET)	Real Estate Excise Tax (REET) is a tax levied on all real estate sales and is levied against the full value of the property. Camas is allowed under the statutes to levy 0.5% in addition to the State of Washington tax. These funds can only be used for projects identified in the Capital Facilities Plan Element of the City's Comprehensive Plan. Camas has extensively used REET funds to fund park projects.
Park Impact Fees	Park Impact Fees are fees imposed on new development to pay for capital projects required to accommodate the impacts of development on the City's infrastructure.
General Obligation Bond	These are voter-approved bonds paid off by an assessment placed on real property. The money may only be used for capital improvements. This property tax is levied for a specified period of time (usually 15-20 years). Passage requires approval by 60%. Major disadvantages of this funding option are the voter approval requirement and the interest costs.
Revenue Bonds	These bonds are sold and paid for from the revenue produced from the operation of a facility. The City does not have any recreational facilities funded in this manner. However, this funding source would be especially applicable for development of a new indoor recreation center or sports field complex.
Metropolitan Park District	A special tax district, authorized under RCW 35.61.210, with a board of park commissioners could take over part or all of park ownership and operations. This would be funded by a levy of up to \$0.75/1000 of property value.

Source	Description
Donations	The donation of labor, land, or cash by service agencies, private groups or individuals is a popular way to raise small amounts of money for specific projects. One common example is a service club, such as Kiwanis, Lions or Rotary, funding playground improvements.
Exchange of Property	If the City has an excess parcel of land with some development value, it could be traded for private land more suitable for park use.
Joint Public/Private Partnership	This concept has become increasingly popular for park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build, and/or operate a public facility. Generally, the three primary incentives a public agency can offer are free land to place a facility (usually a park or other parcel of public land), certain tax advantages, and access to the facility. While the public agency may have to give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost.
Lifetime Estates	This is an agreement between the City and a land owner, where the City acquires the property but gives the owner the right to live on the site after the property transfer.
Certificates of Participation	This is a lease-purchase approach where the City sells Certificates of Participation (COPs) to a lending institution. The City then pays the loan off from revenue produced by the facility or from its general operating budget. The lending institution holds title to the property until the COPs are repaid. This procedure does not require a vote of the public.
Exactions	Costs of necessary public improvements are passed onto the adjacent landowners through the development agreement process.

The primary source of park and recreation grant funding in the State of Washington is the Washington State Recreation and Conservation Office (RCO). The RCO is responsible for administering a wide variety of public funds, and also provides technical assistance, policy development and prepares statewide plans on trails, boating facilities, habitat preservation, and off-road vehicles. There are some additional grants available through other programs.

Table 7.3
Public/Government Grant Programs

Source	Description
Boating Facilities Program	This grant program is funded by boaters' gasoline taxes and administered by the RCO. Projects eligible under this program include acquisition, development, planning, and renovation projects associated with launching ramps, transient moorage, and upland support facilities. Grants are distributed on an annual basis and require a minimum of 25 percent matching funds by a local agency.
National Recreational Trail Program	This program is funded from federal gasoline taxes attributed to recreation on non-gasoline tax-supported roads and administered by the RCO. Grants fund maintenance and rehabilitation of recreational trails that provide a "backcountry experience" and for safety and environmental protection programs. 20 percent of the funding for a project must come from the application sponsor in the form of cash, bond, or an approved contribution of labor and or materials.
Land and Water Conservation Fund	This is a federal grant program that receives its money from offshore oil leases. The money is distributed through the National Park Service and is administered locally by the RCO. In the past, this was one of the major sources of grant money for local agencies. In the current proposed federal budget (2014), a small amount of money has been allocated to this program. The funds can be used for acquisition and development of outdoor facilities and require a 50% match.
Nonhighway & Off-Road Vehicle Activities Program	RCO-administered grants in this program are funded by off-road vehicle (ORV) gasoline tax and a small portion of ORV permits. Funds can be used for acquisition, development maintenance, and management of opportunities for ORVs, hikers, equestrians, bicyclists, and other users of non-highway roads.
Washington Wildlife and Recreation Program	This program is administered by the RCO. There are two accounts under this program: 1) Habitat Conservation; and 2) Outdoor Recreation. Projects eligible under this program include acquisition and development of parks, water access sites, trails, critical wildlife habitat, natural areas, and urban wildlife habitat. Applicants must provide a minimum of a 50 percent non-RCO match. Local park projects have maximum requests of \$300,000 for development and \$500,000 for acquisition costs. There are no

Source	Description
	maximum request levels in the following categories: urban wildlife habitat, trails, and water access.
Youth Athletic Fund	The Youth Athletic Fund is a grant program designed to provide funding for new, improved, and better maintained outdoor athletic facilities serving youth and communities. This program was established by State Statute (RCW 79A.25.800-830) as part of the State Referendum 48, which provided funding for the Seattle Seahawks Stadium. The program is administered by the RCO and applicants must provide matching funds of at least 50 percent.
Conservation Futures Open Space Program	A land acquisition program intended to preserve and enhance environmentally sensitive properties. Projects can be submitted by the County, Cities, and Towns for review by a citizen-based advisory committee. The Board of Clark County Commissioners makes final funding decisions based on the prioritization of this committee. The program is funded by a 6-1/4 cent per thousand dollar of property tax assessment in Clark County. This program has funded a series of natural open space acquisitions in Camas.
Aquatic Land Enhancement Account	This program is administered by the RCO and supports the purchase, improvement, or protection of and access to aquatic lands for public purposes. Grant applications are reviewed once every two years for this program. Applicants must provide a minimum of a 50 percent match.
Community Development Block Grants (CDBG)	These grants from the Federal Department of Housing and Urban Development are available for a wide variety of projects. Most are used for projects in lower income areas of the community because of funding rules. Grants can cover up to 100% of project costs. Since 1985, Clark County has administered over one million dollars annually through a competitive proposal process.
U.S. Fish and Wildlife Service (USFW)	USFW may provide technical assistance and administer funding for projects related to water quality improvement through debris and habitat/vegetation management, watershed management and stream bank erosion, and sediment deposition projects.

Other potential sources for implementation are included in Table 7.4.

Table 7.4
Other Potential Sources

Source	Description
Partnerships	The City could consider developing partnerships with other jurisdictions, agencies, or non-profit service providers to implement projects identified in the plan. Some potential partners include the YMCA, Boys and Girls Club, private sport groups, neighborhood organizations, Clark County, and the City of Washougal.
Private Land Trusts	Private land trusts, such as the Trust for Public Land, Inc. and the Nature Conservancy will acquire and hold land for eventual acquisition by a public agency.
Private Grants and Foundations	Private grants and foundations provide money for a wide range of projects, targeted to the foundation's specific mission. A number of foundations do not provide grants to governments, and grants are difficult to find and equally difficult to secure because of the open competition.
Shared Facilities	In some situations other services provided in the City, or private utilities, may be able to share the cost of improvements that would benefit the park, recreation, and open space system. One example is utility corridors; in many cases, land used for water or power lines may make an excellent trail corridor. In this situation, the utility may pay to develop a service road that can also serve as a trail.

7.4 Proposed Short Term Financing Strategy

Capital improvements to the Camas Park, Recreation, and Open Space system have been funded by a combination of funding sources. The strategy has been to create a mix of sources that allows the City to add capacity to serve growing residential areas, as well as to add important facilities when specific funding is available. The categories of funding sources recommended for this plan are:

- **General Fund.** While the General Fund is not a major source for trail and open space capital improvements, the City does use some general funds for these projects.
- **Impact Fees.** With economic recovery in progress, the speed of new development, particularly in the expanded city limits north of Lacamas Lake, will increase. Camas receives impact fees paid by new development for park, trail, and open space improvements that increase capacity in the system.
- **REET.** The Real Estate Excise Tax (REET) is a major source of park, trail, and open space funding in Camas. The City has used REET funding strategically to match grants and complete larger projects.
- **Grants.** This includes grants, primarily through the State of Washington's Recreation and Conservation Office (RCO).
- **Capital Measure.** The City of Camas will need to refer a bond or park district measure to the voters to raise additional capital resources to fund the acquisition and development of the largest projects (particularly the future community center and pool) recommended in this plan.
- **Other.** This includes other sources of revenue, such as donations, costs paid by utility funds and partner organizations.

The projected amount for each category of funding, for the next six years, is outlined in Table 7.5.

Table 7.5
2014-2021 Proposed Financing Strategy

Funding Source	Annualized Amount	6-Year Total
General Fund	\$25,000	\$150,000
Impact Fees	\$900,000	\$5,400,000
REET	\$400,000	\$2,400,000
Grants	\$1,000,000	\$6,000,000
Capital Measure	\$4,000,000	\$24,000,000
Other	\$108,300	\$650,000
Total	\$6,430,000	\$38,600,000

The majority of this financial projection is fairly conservative, using funding types and amounts that are similar to the actual expenditures of the last several years (for impact fees, REET and Grants). Impact fee income may cover a larger portion of the cost of improvements depending on the outcomes of a reevaluation of the fee to account for the large undeveloped area north of Lacamas Lake. The General Fund is assumed to contribute to the planning and management studies that will be an important (but small) part of the CIP projects. The largest line in the financing strategy table is a potential capital measure to fund the new community center and key major investments in existing park sites.

7.5 Proposed Six-Year Capital Improvement Plan

Applying the project priorities and the available funding to the complete project list creates a short list of projects that can be completed and funded in the next six year period. The proposed Capital Improvement Plan (CIP) for parks, recreation and open space should be used to prioritize projects into the City-wide CIP process. This will ensure that parks and recreation-related projects can be evaluated against other department projects and available resources during the City's six-year budget process.

The six-year CIP for parks, recreation and open space is presented in Table 7.6 on page 7-12. In addition to an estimated planning level cost for each project, each applicable funding source has been indicated. Projects have not been assigned specific funding sources, recognizing the flexibility of funding that has served Camas well in the past.

Park Development

Three new neighborhood parks are included in the six-year CIP to serve residential areas in the west and central portions of Camas. The budget for development of Ash Creek and Ostensen Canyon Parks has been adjusted to reflect higher costs and a more complete build-out necessary before turning to developing new parks north of Lacamas Lake. The third park is a very small site, East Hillside Park (also known as Drewfs Farm), which is being developed with amenities specifically targeted for the adjacent residents. The development of a sports field complex (at the most practical site) will enhance the City's capacity to support competitive sports.

Park Upgrades

Enhancements at several specific sites, Fallen Leaf Lake, Crown Park and Louis Bloch, as well as the replacement of aging facilities such as playgrounds, will increase the capacity of existing parks to meet the needs of current and future Camas residents.

Park Land Acquisition

Looking to the future, an allowance for land acquisition will be focused on the expansion of the system to the north of Lacamas Lake.

Major Recreation Facilities

The priority for indoor recreation facilities is to move forward with the community recreation center to replace the aging pool and community center. This will be a major undertaking that should be initiated as soon as possible to meet the community desire for access to aquatics in Camas. The time required to fund and complete the new recreation center will result in the need for some additional investment in the existing Camas Community Center and Crown Park pool.

Trail System Development

The ongoing investment in trail linkages should continue over the next six year period with two focused efforts. The first is to convert the existing Leadbetter Road to complete a loop of Lacamas Lake. The second is to finish a continuous north to south connection across the city, possibly at trail T-1.

Open Space Acquisition

In addition to continuing to acquire (on an opportunity basis) land to fill in the Open Space Concept, the City should conduct an assessment of the natural resources within existing open space lands. This assessment will serve as a baseline for targeting maintenance to the highest value areas.

Additional funding for the largest of these projects, as well as the ongoing maintenance and operation of the system, will likely require voter approval. To prepare for this, the City should begin a public information campaign to ensure that the community is well educated about the benefits of the parks, recreation and open space system and the planned improvements.

Table 7.6
Proposed Six-Year Capital Improvement Plan

Project Name	Site #	Est. Cost (2014 \$)	Details	Impact Fees	General Fund	Grants/ Misc.	REET	Capital Measure	Other
Park Development									
Ash Creek Park	NP-10	\$1,750,000	Master Plan and development of new park.	■		■	■		■
Ostenson Canyon	NP-14	\$2,500,000	Develop according to site master plan	■		■	■	■	■
East Hillside Park (Drewfs Farm)	NP-15	\$400,000	Ongoing development of new park.	■		■	■		
Proposed Sports Complex	SU-5, SU-13, TBD	\$2,500,000	First phase of field and site improvements for a sports complex to serve the community.	■		■	■	■	■
Park Development Subtotal		\$7,150,000							
Park Upgrades									
Fallen Leaf Lake Park	SU-3, SU-4	\$2,000,000	New entrance road, parking, primitive trail enhancement and hand boat launch.			■	■	■	■
Crown Park	NP-6	\$150,000	Master plan for the site laying out a future after the end of the pool's life.		■	■	■	■	
Louis Bloch Park	NP-5	\$500,000	Playing field enhancements			■	■	■	■
Major Capital Improvements	Various	\$450,000	6-Year total, increased from past assumptions to allow for increased size of the system.				■		
Park Upgrade Subtotal		\$3,100,000							
Park Land Acquisition									
Acquisition Allowance	Various	\$4,500,000	6-Year total, assumes an acceleration of acquisition necessary to expand the system north of Lacamas Lake.	■		■	■	■	■

Table 7.6
Proposed Six-Year Capital Improvement Plan

Project Name	Site #	Est. Cost (2014 \$)	Details	Impact Fees	General Fund	Grants/ Misc.	REET	Capital Measure	Other
Major Recreation Facilities									
Future Community Center	SU-8	\$24,000,000	Develop indoor community recreation and aquatics center.	■	■	■	■	■	■
Camas Community Center	SU-9	\$500,000	Invest in existing facility to stabilize indoor recreation opportunities.		■		■		■
Crown Park Pool	NP-6	\$300,000	Sustain functionality while proceeding with new community center		■		■		■
Major Recreation Facilities Subtotal		\$24,800,000							
Trail System Development									
Retrofit Leadbetter Road for Trail Use	T-3	\$350,000	First phase of modifications to create a loop of Lacamas Lake using Leadbetter Road	■		■	■		■
Complete North-South Trail Corridor	T-1	\$400,000	Allowance for filling gaps connecting north to south.			■	■		■
Trail and Trailhead Acquisition and Development	Various	\$1,200,000	6-Year total, continuing the annual allowance for opportunity based acquisition.	■		■	■		■
Trail System Development Subtotal		\$1,950,000							
Open Space Acquisition									
Open Space Acquisition	Various	\$1,500,000	6-Year total, continuing the annual allowance for opportunity based acquisition.	■		■	■		■
Open Space Network Resource Assessment	Various	\$100,000	Inventory and develop management strategies for the Permanent Open Space Network.		■		■		

Table 7.6
Proposed Six-Year Capital Improvement Plan

Project Name	Site #	Est. Cost (2014 \$)	Details	Impact Fees	General Fund	Grants/ Misc.	REET	Capital Measure	Other
Open Space Subtotal		\$1,600,000							
Capital Improvement Plan Total		\$38,600,000							

7.6 Call to Action

The City of Camas has remained committed to its parks, recreation and open space system. Following guidance of the 2007 Parks, Recreation and Open Space Comprehensive Plan, the City has made several accomplishments such as completion of the Lacamas Lake Lodge, additions to the trail system and acquisition of new open spaces. With adoption of this Plan, the City reconfirms its support for a high quality system, through a variety of new and improved places and opportunities for residents and visitors.

The future system will require reinvestment into existing parks and recreation facilities in established neighborhoods. At the same time, the City should continue to plan for new recreation facilities such as the indoor recreation center and pool, and new and expanded sports fields. Planned growth north of Lacamas Lake will require a major expansion of the park system, through new and interconnected parks and trails. Building on the legacy of its existing system, new trails and trailheads will be needed that offer safe and efficient connections between parks and neighborhoods. The continued protection of natural areas and water resources should also be a focus, through the guidance of the open space concept and supporting goals and policies.

During development of this Plan the community has expressed strong support for the future parks, recreation and open space system. With adequate resources and the continued dedication of City leadership, staff and community partners, Camas can continue to build and sustain these valued resources.

APPENDIX A:
COMMUNITY RECREATION QUESTIONNAIRE
RESULTS SUMMARY



CITY OF CAMAS
Washington

parks, recreation and open space
comprehensive plan update



Parks, Recreation and Open Space Comprehensive Plan Update

Questionnaire Results Summary

Available online at www.cityofcamas.us

Also available on paper at community facilities and events in Camas.

September 25 - October 25, 2013

The Parks, Recreation and Open Space Comprehensive (PROS) Plan Update process combines technical analysis with the input of the community to set a direction for the future of the system. This process is designed to ensure that the planning team gathers the input necessary to develop a Master Plan that is technically sound, rooted in the needs of the community and implementable.

The questionnaire is a key tool for broadening participation and validating the input received via the community intercept events. Of all of the planned activities, the questionnaire provides the most flexibility both for the respondent (by allowing them to provide input on their own schedule and giving open-ended opportunities to say whatever needs to be said) and for the planning team (questionnaires are available in multiple forms and are easily distributed, with self-entry allowing for large numbers of respondents at a low cost). In total, there were 230 completed questionnaires provided both online and on paper. This comprises 184 fully completed and 46 partially completed questionnaires.

This summary provides the results of the questionnaire, and includes comparisons with the adult statistically valid survey conducted between November 2005 and January 2006 for the City's 2007 PROS Plan Update. Many of the questions posed on the most recent questionnaire are based on the 2005/2006 survey in an effort to compare and contrast changes in public opinion over time. Appendix A provides results of the open ended responses.

Data Limitations

This questionnaire is self-selecting and therefore not random. The results cannot be generalized to the entire population of Camas with any statistical validity. However, as an opportunity for input, the responses provide useful feedback in helping to guide the direction of the PROS Plan update. No one public involvement activity is intended to find "the answer" from the public; rather, the themes that emerge from multiple activities will be used as guiding direction for the analysis and recommendations in the Plan.

Percentages

In order to capture the maximum number of results, all percentages in the tables below are calculated based on the total number of respondents who were presented the question. This number shifts due to partially completed surveys. Further, in the case of questions allowing multiple responses, the percentage is not based on the sum of the answers indicated but rather the number of respondents.

I. Respondent Demographics

Table 1. Question 1a: Do you live work or go to school in Camas? (Please select any that apply)

Answer	Count	Percentage
I live in Camas.	168	82%
I work or go to school in Camas.	24	12%

- Four of every five respondents reported that they live in Camas, while one in every ten respondents reported that they work or go to school in Camas.

City of Camas Parks, Recreation and Open Space Plan

Figure 1. Question 1b: Where do you live? (Drag and drop the pin to the desired location. You may also right click on the map to move the pin.)

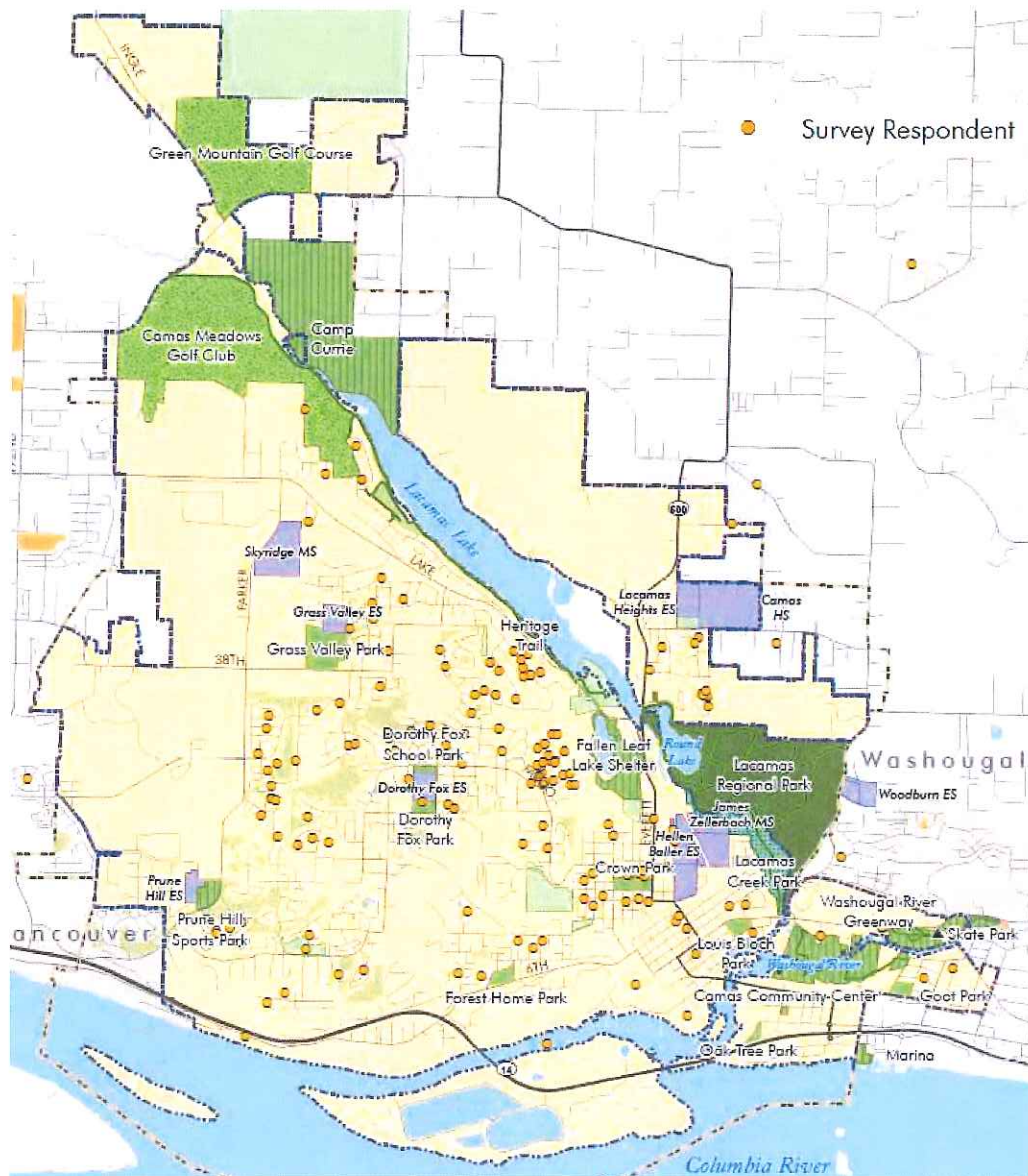


Figure 1: Where do you live in Camas?

- Based on responses to the “where do you live in Camas” question, most areas of the city were generally well represented. Noticeable concentrations of respondents include western Camas along NW Pacific Rim Dr., along the west shore of Lacamas Lake, eastern Camas along NW Everett St, near Crown Park and Downtown. These locations generally correspond to predominantly residential areas of the city.

City of Camas Parks, Recreation and Open Space Plan

Table 2. Question 2: If you live in Camas, how long have you lived here? (Please select one)

Answer	Count	Percentage
3 years or less	42	20%
4-6 years	46	22%
7-10 years	35	17%
11-19 years	41	20%
20+ years	22	10%
I don't live in Camas.	11	5%
No answer	13	6%

- More than half of respondents (57%) have lived in Camas for 10 years or less. One in five respondents has lived in Camas for three years or less, while one in ten has lived in Camas for 20 years or more.

II. Parks

Figure 2. Question 6: How frequently do you visit the following Camas parks in season? (For each row, select the one option in the column that best describes how often you visit that park.)

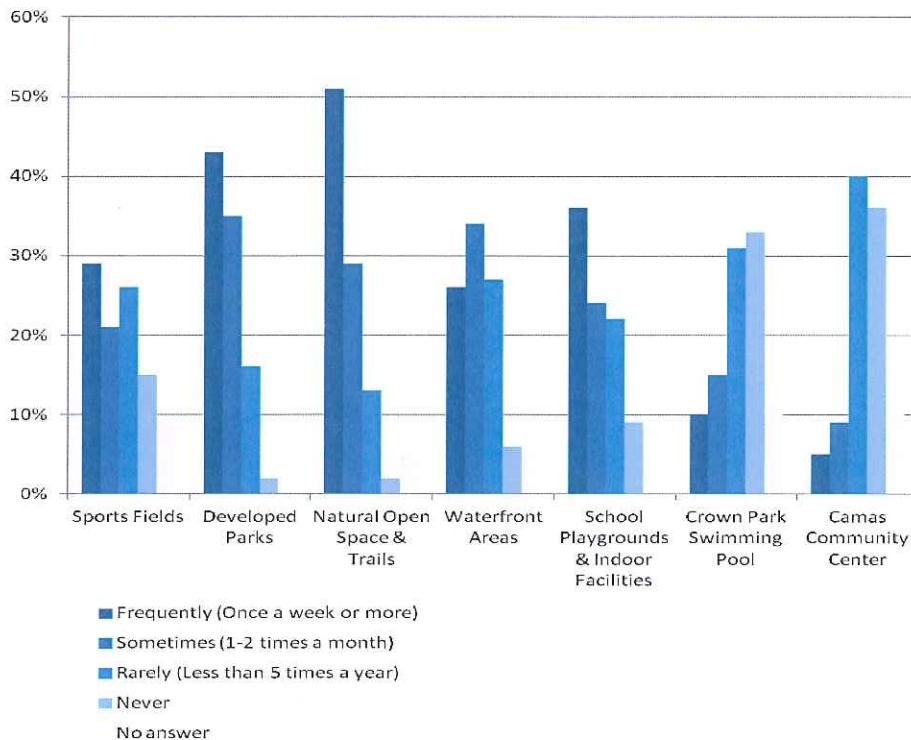


Figure 2: How frequently do you visit the following Camas parks in season?

City of Camas Parks, Recreation and Open Space Plan

- “Natural open space and trails” was the type of park in Camas that respondents reported visiting most frequently (when in season), followed by “developed” parks, and “school playgrounds and indoor facilities.” The top two choices are the same as the top two responses from the 2005/2006 survey.
- Crown Park Swimming Pool and Camas Community Center were the parks that respondents reported visiting least frequently. This is the same outcome as responses from the 2005/2006 survey.

Table 3. Question 7: What are the primary reasons that you use parks in Camas? (Please check your top 2 choices)

Answer	Count	Percentage
Enjoy the outdoors or nature	120	59%
Walk or bike for exercise	100	49%
Participate in family activities	53	26%
Play sports	38	19%
Picnic and general leisure activities	30	15%
Use a specific facility at a park	22	11%
Attend special events/concerts/movies	13	6%
Meet friends	8	4%
Don't use parks	3	1%

- The top three reasons that respondents reported using parks in Camas are to enjoy the outdoors or nature, to walk or bike for exercise and to participate in family activities.

Table 4. Question 8: If you seldom use or do not use the parks in Camas, what are your reasons? (Please check your top 2 choices)

Answer	Count	Percentage
None of the above	61	30%
Don't know what's available	15	7%
Not interested/No time	12	6%
Lack of facilities	13	6%
Too far away/not conveniently located	6	3%
Don't know where they are	7	3%
Feel unsafe	2	1%
Poorly maintained	3	1%
Too crowded	3	1%
Do not have transportation	0	0%

City of Camas Parks, Recreation and Open Space Plan

- Respondents’ most common reasons for seldom or never using parks in Camas are none [of the options], not knowing what’s available, a lack of time or interest and lack of facilities.
- The top responses for the 2005/2006 survey were “not interested/no time,” followed by not knowing what’s available.

Table 5. Question 9: How would you rate the general upkeep and maintenance of the existing parks in Camas? (Please check only one)

Answer	Count	Percentage
Good	95	46%
Excellent	71	35%
Adequate	21	10%
No answer	10	5%
Ok	5	2%
Don’t Know	2	1%
Poor	1	0%

- More than 80% of respondents rated the general upkeep and maintenance of the existing parks in Camas as good or excellent, reflecting relatively broad approval of existing maintenance strategies. This is the same opinion as identified from the 2005/2006 survey.

Table 6. Question 10: How would you rate the importance of natural open space to the community? (Please check only one)

Answer	Count	Percentage
Very important	151	74%
Important	34	17%
Somewhat important	6	3%
Not at all important	2	1%
Don’t Know	2	1%
Not very important	1	0%
No answer	9	4%

- Ninety-three percent of respondents consider natural open space to be important or very important. This is slightly greater than the 2005/2006 survey results, where approximately 87% of respondents considered natural open space to be important or very important.

City of Camas Parks, Recreation and Open Space Plan

Table 7. Question 11: How should natural areas be used? (Please select one choice)

Answer	Count	Percentage
Combination of the above	80	39%
Limited public use (trails, viewpoints, etc.)	46	22%
Depends on the site	41	20%
Semi-active recreational use (picnicking, playgrounds, etc.)	27	13%
No public use (preserved for wildlife habitat)	2	1%
No answer	9	4%

- Respondents generally expressed support for public use of natural areas. They most frequently favored allowing a combination of uses, including preservation, trails/viewpoints and more active recreational uses. These outcomes are similar to those found in the 2005/2006 survey.

Figure 3. Question 12: How often do you participate in recreation activities in Camas or elsewhere? The following list shows the most popular activities identified during the 2007 Plan Update. (For each activity in which you participate, please select the response that most closely represents how often you participate when the activity is in season.)

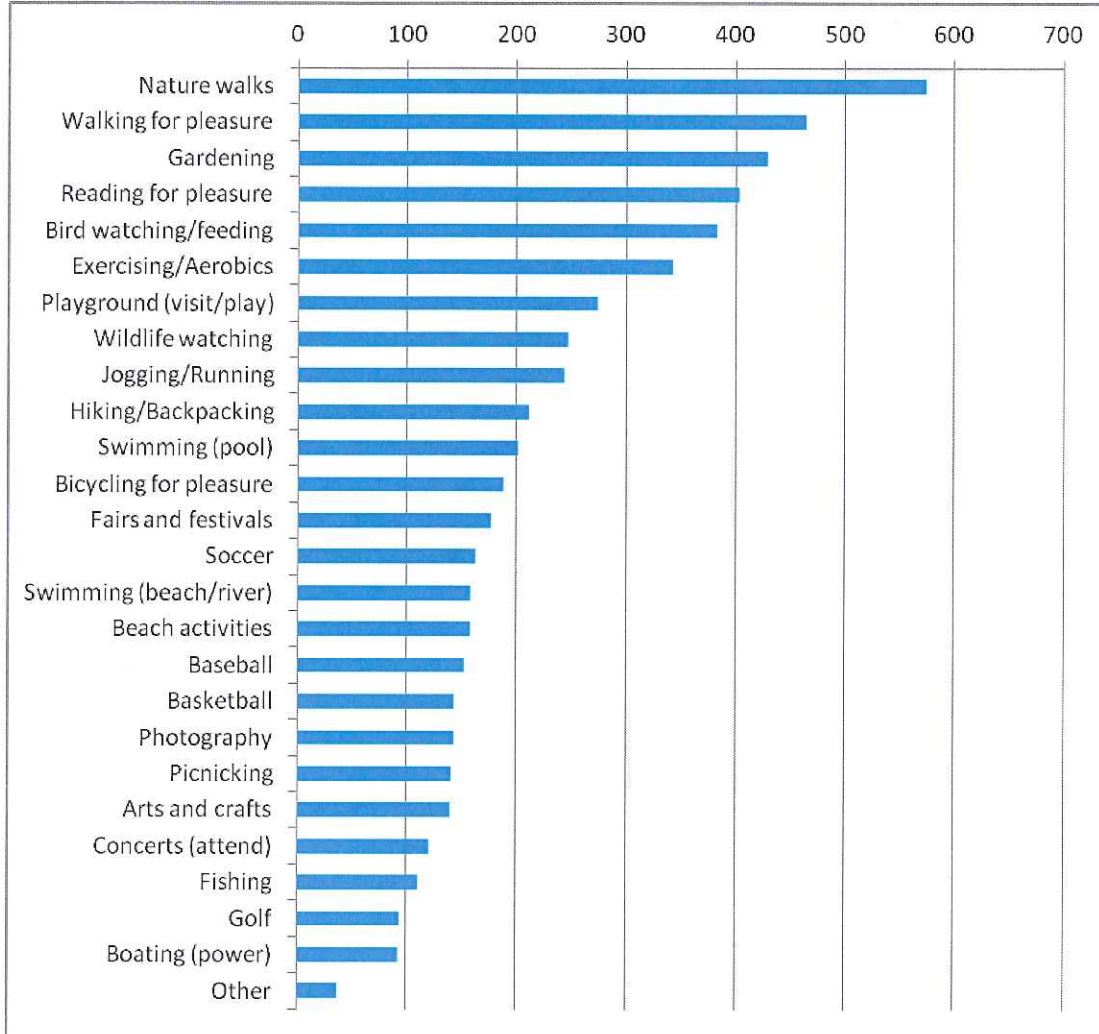


Figure 3: How often do you participate in recreation activities in Camas or elsewhere?

- This graph reflects the frequency at which respondents tend to participate in each type of activity. Frequency of participation can be affected by factors such as level of interest; local availability of facilities, programs and events; physical ability; gear and equipment required; cost and convenience. To generate a participation score for each activity, each “almost daily” response was given 5 points, each “4 times a week” response was given 4 points, each “3 times a week” response was given 3 points, each “2 times a week” response was given

2 points, each “1 time a week or less” response was given 1 point, and each “no response” was given 0 points.

III. Recreation Programs and Special Events

Figure 4: Question 13: Select the 5 activities you would like to do most. The following list shows the most popular activities identified during the 2007 Plan Update. Assume you have the time, money, and transportation to do whichever 5 activities you want.

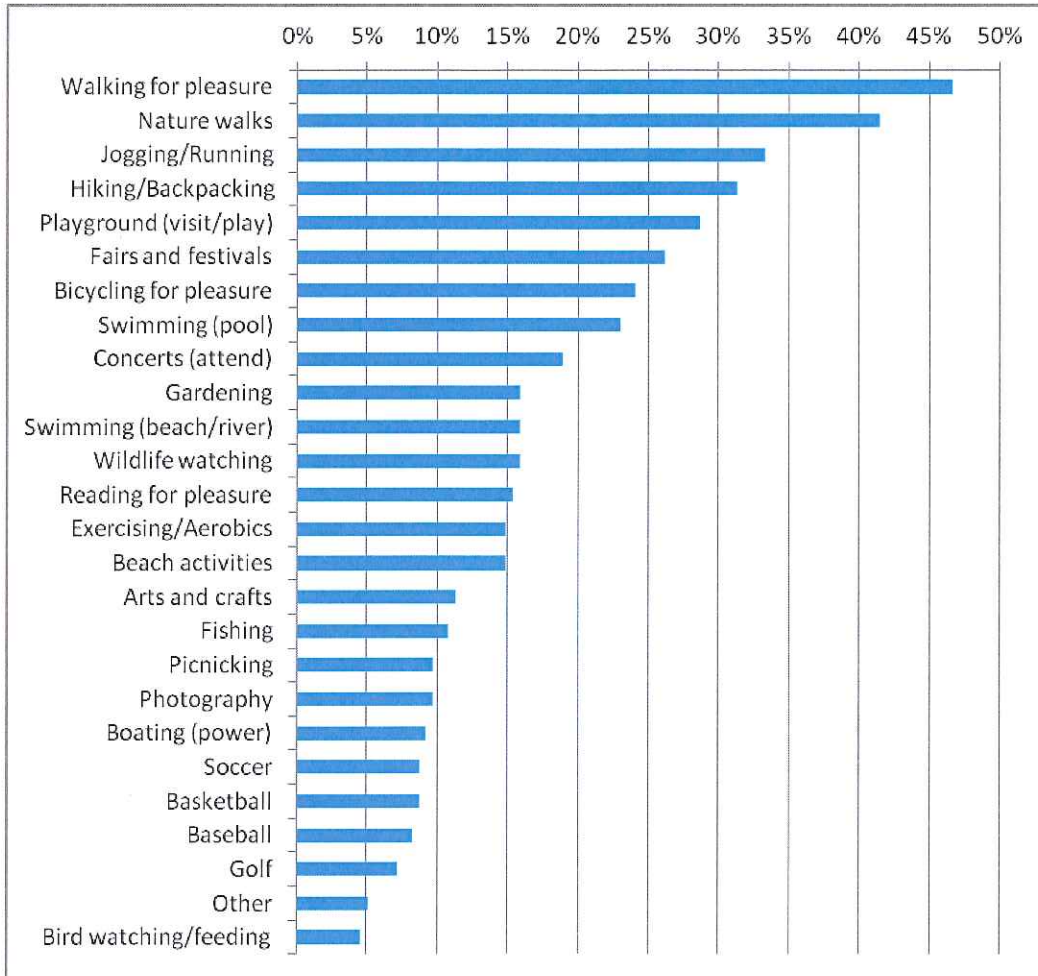


Figure 4: Select the 5 activities you would like to do most.

- This graph reflects the percent of respondents who included each activity as one of the five they would most like to do, regardless of obstacles. Walking for pleasure and nature walks were the top two activities in both this question and the preceding question.
- According to outcomes of the 2005/2006 survey, the top five activities were walking for pleasure, bicycling for pleasure, nature walks, fairs and festivals and golf.

Table 9. Question 14: Do you participate in recreation, cultural, senior or sports programs offered by the City of Camas?

Answer	2013		2005/2006
	Count	Percentage	Percentage
Yes (Y)	95	50%	41%
No (N)	70	37%	59%
No answer	26	14%	NA

- Approximately half of respondents indicated that they participate in programs offered by the City of Camas. This is greater than the 41% who responded similarly in 2005/2006.

Table 10. Question 15: If you participated in services and programs offered by the City of Camas, how did you learn about them? (Please select all that apply)

Answer	2013		2005/2006
	Count	Percentage	Percentage
From the City's program guide	60	31%	33%
Website/Facebook	54	28%	4%
From friends or word of mouth	48	25%	25%
Information distributed at schools	41	21%	15%
Posters/Flyers/Banners	37	19%	11%
From the local newspaper	27	14%	18%

- Almost a third of respondents indicated that the City's program guide is one of the sources from which they learn about programs. The next most popular sources of information are websites, followed by word of mouth.
- The totals for the City's program guide and "from friends or work of mouth" are nearly the same as outcomes from the 2005/2006 survey. However, there were more respondents who used website/Facebook, information distributed at schools and posters/flyers/banners in 2013. Though Facebook was not an option in the 2005/2006 survey, only four percent found out about services and programs through the website compared to 28% today.

Table 11. Question 16: If you do not participate in recreation or sports programs offered by the City of Camas, what are your reasons? (Please select all that apply)

Answer	Count	Percentage
Too busy/no time	41	21%
Don't have activities I'm interested in	27	14%
Not aware of programs	26	14%
Held at inconvenient times	14	7%
Need child care in order to participate	8	4%
Held at inconvenient locations	7	4%
Poor quality of programs	6	3%
Too expensive	6	3%
Classes or programs are full	0	0%
Lack of transportation	0	0%

- Respondents' most frequently cited the reason for not participating in programs offered by the City is a lack of time. The next most frequent reason is a lack of activities that hold their interest, followed by a lack of awareness of the City's programs. These outcomes are similar to the responses of the 2005/2006 survey.

Table 12. Question 17: What are the most convenient program times for you and others in your household? (Please select your top 2 choices)

Answer	2013		2005/2006
	Count	Percentage	Percentage
Weekday evenings	76	40%	33%
Weekend mornings	55	29%	21%
Weekend afternoons	49	26%	20%
Weekday afternoons	46	24%	16%
Drop-in formats, rather than on-going activities	39	20%	22%
Weekday mornings	35	18%	19%
Weekend evenings	11	6%	4%

- Respondents indicated that weekday evenings are the most convenient times for them to participate in programs, followed by weekend mornings and weekend afternoons which are both similar to outcomes of the 2005/2006 survey.
- Weekend evenings are the least convenient times which is the same outcome as the 2005/2006 survey, followed by weekday afternoons.

City of Camas Parks, Recreation and Open Space Plan

Table 13. Question 18: What additional recreation programs do you feel Camas should offer? (Please select all that apply)

Answer	2013		2005/2006
	Count	Percentage	Percentage
Outdoor/Environmental programs	75	39%	21%
Special events (concerts in the park, festivals, movies)	69	36%	44%
Aquatic programs	64	34%	21%
General interest classes (music lessons, computers)	60	31%	26%
Arts (drama, painting, etc.)	53	28%	19%
Drop-in activities	50	26%	21%
Fitness classes (aerobics, yoga, etc.)	49	26%	27%
Sports (Baseball, Ultimate Frisbee)	44	23%	18%
Before and after school programs	40	21%	15%
No additional programs are needed	23	12%	14%

- Respondents were most enthusiastic about Camas offering additional outdoor/environmental programs, special events and aquatic programs.
- The most popular responses for the 2005/2006 survey were special events, fitness classes and general interest classes.

Table 14. Question 19: Which groups are underserved by current recreation services? (Please select your top 2 choices)

Answer	Count	Percentage
All groups are served adequately	45	24%
Middle school youth	31	16%
Adults	30	16%
High school youth	26	14%
Preschoolers	20	10%
Families	19	10%
People with disabilities	16	8%
Elementary youth	14	7%
Seniors	13	7%
People from diverse cultures	5	3%

- Almost a quarter of respondents indicated that they feel all groups are served adequately by the City's current recreation system, making this the most popular response. This was also the top response from the 2005/2006 survey.
- The two groups most frequently cited as being underserved are middle school youth and adults. This is slightly different from the top two responses of the 2005/2006 survey which were adults (15%) and seniors (12%).

Table 15. Question 20: What role should the City assume in organized youth sports and sports facilities? (Please select one)

Answer	Count	Percentage
Develop and maintain sports fields (City's current role)	99	52%
Develop and maintain sports fields and manage/develop sports leagues	42	22%
Not be involved in organized youth sports	9	5%
Develop sports fields only and leave maintenance to private groups	8	4%
No answer	33	17%

- More than half of respondents indicated that the City's role in organized youth sports should remain its current role—to develop and maintain sports fields. About one fifth of respondents believe that the City's role should expand to include developing and managing sports leagues. These responses are similar to those of the 2005/2006 survey.

IV. Future Improvements

Table 16. Question 21: How would you rate the recreation activities and programs provided by the City of Camas? (Please select one)

Answer	Count	Percentage
Very Good. There are several opportunities to do many of the recreation activities and programs I enjoy.	61	32%
Satisfactory. There are some opportunities to do the recreation activities and programs I enjoy.	58	30%
Not sure. I don't know what is offered.	23	12%
Excellent. There are many opportunities to do all or most of the recreation activities and programs I enjoy.	15	8%
Not very good. There are a few opportunities to do the recreation activities and programs I enjoy.	8	4%
Totally inadequate. There are no opportunities to do any of the recreation activities and programs I enjoy.	4	2%
No answer	22	12%

- About a third of respondents rated the City's recreation activities and programs as very good. Almost the same number responded with the rating of satisfactory.

City of Camas Parks, Recreation and Open Space Plan

Table 17. Question 22: How can the Camas park system be improved? (Please select your top 2 choices)

Answer	Count	Percentage
Building major new facilities, such as pools or community centers	66	36%
Maintaining existing parks and facilities	59	32%
Developing new parks	57	31%
Upgrading existing parks	47	26%
Acquiring land for future parks	43	23%
Acquiring natural areas	36	20%

- Respondents were most enthusiastic about improving the Camas parks system by building major facilities, such as pools or community centers.
- Respondents also indicated that maintaining existing parks and facilities and developing new parks are ways to improve the park system.
- They were least enthusiastic about acquiring natural areas. This result appears to contradict the results of question 6, 7, 10 and 12, which indicate that natural areas are a top priority for the public, but may reflect a public opinion that the natural areas already owned by the city should take priority over acquiring additional lands.

Figure 5. Question 23: If funding were available, which of the following facilities should have the highest priority in Camas? (Please select your top 2 choices)

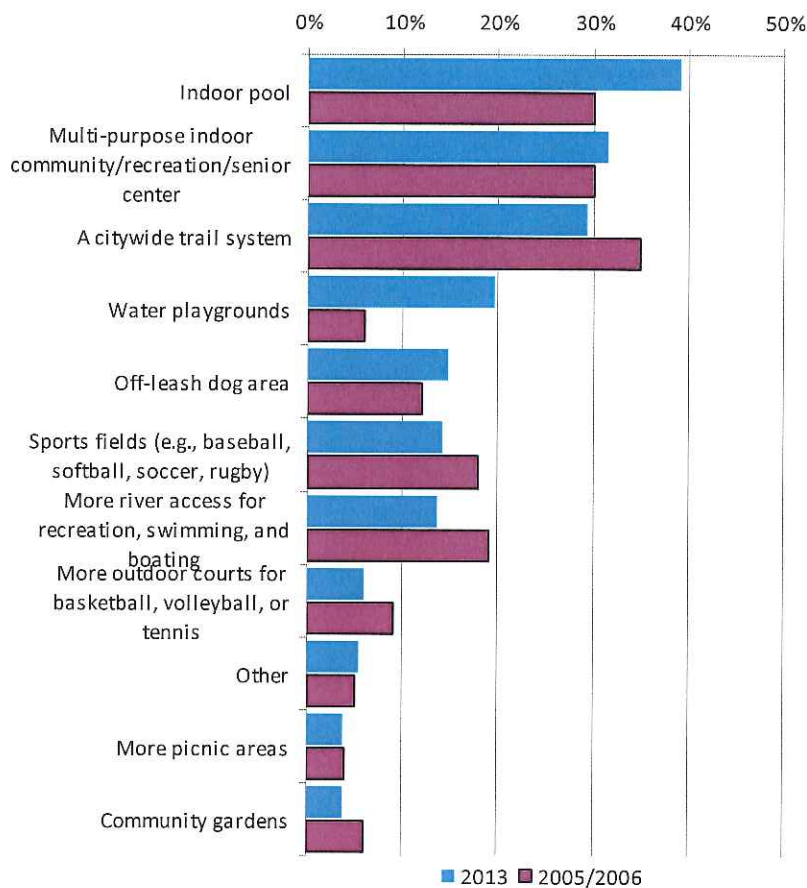


Figure 5: If funding were available, which of the following facilities should have the highest priority in Camas?

- Reflecting the results of question 22, respondents indicated that building an indoor pool and a multi-purpose indoor facility should be the highest priority for the City parks system, if funding were available. While the 2005/2006 survey results for these choices were slightly lower, they were still among the top three responses.
- A citywide trail system also ranked highly which was the top choice of the 2005/2006 survey.
- Community gardens, more picnic areas and more outdoor courts were the least prioritized facilities according to responses which is similar to results of the 2005/2006 survey.

Table 18. Question 24: What facilities would you most like to see in an indoor recreation center? (Please select your top 2 choices)

Answer	2013		2005/2006
	Count	Percentage	Percentage
Indoor swimming pool	117	64%	49%
Multi-use gymnasium	61	33%	30%
Weight room/fitness room	38	21%	17%
Aerobics/exercise classrooms	27	15%	15%
Space for teen activities	24	13%	14%
Large multi-purpose/reception room	14	8%	11%

- Respondents would most like to see an indoor swimming pool in a new recreation facility, followed by a multi-use gymnasium and a weight/fitness room. These were the top three choices according to the 2005/2006 survey and these results reflect responses from the two previous questions.

Figure 6. Question 25: The Crown Park pool is aging and has outlasted its intended lifespan. Which option is best for the future of the pool? (Please select one)

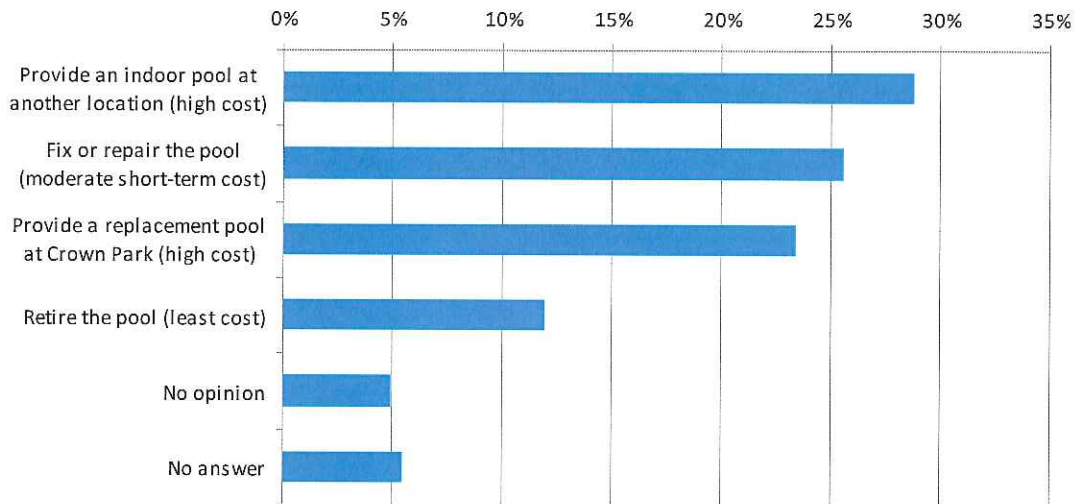


Figure 6: Which option is best for the future of the pool?

- The largest percentage of respondents (28%) feel that providing an indoor pool at another location is the best course of action for dealing with the aging Crown Park Pool.
- About 25% feel that the current pool should be repaired, and 23% feel that a new pool should be built on the Crown Park site.

Table 19. Question 26: Existing sports fields are heavily used and the City will have to consider field scheduling. Should the City require a fee for organized sports teams to help cover the cost of field scheduling and maintenance? (Please select one)

Answer	Count	Percentage
Definitely	71	39%
Not sure/need more information	58	32%
Maybe	33	18%
No (City would be required to find funding elsewhere)	10	5%
No answer	12	7%

- A majority (58%) of respondents indicated that they definitely do support or may support the City charging a fee for organized teams to use City maintained and managed sports fields.
- Conversely, only 5% responded negatively to this question.

V. Trails

Table 20. Question 27: What type of trails/pathways should have the highest priority in Camas? (Please select your top 2 choices)

Answer	2013		2005/2006
	Count	Percentage	Percentage
Trails that link neighborhoods with community destinations	83	45%	36%
Trails that link with other existing trails	66	36%	36%
Nature trails (pedestrians only)	65	35%	34%
Paved trails for walking, biking, etc.	61	33%	36%
Trails that extend long distances (5+ miles)	41	22%	19%
Trails designed for mountain biking	9	5%	NA
None of the above	2	1%	NA

- Respondents indicated a high priority for creating connectivity in Camas' trail system, both by linking neighborhoods with community destinations (45%) and by linking new trails to existing trails (36%).
- Similarly, results of the 2005/2006 also placed a high priority on trails and respondents identified the same top three trail/pathway types as respondents chose for the questionnaire.

Table 21. Question 28: If you do not currently use pathways or trails in Camas, what are your primary reasons? (Please select your top 2 choices)

Answer	Count	Percentage
Lack of trails and connections	17	9%
Don't know where they are located	17	9%
Feel unsafe	13	7%
Too far away, not conveniently located	5	3%
Conflicts with other types of trail users	4	2%
Not interested in using trails	4	2%
Poorly maintained	3	2%
None of the above	37	20%

- Lack of access, connectivity, and awareness of trail locations are indicated as the most likely reasons respondents do not use the existing trails in Camas. These were the similar responses as chosen in the 2005/2006 survey.

Table 22. Question 29: What are the primary reasons to develop more trails in Camas? (Please select your top 2 choices)

Answer	Count	Percentage
Exercise	105	57%
Experience nature	78	42%
Recreation	68	37%
Increase non-motorized transportation options	50	27%
Improve children's access to schools	17	9%
No additional trails are needed	5	3%

- Respondents indicated that the most important reasons to develop more trails in Camas are for exercise and to experience nature.

VI. Future Priorities

Figure 7. Question 30: The City's existing plan is based on the following nine primary goals for the park system. Thinking about the future of this system, please select your top two priorities. (Please select your top 2 choices)

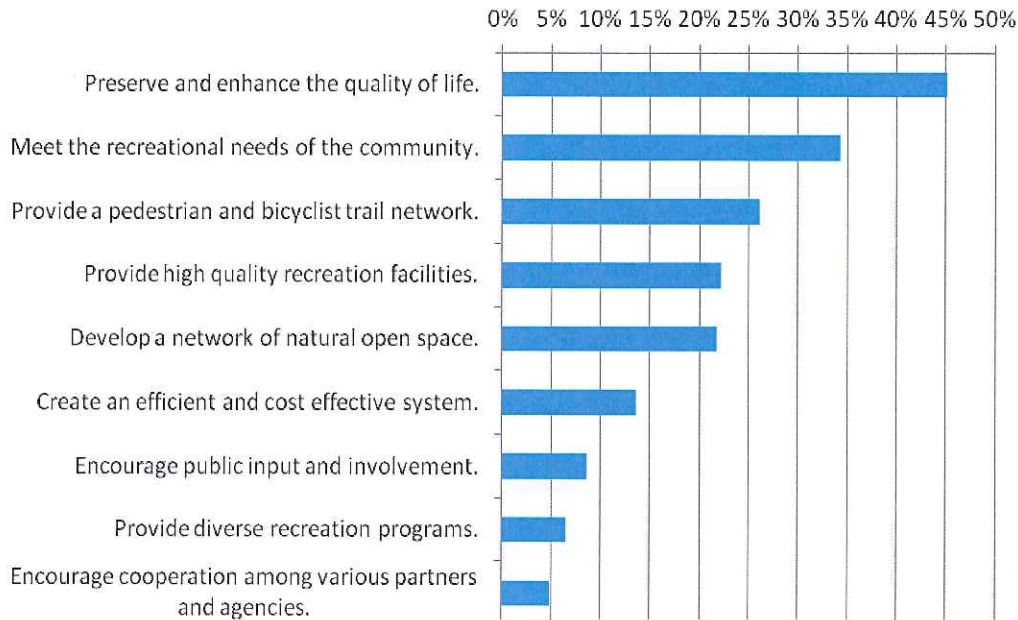


Figure 7: The City's existing plan is based on the following nine primary goals for the park system. Thinking about the future of this system, please select your top two priorities.

- Respondents highly prioritize the City's goals to preserve and enhance the quality of life of residents, to meet the recreational needs of the community through the park system, and to provide a pedestrian and bicyclist trail network.
- Encouraging cooperation among various partners and agencies, providing diverse recreation programs and encouraging public input and involvement were the least prioritized goals.

Figure 8. Question 31: Is there anything else that you would like us to know?

Below are some common themes that emerged in respondents' comments. All responses to this open-ended question are compiled in Appendix A:

- There is a community desire for the Dref's Farm park site to be developed.
- The Firstenburg Community Center in Vancouver is a popular precedent for a new indoor recreation facility in Camas.
- Upkeep of natural areas and use of natural/native materials.
- Activities geared toward seniors.

Appendix A: Questionnaire Open-ended Responses

Included below is a complete compilation of open-ended responses and comments written in on questionnaire forms for the Camas Community Questionnaire. The comments appear unedited to preserve the integrity of the information. Any personal information has been omitted.

Question 12: How often do you participate in recreation activities in Camas or elsewhere? The following list shows the most popular activities identified during the 2007 Plan Update. For each activity in which you participate, please select the response that most closely represents how often you participate when the activity is in season.

- Volleyball
- hearing from friends community news
- Kayaking/canoeing (non-power boating)
- walking the dog
- Playing group sport - Ultimate Frisbee
- dance class
- Softball
- Dog Parks!!
- Tennis
- organized classes through Parks and Rec

Question 13: Select the 5 activities you would like to do most. The following list shows the most popular activities identified during the 2007 Plan Update. Assume you have the time, money, and transportation to do whichever 5 activities you want.

- Kayak or paddleboard
- Bike riding (training)
- Volleyball
- Kayaking/canoeing
- Tennis
- Sailing
- TENNIS

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- Softball
- Tennis
- Dog walks

Question 23: If funding were available, which of the following facilities should have the highest priority in Camas? (*Please select your top 2 choices*)

- Outdoor pool
- City land in our neighborhood
- Community parks that were slated for developments
- flush-toilet bathrooms in established parks (Crown Park!)
- Teach people how to do urban permaculture. See the book "Gaia's Garden" by Toby Hemenway.
- downtown plaza/park
- Joyce Garver Theater
- preservation of natural areas
- NO indoor rec center
- Park in Drewfs Farm

Question 31: Is there anything else that you would like us to know?

- I live and work in Washougal but the towns are so close, intermixed. It would be nice if the dike could be extended to the port as that is heavily used. I attend lots of activities in Camas and enjoy them.
- Please maintain the Crown Park Pool. There are many childhood memories there.
- I would love to see the park in Drewf's Farm completed.
- Thank you for the excellent work that you do. Our quality of life in Camas is considerably better because of our parks, open spaces and trails.
- My family and I live in Drewfs Farm neighborhood on Prune Hill. We have park space and are supposed to have a play structure sometime in the future. We have young children and there are many other young families that would get tons of use out of the park if it were to be built. If there is anything we as a neighborhood could do to speed up this process we would love the advice. Thank you for all you do. We absolutely love Camas and look forward to many years here.
- Looking for help in developing the park inside Drewfs farm neighborhood, it's been sitting for over three years and it would be great to have an additional park we could take our family to

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- We have excellent schools, but the parks do not measure up. I think we need a facility such as Firstenburg in Camas.
- Camas needs more trails, especially longer trails for distance running/walking. (I love the trails we do have!) Also, I think you could get more people to take this survey if it wasn't so long.
- Please develop Drewf's Farm's park space. There are so many kids who would love to use it and it is just a dirt mound right now!
- I would love to see an 8 foot basketball hoop for younger children. I don't believe there is one in any Camas park. The Tualatin valley parks and rec department includes them in many parks and it was a great thing, in my opinion. Great nature parks in Camas!
- I live in Drewf's Farm where the City of Camas owns a parcel of land to be developed for a city park. We were told the park will be built in 2013 and so far nothing has been done. I would like to see our tax payer dollars go toward the park.
- Looking forward to a kids park on NW 27th Ave.
- We live at Drewf's Farm in Camas and we have an open space intended for a park. We feel that this space should receive priority to be developed into a park/basketball court since it is the smaller of several lots earmarked for park development. We also would be willing to work with the P&R dept. on sharing maintenance for a period of time and we also have an engineer who would be willing to do some of the leg work to draft a drawing of the park taking some of the burden off the P&R dept. and hopefully reducing the cost to put the park in place as well as reduce the ongoing maintenance fees for a time. We have a lot of children in our complex and we feel by developing the land now as opposed to later it will serve as an excellent meeting place for children and their families to meet and greet and get to know one another as well as provide an environment which will encourage much needed physical activity.
- We live in Drewf's Farm and bought our house with the understanding that a park would be developed within our community. We live in a very family oriented neighborhood where most households have children that would use a community play structure daily. It would be a great use of the space that has been sitting vacant for the almost four years we have lived here.
- We feel so blessed to live in Camas and we are grateful for the wonderful amenities of this city. The opening of Fallen Leaf and development of the old Moose Lodge site are great additions to our city's recreational facilities. Thanks for your dedication to constantly improving.
- The land allocated to a new play ground near Drewf's Farm would be an area that many many kids would use. We bought our home because this park was to be developed soon. It is very disappointing that it has yet to be started.

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- Crown Park is a beautiful space, visited by many Camas residents and non-residents all year round. Camas is put in a bad light when these visitors (often with small children) have to use port-a-potties. Surely we can afford to provide modern facilities for park guests.
- Design parks & facilities with sustainability in mind. e.g. use mostly native plants which require minimal maintenance. Use self-sustaining eco-lawn mixes. Design play "structures" out of natural materials such as boulders and logs.- Seattle is desig
- I live in the Drewf's Farm community. With so many children in the community, we are hopeful that the city's plan for the park in our community is under way. The park at Dorothy Fox is usually fenced and locked, and other nearby parks are private neighborhood parks. There is a need and mass desire for the park project to develop. Thank you for your attention.
- Focus on partnerships with school district(s) and opportunities with private parties. The update should evaluate changes in demographics (aging population) and consider strategies to not only set aside natural areas but to enhance the functions and values of these areas.
- It seems like the Parks and Recs administration team is not working effectively. I cannot figure it out., but there should be more programs for older people in central locations- Hellen Bailer, Liberty, etc...
- We always use the Vancouver Parks and Rec because it seems to be more reliable. Would love to have a rec facility in Camas!
- The outdoor experiences in Camas were the major factor in our decision to move here from New Mexico 2 1/2 years ago. Preserving the local natural resources, such as the lake trails and parks, will continue to draw more retirees and young families to the area.
- Completion of an all-weather trail circling LaCamas Lake should be a priority along with improved parking and trail access. This would be a real gem and unique to the entire area. Also, tying Fallen Leaf Lake Park to LaCamas Lake Park (with better pedestrian access between the parks) would leverage these two recreational assets.
- The blackbeerys have overran my yard from the city's greenspace. You need to buy goats to keep the greenspaces trimmed back in a ecological manner. It will save a huge amount of money while being earth friendly. Team up with the local 4H and it will be a win-win scenerio.
- I think getting rid of the outdoor pool would be an absolute tragedy. It is the only outdoor pool in the area and so cherished. Yes, it needs to be updated, but I think that the amount people use?would use it, far outweighs the cost. In addition, I think that another allocation of money should go to updating the playground equipment at Crown Park. I think we need equipment similar to Grass Valley. If Crown Park is supposed to be our "main" camas park

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(near downtown and where many events are held) we really need updated equipment and bathroom facilities. I know lots of families that actually live downtown will travel up to Grass Valley to play. I think that is not what we want. I have lots of other ideas but will leave it at that as those are my main concerns.

- Forest Home Road needs a pedestrian/bike path really bad. This road should be on the priority list when Camas moves forward with planning future trails. Also, Camas Parks/Rec Dept does a great job!
- Priorities: Camas desperately needs an indoor, accessible, flexible multi-lane swimming pool. 1) Two indoor swimming pools needed in same facility (one multi-lanes-only, one play pool for kids); if only one pool is possible, default to a multi-lanes pool which is more flexible; design & construct a wheelchair ramp into pool to facilitate broadest spectrum of citizen-users; 2) Consider putting a horsepower limit on boats on Lacamas Lake to increase safety and preserve recreation opportunities for everyone (we've almost been run over by speedboats when we were kayaking!); 3) More paved nature trails are needed to provide recreational access for citizens with disabilities; 4) Thank you for this opportunity to provide feedback. We love and appreciate the wonderful recreational facilities and events (concerts etc.) Camas provides!!!
- We don't need any more soccer fields. Indoor tennis and more lit courts would be nice too ... just like Lake Oswego. Thanks!
- We NEED turf fields for soccer/baseball. Soccer is a huge sport in this area, let's give the community some turf/lighted soccer fields that can be used year round. We could also use basketball courts as well. Hiking and biking is also popular with few choices.
- I really love the easy access I have to many parks and nature areas close to my house. Some of them I won't use by myself (I'm a woman) because the paths are narrow and crowded with shrubbery, and it would be too easy to be taken by surprise. On the other hand, I love nature walks - just have to wait until I have a group to do it with. I think the park service does offer some organized walks? I've never participated, but I should look into that. I don't subscribe to the paper anymore, so your social media/website info and e-mails are the way I follow what's going on with parks.
- Love the outdoor focus of your kids summer camps!
- I think the downtown would be vastly improved if we had nearby access (walking distance) to the river. It is a shame that fishermen come every year to fish the Camas Slough and they don't even have a place to park. I wish Haag & Shaw could be enticed to move to a different location so that area could be made into a riverfront park. In addition, we need a smaller downtown park or plaza so that we don't constantly have to use street closures to hold events.

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- Pedestrians are sometimes overrun by mountain bikers at Lacamas Park--not sure how to address this, but perhaps some signage? Off leash dogs are a real problem at Lacamas Park. Can animal control do some enforcement/education periodically to deter off leash behavior?It would be great to label the trail for Woodburn Falls.I would love to see some community gardens in Camas, perhaps in conjunction with a senior center, school, or dog park. There needs to be better connectivity for pedestrians, especially on Everett between downtown and Lacamas Park (and further north on Everett) and between the park and the new community center (will a sidewalk be added there where it is just shoulder now?)If the SE corner of Parker and 38th is ever developed, it needs to have walking trails that connect businesses to the Parker Estates neighborhood. There should also be pedestrian trails that connect this neighborhood to 38th so that kids could walk to school at GVE. It is critical to build pedestrian access into all development so that it is easy to walk places. This is a critical public health measure for the community. Another area that is in desperate need of a sidewalk is the stretch on 38th between Parker and the new construction at Fishers Ct/Bybee area. This would allow pedestrian/safe bike connection from 192nd shops/restaurants to Parker and Holly Hills neighborhoods.
- we have tried several camps, usually during summer but they do not tend to interest my kids very long and they do not want to repeat them the next year. it would be nice to have a camp that didn't feel like it was mostly for babysitting purposes, even if it cost more.
- My family and friends would spend more of our time in Camas if there were options (recreation/entertainment) near the river. It's so sad that we are on the Columbia and nothing central to Camas is river dependent...except the mill. Seems like such a waste of location.
- The pathways within Lacamas park are lacking maintenance. Three large piles of gravel were placed there over a year ago to be used, I'm guessing, on updating the paths and limit erosion - which needed the maintenance at that time. Much erosion is happening and the piles still sit there - undistributed/wasted.
- I appreciate our parks and trails and use them often. We need a community pool. We enjoy the Crown Park pool all summer even though we belong to a club. In addition to maintaining current parks and fields we need to acquire land for future parks. Organizations using the fields should pay for use. Thanks for keeping up our parks!
- I take my grand kids to the parks weekly. I have heard rumors of drug users and homeless camps near parks. This makes me concerned.
- A water playground would be great. I spent this last summer driving to various locations in Vancouver and Portland in search of a safe water activity for my children. I think that the pool at Lacamas Swim and Sport is an adequate and reasonably priced option for the community, so if the crown

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park pool was retired that space would be a viable location for a water playground.

- The city has property for a park off 24th Ave and Maryland. I would like to see that developed. The city needs a pool that is open longer, either all summer or an indoor year round pool for families.
- We would love to see more park/nature areas in Camas and less residential/commercial growth. We know that parks generally do not generate revenue, as residential and commercial do, but they increase the quality of life. We are seeing more and more trees and green space areas rapidly disappearing. Our fear is that Camas will soon become another Vancouver. Please don't let this happen!
- Firstenberg Center is a great example of a rec center. Camas needs to get on board and follow suit!!!!
- I love all the trails. What could I do to help with trail signage, maps and connecting existing trails?
- I wonder if your dept has any say in buffering neighborhoods with natural space? If so, this would definitely tie in with #30 & Preserve & enhance the quality of life in Camas.
- To Preserve the quality of life, especially for Lacamas Lake, I'd like to see a volunteer water monitoring program established by the city since the County has very little funds and involvement in maintaining a program. A localized volunteer program for the city of Camas would ensure the lake is monitored – for safety and to possibly help preserve the lake health for future generations to enjoy).
- Allow for parks to be reserved, willing to pay a fee. The first come first serve system does not work. It is unreliable. Residents are left having to pay a very high fee at private businesses for parties etc, because you cannot risk not getting a spot at a park.
- Recreation programs for families and children are great, and prices are a very good value, and at a good point for the average family. Parks are well designed and maintained in the area I live in. Loved the program in summer 2012 encouraging hiking of the different trails, we saw places we had never known about before! Really happy with the job you are doing.
- Camas has lots of trails and parks. Camas could use an outdoor sports complex that could host baseball and soccer tournaments.
- Would love to see the Crown Park Pool turned into an indoor pool, something like a down scaled firstenberg. It would be the icing in the cake of a great community already!
- Lacamas Park is a gem that should be maintained.
- Thank you for asking...good luck!

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- I think it is great that Camas has an outdoor pool. I would love to have an indoor pool for exercise and recreation available. Not sure how to access scholarships for activities if families cannot afford them, but I know we have kids in our community who would benefit from this!
- We have a very large population of Special needs kids due to the excellent school programs available here, but the only sport program available to them is short season soccer and spring baseball. I would very much like to see more social activities available for these special kiddos. Basketball, swimming courses social activities, maybe even a church program or youth group available at their level.
- Require all sports organizations that use the cities facilities to assist with maintaining and enhancing them
- I wish there could be something done about Camas Little League taking all of the fields in Camas. It is unfair to the Camas kids that live in Camas and go to schools in Camas but happen to live a block from the boundary. This is why I checked the "encourage cooperation among various partners and agencies". Thank you.
- moved here in 1997 because of Lacamas Lake Parknever regretted that decision.
- Please prioritize developing parks that have been planned for long time near neighborhoods that have many children and no park access (ie. park designated at Brady and NW 24th Circle)²) Please watch that clear cutting doesn't happen for development (ie. Maryland and NW 24th) Development is fine but some natural areas/ trees should have been kept. This is an ugly eyesore for Camas that could have been avoided without loss of beauty, wildlife habitat and quality of life.³) Dog park badly needed in Camas
- We need more off leash dog areas
- There has been so much development off of Lake road that we no longer have a wildlife corridor. No more coyotes which has resulted in an explosion in rabbit population. The density and lack of connections between trails indicates a planning problem between the recreation dept and developers. Please try to keep the "rural" feel in the developed areas of Camas. Preserve the wetlands and encourage people to see them for the urban buffer and wildlife habitat they are. Maybe consider a raised trail with informational viewpoints? Easy to do near grasslands park. Make the baseball and soccer folks pay for their usage.
- We love the concerts at Crown Park. Please keep them coming. Kevin Selfe & the Tornados was our favorite this year.
- Regarding programs / facilities for seniors (I'm one), it appears that there are ample opportunities to do interesting stuff. I think the gaming trips, nature walks, etc. are great for those who enjoys that kind of thing and should be maintained for their sake. I and my wife do not (currently) participate for two

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main reasons: we already have a rich and rewarding life style, and we, over the years, have been fortunate to enjoy good health and very frequent, consistent & rigorous physical activities (jogging, hiking, camping, gardening, weight lifting, stretching, etc.) which eliminate the necessity to go to a specific facility (ies) and maintain fitness in a group. I guess we are sort of loners in that respect, but also hope these programs are still around in a few years when they will be more appealing. Thanks

- Why not have a community center within the building you are building at the Lacamas Lake. I realize the costs involved, but you can build part of the center. You do not have to build all at once.
- Connecting the existing trails would be my choice for top priority! It would be so nice to safely get between trails and neighborhoods.
- Thank you for encouraging public involvement with this!
- We need indoor Tennis courts in our city.
- I love living in Camas! I'm so happy I moved here three years ago. Please continue to offer activities for the children in our community.
- I love this city and am so proud of the thought and care that goes into improving the recreational facilities here. There is no better place to live. Keep up the good work.
- Overall I think Camas is doing a good job in maintaining the open space. May be adding a multi use community center like the Fristenburg.
- It would have been more helpful to have this survey before the 'lodge-like' community center broke ground at Lacamas Lake.
- Please don't retire the pool at Crown Park without repairing or replacing it! It wouldn't be summer without swim lessons at Crown Park. So much tradition! And it's nice to have an OUTDOOR pool in the summer - a difficult thing to find here in the Pacific NW!
- I think the city is doing a great job and I feel lucky to live in such a great community. I would feel even luckier if the city developed a splash park or a new city pool, that would be great!!
- Bike racks to secure bikes are needed on the Lacamas Lake trails/ends! (HAVE raised this issue before :)
- We do not have enough sports fields for the community leagues (soccer, football, softball, baseball, etc.). We need more fields. Given our wet weather, we need to have some turf fields to maximize field use. We also should consider teaming with school district to build an indoor swimming pool. CHS swim team does not have a good option for pool moving forward.
- While we have it generally good, we are still using old and outdated thinking for our parks and plans. We spend money on bad high maintenance landscaping. We cater to certain sports groups and deny other

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community members. We terrorize dog owners but let cats run free. We treat the Parks Commission like a private politburo. Time for fresh looks, fresh thinking, etc.

- The litter at Cottonwood Beach is appalling. What can the City do to monitor this?
- We have many small children in our neighborhood (Drews Farm). We have very limited recreation in walking distance. There is a park at Crown Park and at Dorothy Fox, but the road is very busy to get to those parks and the sidewalks are not very safe. I hope that the city of Camas will consider developing the park in our neighborhood to provide additional recreation opportunities for the families in our area. Our neighborhood association is willing to partner with the city of Camas.



City of Camas Parks, Recreation and Open Space Comprehensive Plan Update: Community Recreation Questionnaire

Dear Resident:

The City of Camas is updating its plan for parks, open space, trails and other recreation facilities. The plan will guide the ongoing development of the City's park system, recreation programs and natural open spaces. We would like your input to help us determine what types of recreation facilities and services should be provided in the future.

Would you please help us by taking a few minutes to answer the following questions. Each member of your household is asked to fill out a questionnaire.

If you have any questions, please contact Jerry Acheson, Parks and Recreation Manager, at: JAcheson@cityofcamas.us, or by phone at: 834-5307. Thank you for your time and help.

Scott Higgins
Mayor - City of Camas

First, please tell us about yourself.

1. Do you live or work in Camas?
Place an 'X' over the general location on the map at right.
Otherwise, leave blank.
2. If you live in Camas, how long have you lived here?
 - 3 years or less
 - 4-6 years
 - 7-10 years
 - 11-19 years
 - 20+ years
 - I don't live in Camas.



3. What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

4. Male or Female?

- M
- F

Next, please tell us how you feel about the City's parks.

5. How important are parks, open space and recreation opportunities to the overall quality of life in Camas?

- Very important
- Important
- Somewhat important
- Not very important
- Not at all important
- Don't Know

6. How frequently do you visit the following Camas parks in season? *For each row, check the column that best describes how often you visit that park.*

Park/Park Type	Frequently (Once a week or more)	Sometimes (1-2 times a month)	Rarely (Less than 5 times a year)	Never
Sports Fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developed Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural Open Space & Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waterfront Areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School Playgrounds & Indoor Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crown Park swimming pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Camas Community Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. What are the primary reasons that you use parks in Camas? *(Please check your top 2 choices)*

- Enjoy the outdoors or nature
- Use a specific facility at a park
- Play sports
- Picnic and general leisure activities
- Walk or bike for exercise
- Meet friends
- Participate in family activities
- Attend special events/concerts/movies
- Don't use parks

8. If you seldom use or do not use the parks in Camas, what are your reasons? *(Please check your top 2 choices)*
- Not interested/No time
 - Feel unsafe
 - Lack of facilities
 - Poorly maintained
 - Too far away/not conveniently located
 - Do not have transportation
 - Don't know where they are
 - Don't know what's available
 - Too crowded
 - None of the above
9. How would you rate the general upkeep and maintenance of the existing parks in Camas? *(Please check only one)*
- Excellent
 - Good
 - Adequate
 - Ok
 - Poor
 - Don't Know
10. How would you rate the importance of natural open space to the community? *(Please check only one)*
- Very important
 - Important
 - Somewhat important
 - Not very important
 - Not at all important
 - Don't Know
11. How should natural areas be used? *(Please select one choice)*
- No public use (preserved for wildlife habitat)
 - Limited public use (trails, viewpoints, etc.)
 - Semi-active recreational use (picnicking, playgrounds, etc.)
 - Combination of the above
 - Depends on the site
12. How often do you participate in recreation activities in Camas or elsewhere? The following list shows the most popular activities identified during the 2007 Plan Update. For each activity in which you participate, please select the response that most closely represents how often you participate when the activity is in season. *(Note: options continue on following page)*

Recreation Activity	Frequency of Participation				
	1 time a week or less	2 times a week	3 times a week	4 times a week	Almost daily
Reading for pleasure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking for pleasure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Exercising/Aerobics	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gardening	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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Bird watching/feeding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nature walks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycling for pleasure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground (visit/play)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Jogging/Running	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming (pool)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arts and crafts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Soccer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming (beach/river)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Beach activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wildlife watching	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fairs and festivals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hiking/Backpacking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Baseball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concerts (attend)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnicking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Photography	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fishing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boating (power)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other:					

13. Select the 5 activities you would like to do most. The following list shows the most popular activities identified during the 2007 Plan Update. Assume you have the time, money, and transportation to do whichever 5 activities you want.

- | | |
|---|---|
| <input type="radio"/> Reading for pleasure | <input type="radio"/> Beach activities |
| <input type="radio"/> Walking for pleasure | <input type="radio"/> Wildlife watching |
| <input type="radio"/> Exercising/Aerobics | <input type="radio"/> Fairs and festivals |
| <input type="radio"/> Gardening | <input type="radio"/> Hiking/Backpacking |
| <input type="radio"/> Bird watching/feeding | <input type="radio"/> Baseball |
| <input type="radio"/> Nature walks | <input type="radio"/> Concerts (attend) |
| <input type="radio"/> Bicycling for pleasure | <input type="radio"/> Picnicking |
| <input type="radio"/> Playground (visit/play) | <input type="radio"/> Golf |
| <input type="radio"/> Jogging/Running | <input type="radio"/> Photography |
| <input type="radio"/> Swimming (pool) | <input type="radio"/> Fishing |
| <input type="radio"/> Arts and crafts | <input type="radio"/> Boating (power) |
| <input type="radio"/> Soccer | <input type="radio"/> Basketball |
| <input type="radio"/> Swimming (beach/river) | <input type="radio"/> Other: |

Please tell us your opinion about City recreational programs and special events.

14. Do you participate in recreation, cultural, senior or sports programs offered by the City of Camas?

- Yes No

15. If you participated in services and programs offered by the City of Camas, how did you learn about them? *(Please select all that apply)*

- From the City's program guide
- From the local newspaper
- From friends or word of mouth
- Posters/Flyers/Banners
- Information distributed at schools
- Website/Facebook

16. If you do not participate in recreation or sports programs offered by the City of Camas, what are your reasons? *(Please select all that apply)*

- Not aware of programs
- Don't have activities I'm interested in
- Poor quality of programs
- Held at inconvenient times
- Held at inconvenient locations
- Classes or programs are full
- Need child care in order to participate
- Too busy/no time
- Lack of transportation
- Too expensive

17. What are the most convenient program times for you and others in your household? *(Please select your top 2 choices)*

- Weekday mornings
- Weekday afternoons
- Weekday evenings
- Weekend mornings
- Weekend afternoons
- Weekend evenings
- Drop-in formats, rather than on-going activities

18. What additional recreation programs do you feel Camas should offer? *(Please select all that apply)*

- Outdoor/Environmental programs
- Aquatic programs
- General interest classes (music lessons, computers)
- Special events (concerts in the park, festivals, movies)
- Sports (Baseball, Ultimate Frisbee)
- Arts (drama, painting, etc.)
- Before and after school programs
- Fitness classes (aerobics, yoga, etc.)
- Drop-in activities
- No additional programs are needed

19. Which groups are underserved by current recreation services? *(Please select your top 2 choices)*

- Preschoolers
- Elementary youth
- Middle school youth
- High school youth
- Adults
- Seniors
- Families
- People from diverse cultures
- People with disabilities
- All groups are served adequately

20. What role should the City assume in organized youth sports and sports facilities? *(Please select one)*

- Not be involved in organized youth sports
- Develop sports fields only and leave maintenance to private groups
- Develop and maintain sports fields (City's current role)
- Develop and maintain sports fields and manage/develop sports leagues

21. How would you rate the recreation activities and programs provided by the City of Camas? *(Please select one)*
- Excellent. There are many opportunities to do all or most of the recreation activities and programs I enjoy.
 - Very Good. There are several opportunities to do many of the recreation activities and programs I enjoy.
 - Satisfactory. There are some opportunities to do the recreation activities and programs I enjoy.
 - Not very good. There are a few opportunities to do the recreation activities and programs I enjoy.
 - Totally inadequate. There are no opportunities to do any of the recreation activities and programs I enjoy.
 - Not sure. I don't know what is offered.

Please tell us about future improvements to the system.

22. How can the Camas park system be improved? *(Please select your top 2 choices)*
- Acquiring land for future parks
 - Developing new parks
 - Upgrading existing parks
 - Maintaining existing parks and facilities
 - Building major new facilities, such as pools or community centers
 - Acquiring natural areas
23. If funding were available, which of the following facilities should have the highest priorities in Camas? *(Please select your top 2 choices)*
- | | |
|---|---|
| <input type="radio"/> Sports fields (e.g., baseball, softball, soccer, rugby) | <input type="radio"/> Off-leash dog area |
| <input type="radio"/> Multi-purpose indoor community/recreation/senior center | <input type="radio"/> Community gardens |
| <input type="radio"/> Indoor pool | <input type="radio"/> More outdoor courts for basketball, volleyball, or tennis |
| <input type="radio"/> Water playgrounds | <input type="radio"/> More river access for recreation, swimming, and boating |
| <input type="radio"/> More picnic areas | <input type="radio"/> Other
(specify) _____ |
| <input type="radio"/> A citywide trail system | |
24. What facilities would you most like to see in an indoor recreation center? *(Please select your top 2 choices)*
- | | |
|--|---|
| <input type="radio"/> Multi-use gymnasium | <input type="radio"/> Space for teen activities |
| <input type="radio"/> Weight room/fitness room | <input type="radio"/> Space for senior activities |
| <input type="radio"/> Aerobics/exercise classrooms | <input type="radio"/> Childcare |
| <input type="radio"/> Indoor swimming pool | <input type="radio"/> Meeting rooms/classrooms |
| <input type="radio"/> Large multi-purpose/reception room | |

25. The Crown Park pool is aging and has outlasted its intended lifespan. Which option is best for the future of the pool?

- Retire the pool (least cost)
- Fix or repair the pool (moderate short-term cost)
- Provide a replacement pool at Crown Park (high cost)
- Provide an indoor pool at another location (high cost)
- No opinion

26. Existing sports fields are heavily used and the City will have to consider field scheduling. Should the City require a fee for organized sports teams to help cover the cost of field scheduling and maintenance?

- Definitely
- Maybe
- Not sure/need more information
- No (City would be required to find funding elsewhere)

Please tell us how you feel about the City's trails.

27. What type of trails/pathways should have the highest priority in Camas? *(Please select your top 2 choices)*

- Trails that link neighborhoods with community destinations
- Nature trails (pedestrians only)
- Trails that extend long distances (5+ miles)
- Trails designed for mountain biking
- Paved trails for walking, biking, etc.
- Trails that link with other existing trails
- None of the above

28. If you do not currently use pathways or trails in Camas, what are your primary reasons? *(Please select your top 2 choices)*

- Too far away, not conveniently located
- Lack of trails and connections
- Feel unsafe
- Poorly maintained
- Conflicts with other types of trail users
- Don't know where they are located
- Not interested in using trails
- None of the above

29. What are the primary reasons to develop more trails in Camas? *(Please select your top 2 choices)*

- Increase non-motorized transportation options
- Experience nature
- Improve children's access to schools
- Exercise
- Recreation
- No additional trails are needed

Finally, please tell us about your priorities for the future system.

30. The City's existing plan is based on the following nine primary goals for the park system. Thinking about the future of this system, please select your top two priorities. *(Please select your top 2 choices)*

- | | |
|---|--|
| <input type="radio"/> Preserve and enhance the quality of life. | <input type="radio"/> Create an efficient and cost effective system. |
| <input type="radio"/> Meet the recreational needs of the community. | <input type="radio"/> Encourage cooperation among various partners and agencies. |
| <input type="radio"/> Develop a network of natural open space. | <input type="radio"/> Provide diverse recreation programs. |
| <input type="radio"/> Provide a pedestrian and bicyclist trail network. | <input type="radio"/> Encourage public input and involvement. |
| <input type="radio"/> Provide high quality recreation facilities. | |

31. Is there anything else that you would like us to know?

Thank you for completing this questionnaire!

To find out more about the Parks, Recreation and Open Space Comprehensive Plan go to the City of Camas' website at www.cityofcamas.us. After this questionnaire effort is complete, results will be available at the project website.

Please return this questionnaire to:

City of Camas Parks & Recreation Department
Attention: Krista Bashaw
PO Box 1055
Camas, WA 98607

APPENDIX B:
DESIGN & DEVELOPMENT GUIDELINES



CITY OF CAMAS
Washington

**parks, recreation and open space
comprehensive plan update**

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DESIGN & DEVELOPMENT GUIDELINES

Design and development guidelines are intended to provide planning and site programming guidance and direction. However, every site is different, and every neighborhood is different. The guidelines are not intended to override site specific concerns or judgments. For example, during the design of a specific park, if community preferences differ from the guidelines but are consistent with park function and the overall guidance of the Plan, citizen preferences should take precedence.

For each park classification, a description of the classification, considerations for site selection, features to provide, amenities to consider, and features to avoid (if any) are described.

I. NEIGHBORHOOD PARKS

Definition: Neighborhood parks provide close-to-home recreation opportunities. These parks provide both active and passive recreation opportunities for people living within approximately one-half mile of the park. Typical facilities found in a neighborhood park include playground equipment, picnic areas, open grass areas for passive use, outdoor basketball courts, and multi-use open grass areas for practice field sports. Neighborhood parks in Camas often include sports fields such as soccer or baseball. Grass Valley Park and Goot Park are examples of typical neighborhood parks in Camas. Neighborhood parks should be located and designed based on the scale and type of surrounding uses. During site master planning, parks in locations with higher residential density should be designed with more resilient features and facilities that can withstand more intensive use.

Site Selection and Design:

- Neighborhood park sites should be 5 to 10 acres in size. The minimum size for neighborhood parks is 3 acres when land constraints do not allow a larger site.
- At least 50% of a neighborhood park site should be suitable for active uses.
- The site should have good visibility from surrounding streets and have a minimum of 200' of street frontage.

- The site should be relatively central to the area it is intended to serve (within about ½ mile of the intended users).
- The site should be accessible by walking, bicycling, or driving. Connections to the community trail network should be provided, where possible, to facilitate walking and bicycling. Sidewalks should be provided.

Recommended Park Features to Include:¹

- Playground equipment
- Picnic area with shelter
- Open lawn area, minimum 75' x 100'
- Multi-use field intended for practices and informal games
- Paved courts (minimum 1 basketball or 2 tennis courts)
- Interior accessible path (paved route connecting all site elements)
- Water fountain
- Site furnishings (benches, picnic tables, bicycle racks, trash receptacles, signs, etc.)
- Restrooms (permanent structure)
- Parking should be provided on a neighborhood scale, minimizing additional impacts to neighbors. On-street parking is preferred.

Additional Park Features to Consider:

- Sports fields for baseball, softball, or soccer (artificial turf and field lighting subject to site conditions)
- Skate park or skate facilities
- Sand or grass volleyball courts
- Other sporting facilities (horseshoes, bocce, lawn bowling, etc.)
- Water playground
- Community gardens
- Off-leash dog area
- Natural area interpretation (if features are present on the site)

¹ Pending site conditions and master planning.

- Other features in keeping with the function of neighborhood parks

Park Features to Avoid:

- Regional-scale facilities (large sports complex, community center, etc.)

II. SPECIAL USE AREAS

Definition: Special use areas are sites that are occupied by a specialized facility or that fulfill a specialized purpose. Some uses that fall into this park type include waterfront parks, boat ramps, interpretive centers, botanical gardens, community gardens, single purpose sites used for a particular field sport or sites that offer indoor recreation opportunities. Fallen Leaf Park and the Camas Community center are examples of special-use areas in Camas.

Site Selection:

- Site size should be adequate to support the proposed specialized use, as well as necessary supporting facilities, including parking, stormwater management, etc.
- Site selection criteria will be dependent on the specific specialized use proposed, and may include criteria determined through an economic feasibility study.
- The site should be accessible from the communitywide trail system.
- Prior to the addition of any special use areas, the City should prepare a detailed cost/benefit analysis and maintenance impact statement for each proposed site being considered.

Minimum Park Features to Include:²

- Specialized use facility (indoor or outdoor)
- Site furnishings (benches, picnic tables, bicycle racks, trash receptacles, signs, etc.) appropriate for the intended scale and use of the park
- Restrooms (permanent structure)
- Parking, on or off-street

Additional Park Features to Consider:

- Additional features and amenities that support the primary special use on the site. These could include
 - Playground equipment
 - Open lawn area
 - Picnic area with shelter

² Pending site conditions and master planning.

- Multi-use fields
- Sports fields for baseball, softball, or soccer designed for intensive use, including formal practices, games and tournaments.
- Skate park or skate facilities
- Sand or grass volleyball courts
- Other sporting facilities (horseshoes, bocce, lawn bowling, etc.)
- Water playground
- Community gardens
- Off-leash dog area
- Natural area interpretation (if features are present on the site)
- Concessions, vendor, or lease space

Park Features to Avoid:

- Features that conflict with or detract from the site's specialized use.

III. NATURAL OPEN SPACE AREAS

Definition: Natural open space is defined as undeveloped land primarily left in its natural form with passive recreation use as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar undevelopable spaces. In some cases, environmentally sensitive areas are considered as open space and may include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species. There are currently a number of natural open space areas with a variety of functions and landforms in Camas.

Site Selection:

- Site size should be based on natural resource and connectivity needs.
- Public use of natural open space sites should be encouraged through trails, viewpoints, and other features, but environmentally sensitive areas should be protected.
- The site should have access to a public street, to public land, or contribute to the planned open space network.
- Features in natural open space areas should be limited to those appropriate for the numbers and types of visitors the area can accommodate, while retaining its resource value, natural character, and the intended level of solitude.

Minimum Park Features to Include:

- Trails
- Site furnishings (benches, picnic tables, bicycle racks, trash receptacles, signs, etc.) appropriate for the intended scale and use of the natural area

Additional Park Features to Consider:

- Trailhead or entry kiosk
- Interpretive signage or exhibits
- Viewpoints
- Parking, on or off-street
- Restrooms
- Picnic area with shelter
- Outdoor classroom/gathering space
- Interpretive center or building
- Environmental restoration areas

Park Features to Avoid:

- Features that conflict with or detract from the site's natural resources, such as turf, ornamental plantings, and active uses such as sports fields.

IV. TRAIL DEVELOPMENT STANDARDS

The Trail Development Standards accompany the recommended trail segment descriptions listed in Chapter Four of the PROS Plan and shown on the Trail System Concept Map. The proposed system includes both paved and unpaved trails, under the City's ownership or managed by other jurisdictions or private entities.

For proposed trails located within Camas, the City will accept, acquire, own and maintain the trail and its related right-of-way. On recommendation of the Parks Commission, and approval of the City Council, the City may additionally, in the future, recognize other trails for inclusion in the City-owned and maintained system. As trails and open space are reviewed for inclusion in the City-owned and maintained systems, cost of maintenance is a factor to be considered in the review.

Trail right-of-way and trail width and surfacing will vary, depending on the unique conditions of each trail segment. Unless otherwise specified, interpretation of these standards is intentionally flexible to allow for site conditions such as right-of-way or easement width, steep slopes, setbacks and environmentally sensitive areas.

The trail development standards are described below, including general trail development policies, trail classifications, and trail design standards.

General Trail Development Policies

- 1) The Camas trail network is designed to meet multiple objectives, providing recreation as well as active transportation for pedestrians and bicyclists.
- 2) Whenever possible, the trails depicted on the Draft Trails System Concept Map should not be a part of a street roadway. Where routes use existing streets, the pathway should be designed to minimize potential conflicts between motorists and trail users through the use of both physical separation distance and landscaping.
- 3) The trail network should be aligned to maximize the number and diversity of enjoyable viewing opportunities, to increase user enjoyment and provide multiple benefits.

- 4) Specific trail alignments should take into account soil conditions, steep slopes, surface drainage and other physical limitations that could increase construction and/or maintenance costs.
- 5) Trails should be planned, sized, and designed for non-motorized uses, in accordance with the design standards. Trails should also be designed to accommodate maintenance and emergency response to the extent practicable.
- 6) Centralized and effective staging areas should be provided for trail access. Trailheads should include parking, orientation and information, and any necessary specialized unloading features.
- 7) The trail network should be looped and interconnected to provide a variety of trail lengths and destinations. The trails should link various parts of the community, as well as existing park sites.
- 8) Developers should be encouraged to provide pathways through their development and provide access to the communitywide trail system.
- 9) Trails should be developed throughout the community to provide linkages to schools, parks, and other destination points. Each proposed trail should be reviewed on a case by case basis to determine if it should be part of the city's overall trail system.
- 10) Accessible trails should be designed to meet accessibility guidelines for trails.

Trail Classifications

The four classifications of trails include: Regional, Local, Rustic, and Semi-Primitive. A primary distinguishing feature of City-owned trails is that these trails predominantly serve community-wide and regional purposes and receive this level of use. Local and secondary trails generally serve a local scale, at the neighborhood level. Such local and secondary trails will generally be owned and maintained by Homeowners Associations. While Regional and Local trails are designed as multiple use trails, Rustic and Semi-Primitive trails can be designed as single use trails.

A detailed description of each of these classifications follows on subsequent pages.

1A. Regional Trail

This trail type is designed to accommodate multiple uses (walking, running, bicycling) and connect to adjoining jurisdictions or destinations. The surfacing should be a minimum of 12 feet wide and be constructed of a hard surface material such as asphalt or concrete. Exceptions to surfacing materials may occur to mitigate impacts to critical or sensitive areas. Equestrian use could be permitted if an additional unpaved shoulder area is provided. The right-of-way required for regional trails should be 26 to 52 feet, depending on their location and surroundings. This type of trail is typically located off roadway surfaces and within its own corridor. A diagram of this trail standard is located in Figure B1.

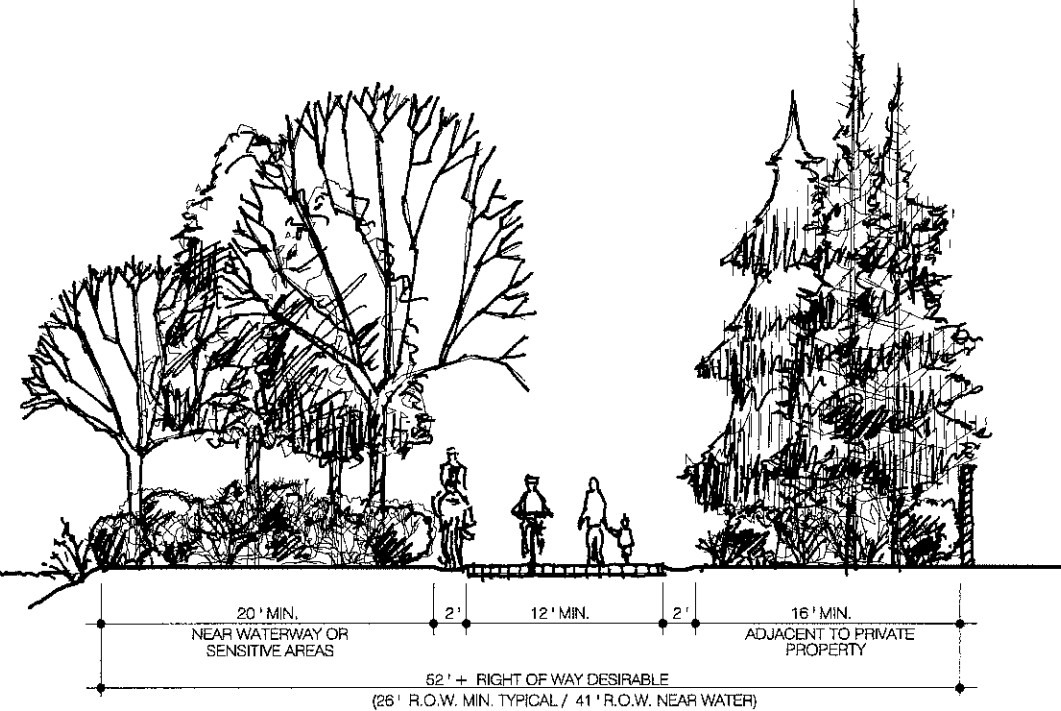


Figure B1
Section of Typical Regional Trail
(Class 1A)

2A. Local Trail

This trail type is designed to serve the local community and also provide access to the regional trail systems. It should be considered the “backbone” of the city’s trail network. The trail width should range from six to ten feet depending on the use and the terrain involved. It can be designed to accommodate the same uses listed for the regional trail. The surface for this type of trail may be paved or crushed aggregate depending on the use. Exceptions to surfacing materials may occur to mitigate impacts to critical or sensitive areas. The right of way for the local trail can range from 24 feet to 40 feet and can also be located on-road or off-road. Figure B2 is a typical configuration of a local trail.

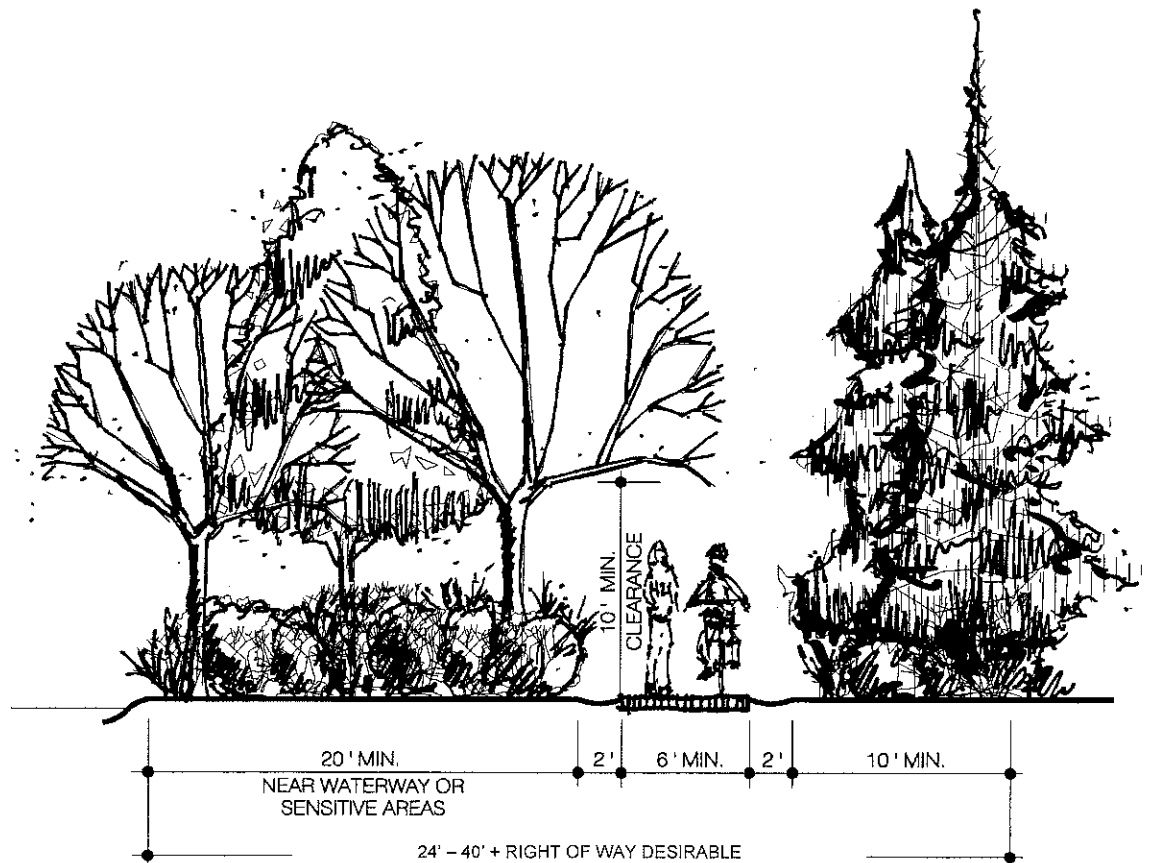


Figure B2
Section of Typical Local Trail
(Class 2A)

3. Rustic Trail

This trail type provides access to local trails, and is more neighborhood-oriented. These trails will act as collectors for neighborhoods or developments and provide links to the communitywide trail system and other adjoining destinations. The rustic trail should be a minimum of four feet wide and be surfaced with stable accessible surfacing. The primary uses of a rustic trail are intended to be walking, bicycling and equestrian. The right-of-way widths desired for the rustic trail can range from 24 feet to 30 feet or more. These trails are always off-road in nature. Figure B3 details this trail classification.

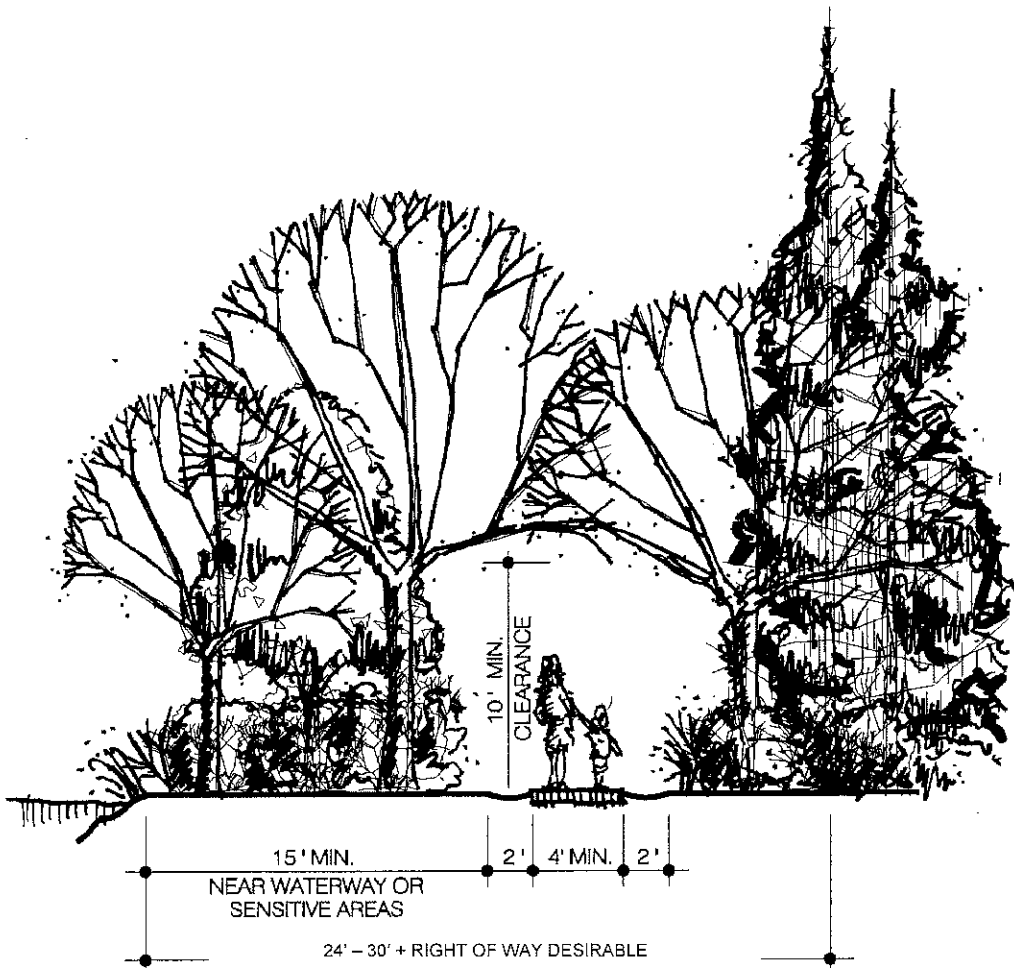


Figure B3
Section of Typical Rustic Trail
(Class 3)

4. Semi-Primitive Trail

This trail type is more specialized with regard to use, but it is more easily adaptable to the open space areas. It will serve in the more sensitive open space areas located within the city. It is designed to accommodate walkers, hikers, bicyclists, and equestrian users. It is typically two to four feet in width and is made up of compacted earth or other stable surfacing. The right-of-way width can range from ten to 20 feet. Typically, maintenance of these trails is minimal. Figure B4 below details the standards for this trail.

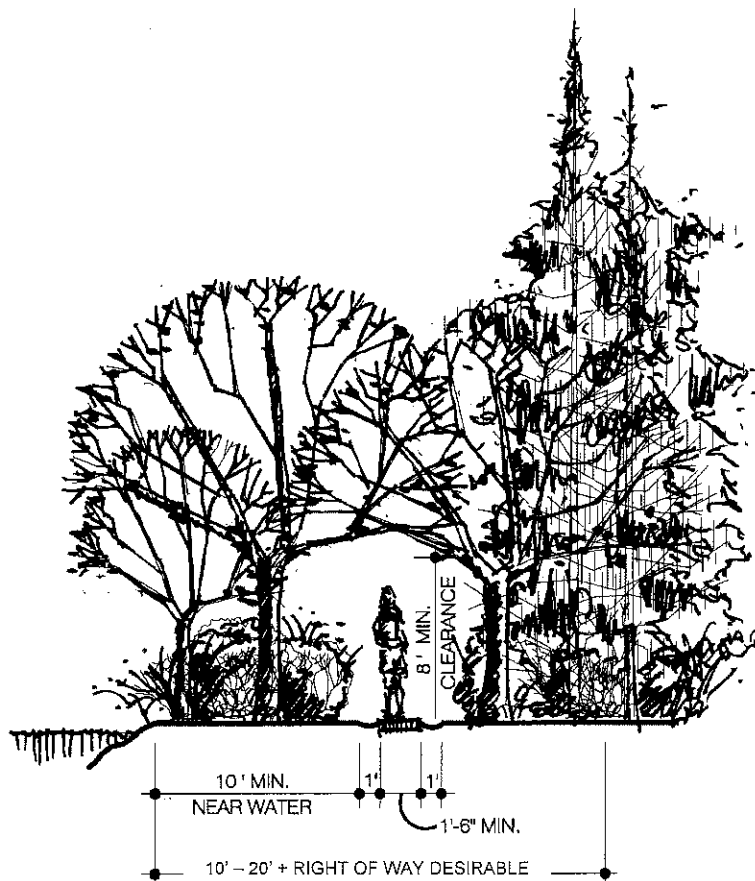


Figure B4
Section of Typical Semi-Primitive Trail
(Class 4)

Summary of Trail and Bikeway Standards

Table B1 summarizes trail standards by trail type. In addition to the trail classifications described previously, the table includes bike lane standards as specified the City's *Design Standard Manual* and *Clark County's Bicycle and Pedestrian Master Plan*.

Table B1
Summary of Trail/Bikeway Classifications

TRAIL TYPE	R.O.W. WIDTH	TRAIL/FACILITY WIDTH	SURFACING	CLEARANCE
1A. Regional Multi-Use Trail	26' Min. (52' or more desired)	12' min.	paved asphalt or concrete	side: 2' min. height: 10' min.
1B. Regional Bike Lane	N/A	6' min.	paved asphalt or concrete	side: 2' min. height: 10' min.
2A. Local Trail	24-40' or more desired	6-10'	paved or stable, accessible surfacing	side: 2' min. height: 10' min.
2B. Local Bike Lane	N/A	4' min. (may not be striped)	paved asphalt or concrete	side: 2' min. height: 10' min.
3. Rustic Trail Trail	24-30' or more desired	4'+	stable, accessible surfacing	side: 2' min. height: 10' min.
4. Semi-Primitive Trail	10-20' or more desired	1.5'+	compacted earth or similar	side: 1' min. height: 8' min.
Accessible trails should not exceed a 1:12 (8.33%) running slope for more than 30% of the total length of the trail, or exceed more than a 1:8 (12%) running slope for any trail segment. Source: 2013 Outdoor Developed Area Guidelines, Architectural Barriers Act.				

Locating Trails in Sensitive (Critical) Areas

The large number of environmentally sensitive (critical) areas in Camas makes it likely that trails will be developed in some of these areas. The benefits of public access to natural areas (bird watching, nature appreciation, and environmental education) need to be balanced with the impacts of access.

Trails in environmentally sensitive areas will need to be carefully and appropriately located and designed. Exceptions to the trail improvement standards set forth in this Plan may be authorized in sensitive areas consistent with current best practices. This document recommends a thorough review and assessment of existing and proposed trail corridors, and careful placement of trails within sensitive areas to aid in minimizing the impacts. Guidelines for determining the suitability of trail locations in sensitive areas include the following:

- 1) Provide a minimum 20-foot wide vegetated buffer between wetland, sensitive area or water edge and the trail.
- 2) Construct boardwalks, railings, see-through fences and viewpoints to allow visual access to the areas and to keep trail users on the trail and away from the habitat.
- 3) Design wetland crossings for maximum protection of the wetland and locate them in an area suitable for public use.
- 4) Provide adjacent vegetation at access points that is dense enough to discourage off-trail travel. If necessary, install additional thick or thorny vegetation to prevent access.
- 5) Cover earthen based trails with dense turf where it crosses floodplains or other areas subject to periodic flooding to reduce puddling and walkers skirting the area.
- 6) Site trails away from active stream channels to prevent local bank erosion cause by trampling. In streamside locations where access is permitted or encouraged, provide access via boardwalks.
- 7) Locate bridge crossings in locations that will provide minimum impact to the water's edge and habitat while providing a rewarding experience for the trail user.

Trailheads

Two classifications of trailheads exist in Camas: primary trailheads and secondary trailheads. The majority of trailheads can occur within existing and proposed park sites. Where no other option is available and a trailhead is necessary, then a freestanding trailhead may be required.

A. Primary Trailheads

Typically, primary trailheads will include:

- Off-street parking. The number of parking spots is dependent on use – 20 spaces is a guideline, but this amount is not necessarily required.
- Restroom facilities
- Drinking fountain
- Telephone
- Picnic areas
- Appropriate signage/directories

B. Secondary Trailheads

Secondary trailhead will generally include:

- Appropriate signage/directories
- Off-street parking may or may not be provided for secondary trailheads. However, secondary trailheads in remote locations should have a maximum of three spaces.

Trailhead design will need to consider the need for utility connections and regular maintenance. Ongoing monthly and long term capital costs should be minimized through the use of labor saving design elements where ever possible.

V. TRAIL SAFETY

The ideal trail is planned and designed with safety considerations taken into account. There are two issues involving safety concerning trail users. One is danger due to normal trail use, and the other is personal safety of users.

A number of methods can be implemented to increase the safety of trails to users. Some of these are outlined below:

- **Open and Visible Trails:** If trail guidelines are followed, the resulting trails will provide open and visible corridors to both users and law enforcement personnel. Visibility increases a person's sense of safety.
- **Safe Design:** If deemed necessary, techniques such as emergency call boxes, lighting, security vehicle access, and landscaping can be designed can be installed to increase safety.
- **Reduction of Trail Conflicts:** A number of problems occur on multi-use trails where two types of users are interacting. Good design, signage, and awareness of trail etiquette all reduce problems associated with these conflicts.
- **Coordination with Public Safety:** By making area law enforcement and public safety officials aware of trail routes, trailheads, and potential problem areas, they can develop emergency response plans and a method of policing the area the most efficiently.
- **Bicycle Patrols:** These patrols, made up of police or volunteers, can provide security on the trails. In addition to safety, patrols can provide information, offer bicycle safety checks, and do other service duties. Overall, the most important part is providing "eyes" on the trail system to reduce potential problems.
- **Organized Programs:** The City can set up programs of volunteer guides to accompany those who wish to use a specific segment as a group. This can either be on a specific request basis or be integrated into the recreation programs. Organized programs, such as a special event nature walk, increase "eyes" on the trail.

- **Adopt-A-Trail Program:** Through an adopt-a-trail program, private groups, organizations, or individuals are encouraged to adopt trail segments or corridors by volunteering or providing donations for maintenance and development.
- **Neighborhood Trail Watch Program:** Through a neighborhood trail watch program, property owners adjacent to trails can be encouraged to monitor nearby trails and report maintenance or operation problems to the City, and to report vandalism or other inappropriate activity to the Police Department.



STAFF REPORT

2014 COMPREHENSIVE PLAN AMENDMENTS

File #CPA14-04

Attachments

- A. Staff Report on 2014 Comprehensive Plan Amendments
 - Table 1 – Proposed Comprehensive Plan Acreages
 - Table 2 – Proposed Grass Valley Comprehensive Plan and Zoning
 - Map 1 – Proposed comprehensive plan areas citywide
 - Map 2 – Proposed amendment areas with adjacent zoning

- B. City of Camas Park, Recreation, and Open Space Comprehensive Plan
 - Draft Plan

- C. Grass Valley Application Materials
 - CPA14-02 Narrative 01-13-14
 - CPA14-02 Narrative 10-6-2014
 - CPA14-02 Market Analysis
 - CPA14-02 Proposed comp plan
 - CPA14-02 Proposed zoning
 - CPA14-02 Current comp plan
 - CPA14-02 Current zoning

2014 COMPREHENSIVE PLAN AMENDMENTS

STAFF REPORT

TO: **Mayor Higgins**
City Council

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

DATE: **November 21, 2014**

HEARING DATE: **December 1, 2014**

This Staff Report will:

- Analyze the City's Comprehensive Plan housing and employment goals
- Analyze the issues set forth in CMC 18.51
- Provide a recommendation

I. COMPREHENSIVE PLAN AMENDMENT PROCESS:

Each year in the months leading up to January, the City announces that proposed amendments to the Comprehensive Plan will be received for 30 days. The 2014 announcement was published in the Camas Post Record and ran weekly from October 22, 2013, through December 17, 2013.

There are several amendments to the City's comprehensive plan map and zoning map that are proposed for consideration, which are attached to this report, and discussed at Section III. The Planning Commission recommended approval on June 17, 2014, for amendments to the City's *Parks, Recreation, and Open Space Comprehensive Plan* (File #CPA14-03 "PROS" Plan), and on October 21, 2014, recommended approval of the Grass Valley plan (File #CPA14-02). Both applications are discussed in this report, and the supporting materials are included and indexed. City Council must consider the amendments concurrently so that the cumulative effect of the various proposals can be ascertained.

City Council's decision on the proposed amendments may include the following actions pursuant to **CMC§18.51.050 (B) (1-5)** in part,

- (1) *Approve as recommended;*
- (2) *Approve with additional conditions;*
- (3) *Modify, with or without the applicant's concurrence;*
- (4) *Deny; or*
- (5) *Remand.*

II. BACKGROUND/ANALYSIS:

In July, the City began a two-year, cover-to-cover update to the Comprehensive Plan in accordance with the requirements of the Growth Management Act, RCW Chapter 36.70A ("GMA"). The Department of Commerce set June 2016 as the deadline for completion of the project. The plan in effect was enacted with Ordinance 2361 in 2004, and portions have been amended annually. The first phase of the overall update is to conduct a citywide visioning survey, and approve a new vision statement, which will guide the City for the second phase of the update.

In April 2014, the Office of Financial Management (OFM) estimated that between 2010 and 2014, Camas grew at a rate of 7.88% to 20,880. On January 21, 2014, the Board of Clark County Commissioners adopted the Office of Financial Management (OFM) medium population increase projection of 1.12% for the twenty year period ending in 2035, for a total county population of 562,207 (Res. 2014-01-09). The county allocated a portion of the population growth and job creation to each city and town. The City was allocated a total population of 34,410, and 12,503 new jobs by 2035. Although, not yet adopted, the City has been working closely with the County during this update process. The requirements as adopted from the Clark County Framework Plan (2007) are included in the Figure 1 (to the right).

Figure 1: 2007 Clark County Framework Plan

Population of 34,809 by 2024

Housing and jobs per acre were calculated with the following ratios:

- 2.59 Persons per household
- 6.0 dwelling unit per net developable acre
- 4.5 dwelling units per gross acre

The City must evaluate proposed comprehensive plan changes in order to provide a balance of residential and employment lands. The City must also carefully evaluate the amount of developable land for each use, after deducting for critical areas or other challenges. It has been noted in previous reports, that the adopted environmental regulations since the 2004 plan have decreased the amount of developable land in the City. The following analysis will provide findings of compliance with the Clark County's population and employment allocations, and the GMA.

Residential lands

Residential construction activity has rebounded with 262 permits issued this year, from the low of 2008, when only 63 permits were issued. The City also approved a 297-lot single-family preliminary plat this year, and accepted applications for eight final plat applications, totaling 223 lots.

According to OFM, there are 7,493 housing units in the City as of April 2014. The County's 2035 allocation of population would require the City to plan for **5,086*additional** housing units, based on the calculation of 2.66 persons per household†.

The 2012 TIF‡ Update Study forecasted that 4,510 additional dwelling units can be accommodated throughout the City. However, it was recently found that the units appropriated to the Green Mountain and adjoining area TAZ§ in 2013 was in error as it included 662 units, rather than the approximately 1,800 units anticipated (difference of 1,138 units). During the 2013 comprehensive plan update, the City converted 225.8 acres of employment land to residential land to allow for 1,354 additional housing units. As corrected, the City can accommodate a **total of 7,002 additional housing units within the 20 year planning horizon**. Given that the City must only accommodate 5,086 additional housing units, then the City exceeds the targeted allocation by 1,916 units (38%). With this said, and with any long-range planning effort, there are other factors that might hinder full development of residentially zoned land in the City, such as steep slopes, wetland areas, shoreline restrictions, or odd property configurations, which are impossible to know at this time without

* Calculation is as follows: (2014 Population – 2035 Projection) ÷ 2.66 persons per household

† The calculation of **2.66 persons per household** is consistent with the draft 2016 Clark County Comprehensive Plan.

‡ Transportation Impact Fee (TIF)

§ The Transportation Analysis Zone (TAZ) for the Green Mountain area is #490 within the study.

property-specific analysis. To minimize those constraints, there are several currently adopted regulations that can be utilized. The following regulations allow for flexible lot sizes and dimensions, to include: the Planned Residential Development code (CMC Chapter 18.23); Accessory Dwelling Units code (CMC Chapter 18.27); Mixed Use codes (CMC Chapters 18.22 and 18.24); and Flexible Development codes (CMC Chapter 18.26).

The economic analysis, Market Assessment of West Camas Comprehensive Plan Amendment and Rezone Request (August 19, 2014), that was submitted with the Grass Valley proposal (CPA14-02) describes the future hope to convert 60 acres of employment land to residential uses. At page 2 of the narrative (October 6, 2014), it stated that more high-density housing would be justified, “if the economic analysis demonstrated a surplus of jobs creating land under the new zoning”. The application proposes to amend 152.88 acres of LI/BP lands to a combination of Industrial and Commercial designations, and did not include information to support conversion of any portion of the property to residential use. Staff concurs that conversion of additional residential lands could be supported if there was a demonstration that there was a deficit in buildable residential land, and a surplus of employment land. However, there is a surplus of residential land as demonstrated by the city’s calculations.

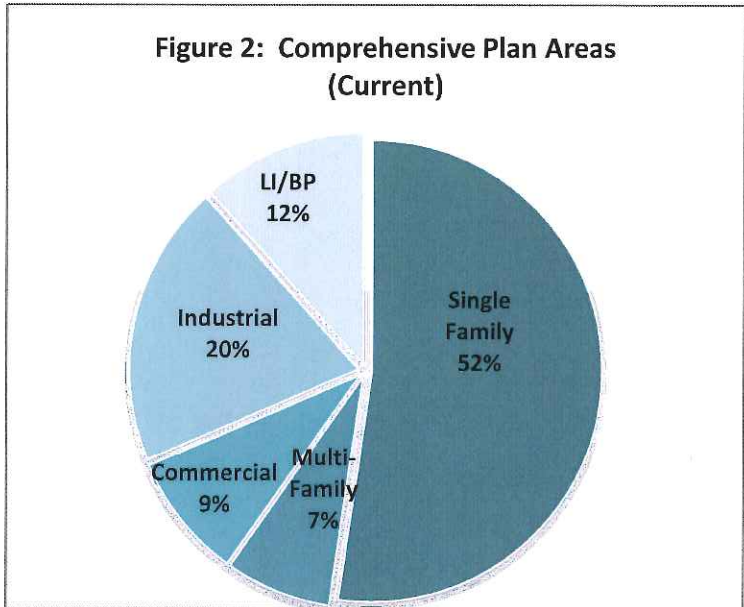
Findings: The City can accommodate the population target of 34,410 as adopted by Clark County Commissioners for the anticipated 2035 population, and exceeds that target by 5,095 (15%). There is no need to increase residential land area.

Employment lands

The City has approximately 2,854 acres designated for employment (combined commercial and industrial lands), or 41% of the overall acreage. The county estimates that there is 1,279 gross acres of vacant and underutilized employment land, with a potential for creating 12,157 additional jobs. The available land is consistent with Clark County’s 2016 comprehensive plan forecast to provide 12,503 new jobs in Camas by 2035.

The City is progressing to meet those goals. As with residential construction, there has been significant growth within the employment sector this year. Fisher Investment’s construction of a second building is nearing completion, and the company will likely employ 1,000 employees when fully staffed. In the downtown, Fuel Medical redeveloped the Westlie Ford building on Birch Street, and will employ approximately 40 people. Within the North Dwyer Creek area, the Dwyer Creek Business Park building of 87,000 square feet was approved, and set to begin construction this fall. Just north of that site, a 42,000 square foot building for Alpha-Tec Systems will begin in the spring, which should employ 50 people.

The economic analysis submitted with CPA14-02 provided information to consider in regard to the best location for additional commercial lands, particularly those commercial lands that are targeted for retail development. The analysis focused on the feasibility of retail development in the western portion of the city, in particular within the 650 acre area identified as Grass Valley. The analysis (page 9) indicated that close proximity of the 192nd Avenue commercial corridor (Vancouver)



The economic analysis submitted with CPA14-02 provided information to consider in regard to the best location for additional commercial lands, particularly those commercial lands that are targeted for retail development. The analysis focused on the feasibility of retail development in the western portion of the city, in particular within the 650 acre area identified as Grass Valley. The analysis (page 9) indicated that close proximity of the 192nd Avenue commercial corridor (Vancouver)

hinders the ability of the west side area of Camas to capture much of the \$517.8 million of sales tax leakage. On page 10, it listed the top categories for sales leakage, which included vehicle sales, electronics, and appliances. The analysis opined that the most feasible market opportunities for the City, would be to focus on specialty food stores, health & personal care, restaurants, and unique independent businesses.

The Finance Director, Cathy Huber Nickerson, stated that the city's credit rating would be higher according to Standard & Poor's if there was more retail tax revenue. Due to the competition from 192nd Avenue, the report stated that this limits retail development within the Grass Valley area. Future planning division work plans should include studying other commercial or residential areas of the city, where competition from 192nd Avenue is not such an influencing factor.

Findings: There is adequate land designated for employment uses to meet the projected need for jobs in 2035, however the city should study viable locations for more retail development to capture the tax revenue.

III. SUMMARY OF APPLICATIONS

City of Camas Parks, Recreation, and Open Space Plan (PROS): Since adoption of the 2007 Plan, the Parks and Recreation Department has completed or pursued several plan recommendations and has successfully leveraged the PROS Plan to bring in needed grant funding for park system development. During the same time, the City of Camas has experienced change in several ways, notably the expansion of the city north of Lacamas Lake and several recent areas of new or planned development. An update was not only mandated by state law, but necessary to address the expanded areas of the city.

This PROS Plan update included the following changes from the 2007 plan:

- Provides an update of the city's existing parks, open spaces, recreational facilities and trails;
- Describes changes in public perceptions, needs and interests related to the park and recreation system;
- Addresses changes and needs in new growth areas and developing areas of the city;
- Recommends new projects and implementation strategies to guide development of the system; and
- Addresses state-wide requirements and renew the City's eligibility for grant funding.

On March 26, 2014, the City of Camas Parks and Recreation Commission approved the Draft PROS Plan. Then on June 17, 2014, the Planning Commission held a public hearing, deliberated, and recommended approval. Adoption of the PROS Plan update will provide necessary guidance for the parks and recreation system. The plan does not propose specific amendments to the Parks, Recreation, Open Space & Trails *Element* of the Comprehensive Plan at this time. However, amendments to this Element should be based on the 2014 PROS Plan update

Findings: The PROS Plan update will provide necessary guidance for the parks and recreation system and is mandated by state law.

CPA14-02 Grass Valley: The applicants Sharp Electronics, MacDonald & Mackay; David Lugliani (APC Sunrise Summit); and Fisher Investments, propose an amendment to the City's comprehensive plan and zoning maps. The subject properties are located generally north of NW 18th, south of NW Leadbetter Drive, west of NW Parker Street and east of the City limits (*east of Vancouver's 192nd Avenue*). The application included 650.61 acres, however only 167.94 acres are proposed to be amended (Refer to Table 2 and Map 2 of this report). In brief, the proposed amendments would decrease the City's amount of LI/BP properties, and increase commercial properties. The main

purpose of the amendments is for smaller minimum parcel sizes and decreased building setbacks than allowed by LI/BP development standards.

The application included a narrative, an economic analysis (August 2014), and four maps of the existing and proposed comprehensive plan amendments and zoning. The proposed amendments would change 92.14 acres of LI/BP lands to Industrial, with an associated zoning of Business Park (BP); and 60.74 acres of LI/BP to Commercial, with an associated zoning of Regional Commercial (RC). The application also requests a zone change of 22.38 acres from Community Commercial to Regional Commercial.

The application was titled, "Grass Valley Master Plan", however it does not provide specifics essential to a master plan document for the 650.61 acres included in the application. For example, a master plan should explain how a site, or series of sites, will be developed, describing and illustrating the proposed developments relating to one another, and to the City. It should show how that form will achieve the intended vision for the place, and how a distinct and appropriate character will be created. Important aspects for consideration include a thorough assessment of the area, its environmental constraints, and strategies to focus on the strengths of the site, geographic location, and surrounding developments. The plan should include proposed lots sizes, densities, pedestrian and vehicular circulation, and provisions for other services, such as parks or trails. The master plan should provide design details that clearly show how the current design regulations are insufficient, in order to execute the proposal. For those reasons, the following analysis focuses on the 167.94 acres that are proposed to be amended, and not the parcels that remain unchanged.

As noted in Section II of this report, the city's Finance Director reported the need for the city to capture more of the region's retail sales tax income. **The proposed amendments to increase commercial designated lands by 60.74 acres are consistent with that goal.** The zone change request for 22.38 acres, from CC zone to RC will allow for 11 additional land uses than under CC zoning, which include (in part) a convention center, animal kennels, parcel freight depots, and truck terminals. Both the CC and RC development standards do not have lot size limits, building heights limits, and do not require setbacks. The attached Map 2 provides the zoning districts adjacent to the proposed amendment areas.

The parcels that are proposed to be amended from LI/BP to Industrial with associated BP zoning are located on the Sharp property. In general, there are single-family designated properties to the south, industrial properties to the east, and commercial properties to the north. The residential developments to the south of the Sharp properties could be the most affected by the amendments given the difference between development standards and uses. The front setbacks of 200-feet are currently required of those properties if they develop under the LI/BP standards. The land uses allowed within both the LI/BP and zones differ as well. Most retail/commercial uses are considered accessory in LI/BP zones, and are allowed outright in the BP zone. The application did not include a list of uses for the properties, the layout of potential structures, setbacks from property limits, or other details that might better inform the city of any potential conflicts.

The application included an economic analysis, "Market Assessment of West Camas Comprehensive Plan Amendment and Rezone Request" (August 2014). The focus of the analysis was *"to examine if there is excess supply or shortage of employment land given "likely" long term market demand in the area; if there is an excess supply then determine what other supporting use would complement economic development efforts"* (page 1). Namely, the report was intended to demonstrate the need for amending 60 acres to Light Industrial zoning, which would allow residential uses. The applicant revised the proposal and does not include a proposal for any of the properties to be amended to LI zoning. For this reason, the acreages provided throughout the report differ from the current proposal under review. Also, starting on page 14, there is discussion regarding net developable acreage of the subject properties that deducts critical areas. The application did not include a critical area report or map to support those statements. On page 18, the analysis also calculated potential jobs using factors that differ from the county's vacant buildable lands model. For

these reasons, it is not possible to evaluate whether or not the Grass Valley amendments will generate more jobs than under the current comprehensive plan and zoning. Regardless of the discrepancies in the economic analysis, the City has expressed the need for more retail development, and amending the properties to the associated zoning of RC and BP, could contribute to that goal given the development standards of those districts.

Findings: Increasing the available commercial land for office or retail development is consistent with city needs.

Miscellaneous Map Amendments:

1. Light Industrial Property at Parcel # 76660-000 (Paltullo)

On November 6, 2014, Staff met with James Paltullo, the property owner of the mixed residential** parcel (#76660-000) along Dallas Street (SR-500), which is zoned Light Industrial. The Light Industrial code amendments as proposed with file #CMC14-03, to prohibit residential uses in the zone would change the conforming use of his property to non-conforming if approved. Mr. Paltullo is concerned that his office and residential use would be subject to building restrictions as a non-conforming use. He shared that in the future, he would like to build a boat repair shop on the undeveloped portion of his property. As a potential remedy, Staff discussed with Mr. Paltullo that the properties adjacent to the north are designated Commercial, and zoned DC. In review of the allowed uses in the DC zone, both his current use and future plan for a boat repair shop would be outright permitted. For these reasons, he would support a potential comprehensive plan map amendment to his properties, to a "Commercial" designation, with the associated zone change to DC. Staff would also support this minor map amendment as it would enlarge the DC zone to occur on both sides of a major street, and eliminate the zoning anomaly in this area of town.

Findings: That the amendment of Parcel #76660-000 to a Commercial designation, with an associated zoning of Downtown Commercial, is consistent with the uses on the subject property.

2. Single-family Medium property at Parcel #127505-000

There is approximately 45,636 square feet of property that is currently designated as Single-family Medium, which will be amended to "Park" designation, with an associated zoning of "Open Space".

3. Park property at Parcel #124821-000 (Ostenson Canyon Park)

There is approximately 41,094 square feet of property that is currently designated as "Park", which will be amended to "Single-family Medium", with an associated zoning of "Residential 10,000".

4. Inadvertent mapping errors.

IV. CRITERIA OF APPROVAL CMC§ 18.51.010 - Comprehensive Plan Amendments

A. A detailed statement of what is proposed and why;

Findings: Council must consider amending the Parks, Recreation, and Open Space Comprehensive Plan, the Grass Valley Plan, and other miscellaneous amendments. Staff has provided details of the proposed amendments in Section III of this report.

B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;

Findings: The comprehensive plan amendments will affect the entire city. Staff has provided details of the proposed amendments in Section III of this report. Briefly, the PROS plan provides

** The current use is considered a "Residence accessory to and connected with a business" per CMC§18.07.030 Table 1.
2014 Comprehensive Plan Amendments

guidance for all land within the City of Camas and the Urban Growth Boundary, yet does not directly impact any specific property. The Grass Valley plan is generally west of the intersection of NW Parker Street and NW 38th.

C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;

Findings: The Grass Valley application considers the development standards of the LI/BP designation too restrictive and requests that the properties be amended to commercial and industrial zones. Although, not proposed with this application, the applicant has noted within both narratives and within the economic analysis, a desire for a mix of residential development within the master plan area. For clarity, no residential areas have been included on the proposed maps.

However, mixed use zoning is consistent with the adopted 2004 Comprehensive Plan, land use policies LU-12 through LU-15 and Strategy LU-11. Staff recommends that mixed use development standards be considered as part of a future Work Program, which could be applied to commercially designated properties.

D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;

Findings: The proposed comprehensive plan map amendments will not reduce the amount of employment land in the City, and will therefore continue to support the goal of job creation.

E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;

Findings: The amendments at Section III as discussed in this report would require changing the city's parks plan. Adoption of the PROS Plan update will provide necessary guidance for the parks and recreation system.

F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;

Findings: The amendments at Section III as discussed in this report would not require changing the City's capital facilities.

G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and

Findings: The amendments as discussed in this report would replace the PROS current plan with the plan contained in file #CPA14-03, and modify the city's maps. New parks and recreation facilities would be required to meet adopted zoning standards at the time of development review.

Additionally, the Community Development Department Staff recommended that the development standards of the LI/BP zone be reviewed as part of a future Work Program, in light of the combined requests over the past two years of converting LI/BP areas to other designations.

H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

Findings: Both the PROS Plan and the Grass Valley Plan included SEPA checklists.

V. PUBLIC COMMENT

On November 6, 2014, James Paltullo, the property owner of the mixed residential^{††} parcel (#76660-000) along Dallas Street (SR-500), which is zoned Light Industrial. Mr. Paltullo's comments are provided in Section III of this report.

VI. RECOMMENDATIONS

That City Council conducts a public hearing on the proposed amendments to the annual 2014 Comprehensive Plan and Map. Further, that Council renders a consolidated decision to include:

- **CPA14-02:** To approve amendments to the Comprehensive Plan Map and Zoning Map as proposed by the Grass Valley plan consistent with Table 2 based on the need to promote a retail tax base in west Camas.
- **CPA14-03:** To approve the Parks, Recreation, and Open Space Comprehensive Plan as provided.
- To approve miscellaneous map amendments as provided with the annual comprehensive plan map and zoning map updates.

That the 2015 Community Development Work Program include the following:

1. Amendments to the development standards of the LI/BP zone, CMC Chapter 18.21 and density and dimension standards for the LI/BP zone at CMC Chapter 18.09.
2. Development of a mixed use development standard, which could be applied to commercially designated properties.

^{††} The current use is considered a "Residence accessory to and connected with a business" per CMC§18.07.030 Table 1.
2014 Comprehensive Plan Amendments

Table 1 – Proposed 2014 Comprehensive Plan Acreage (approx.)

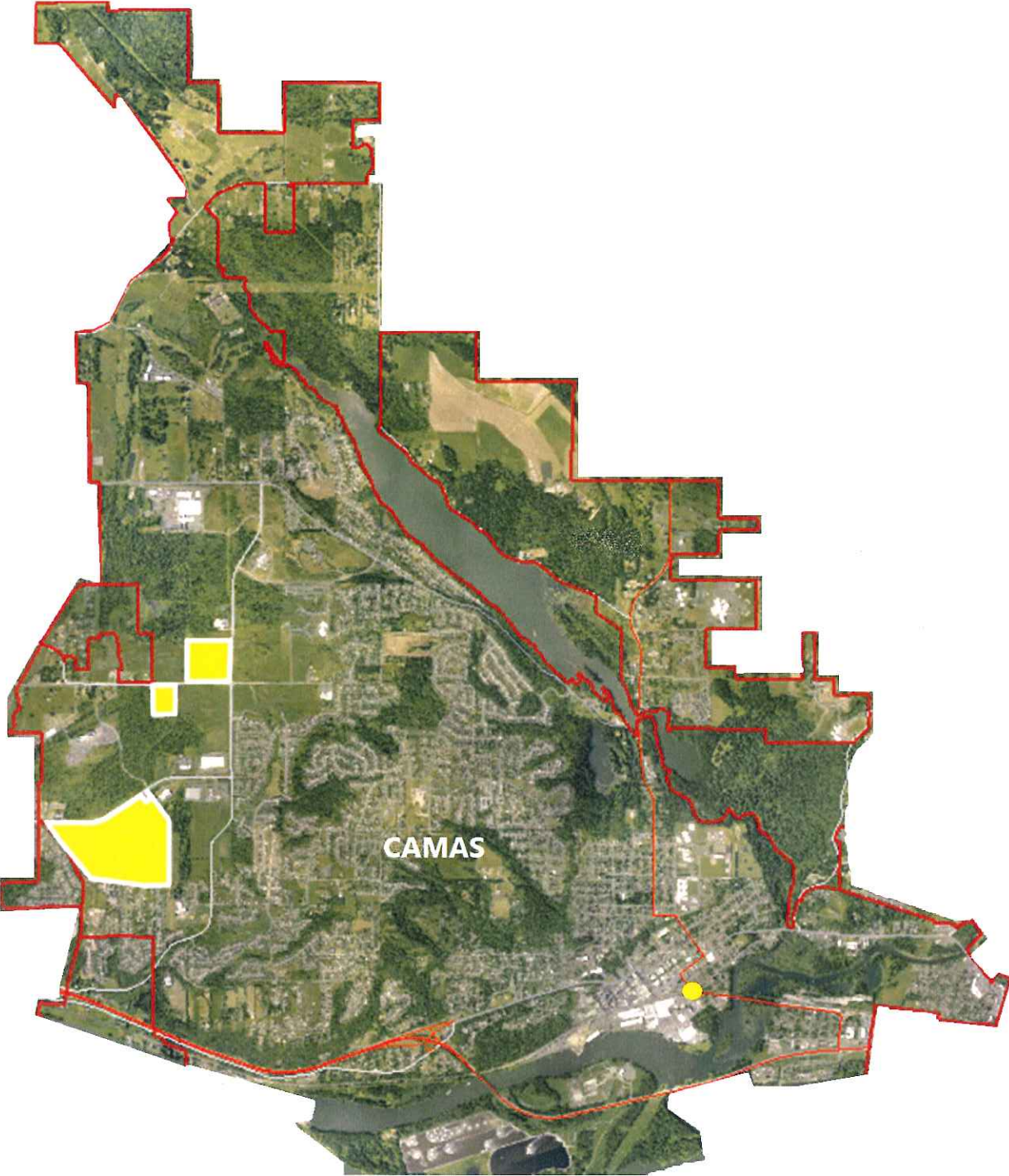
	Current	Proposed	Total Proposed
Comprehensive Plan Designations	Acres*		Acres
Single Family Residential			
· Low Density	641.2	0	641.2
· Medium Density	2,965.28	0	2965.28
· High Density	104.69	0	104.69
Multi-Family			
· Low Density	260.47	0	260.47
· High Density	269.54	0	269.54
Commercial	623.12	53.69	676.81
Industrial			
· Business Park	425.76	92.14	517.9
· Light Industrial	35	-0.27	34.73
· Heavy Industrial	943	0	943
Light Industrial/Business Park	827.27	-152.88	681.71
Park	612.37	0	612.37
Total acreage*:	7,707.70		7707.70
*Does not include UGB Areas.			

Note: Includes CPA14-02 and Miscellaneous amendments.

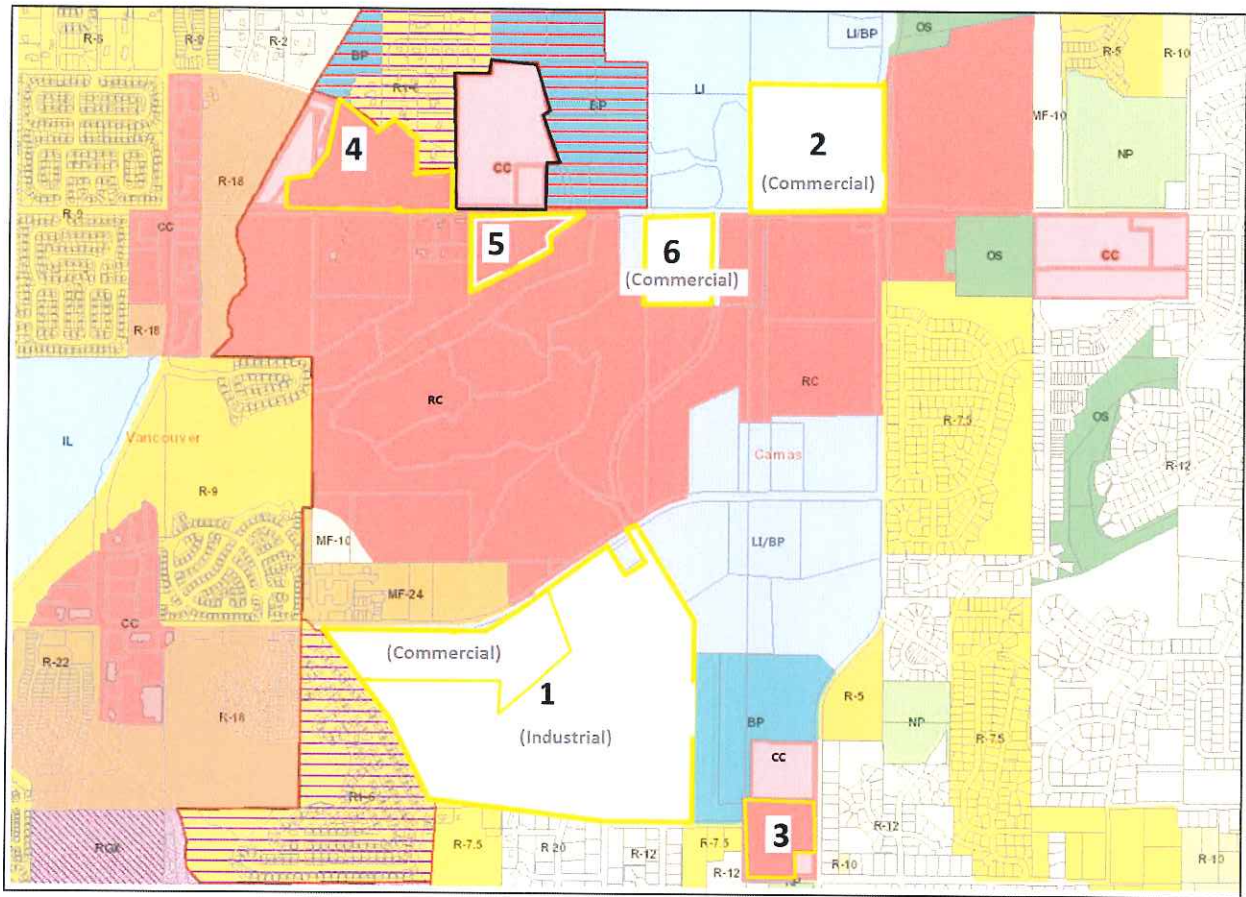
Table 2 – Proposed Grass Valley Comprehensive Plan and Zoning

Property Owners (# on Map 2)	Acres	Current Comp Plan	Current Zone	Proposed Comp Plan	Proposed Zone
Sharp Laboratories (1)	92.14	LI/BP	LI/BP	IND	BP
	20.00	LI/BP	LI/BP	COM	RC
Mackay & MacDonald (2)	23.87	LI/BP	LI/BP	COM	RC
John Mackay (3)	4.25	COM	CC	COM	RC
Mackay Family (3 also)	2.5	COM	CC	COM	RC
APC Sunrise Summit (4)	7.61	COM	CC	COM	RC
Fisher (5)	8.02	COM	CC	COM	RC
Fisher/WA KSF, LLC (6)	9.55	LI/BP	LI/BP	COM	RC
Total acres:	167.94				
Total acres of comprehensive plan amendments:	145.56				(22.38 acres are zone changes and do not require an approved comprehensive plan amendment.)

Map 1- Proposed Comprehensive Plan Amendments Citywide



Map 2- Proposed Grass Valley Amendments Areas with Adjacent Zoning



The numbers on the map correspond to parcel owners listed on Table 2 of this report. The map provides the zoning districts of properties surrounding the proposed amendments. The white numbered parcels are shown with the *proposed* comprehensive plan designation in brackets. The other numbered parcels are shown with the proposed zoning designation change, as the underlying comprehensive plan designation does not change. The drawing of amendment areas is approximate.

Zoning	
Residential	Commercial
 R-20	 RC
 R-15	 CC
 R-12	 NC
 R-10	 DC
 R-7.5	 MX
 R-6	Industrial
 R-5	 HI
Multi Family	 LI
 MF-10	 BP
 MF-18	Light Industrial / Business Park
 MF-24	 LI/BP
Parks & Open Space	
 NP	
 SU	
 OS	

NARRATIVE FOR ANNUAL REVIEW

Introduction

The Applicants are the owners of a great majority of the land located between Parker Street to the east, Payne Road/18th/16th to the south, Fisher swale to the west and Wafertech/ the Camas Urban Growth Boundary to the North; all in the City of Camas. The Applicants are comprised of four major ownership groups: Sharp Electronics; the Mackay and MacDonald families; David Lugliani; and Fisher Investments. Pursuant to CMC 18.51.020, the Applicants' representative met with the Planning Director on December 18th, 2013 to discuss a conceptual master planning exercise of the area that would likely include some amendments of the City's Comprehensive Plan and zoning designations for some of the property in this area from LIBP/LIBP to either: Industrial (I)/Light Industrial (LI); Industrial (I)/Business Park (BP); or Regional Commercial (RC)/Regional Commercial (RC). The accompanying conceptual plan depicts proposed zoning. All LI and BP zoning, by regulatory necessity, would have a Comprehensive Plan designation of Industrial and the Regional Commercial zoning would have a Regional Commercial Comprehensive Plan designation. The Applicants have not yet received any pre app notes back from the City.

CMC 18.51.010 provides the issues and criteria needed to be addressed in a formal Comprehensive Plan amendment application. This narrative addresses the land use and regulatory history of the area, current trends, the Applicants' goals for the area and desired benefits to the community. The narrative also discussed various technical tools such as market and economic analysis that will likely be performed to help determine the best way to maximize

the benefits to the Community and to the stakeholders for the development of the remainder of Grass Valley. This narrative also addresses the criteria identified in CMC 18.51.010.

Discussion

A. What is proposed and why

Twenty plus years ago, the City of Camas embarked on an aggressive vision for the Grass Valley area that focused upon attracting large high tech manufacturers to large campus like settings. The City did a wonderful job of implementing that vision; and because of that, today some large high tech employers are located in this area of Grass Valley. That vision was implemented over the course of many years. However, much of the area's remaining land has become severely constrained by increased wetland regulations or has steep slopes. Because of these constraints, there are few, if any, locations within this area that could site a new large high tech manufacturer.

In addition to the regulatory impacts on the remaining portions of Grass Valley, the market place for large scale high tech manufacturers has changed. Over the last several years, the City has recognized this dynamic and amended its Comprehensive Plan to eliminate LIBP zoning on some Grass Valley parcels and replaced that zoning with LI, BP or RC zoning.

The Applicants have all worked with the City in the past on many of these issues. Over the last year, a variety of discussions have occurred between the individual Applicants and the City with respect to their individual properties. Recently, the Applicants discovered that each of them was discussing similar issues with the City.

With the goal of achieving the most efficient use of the land in Grass Valley and considering factors such as likely employment opportunities for the area, existing land uses, market need, probable absorption rates in the area for certain types of uses, e.g. office, retail etc., critical area and topographic constraints and maximization of tax base, the Applicants began meeting to discuss whether a better outcome could be achieved for the Community and for the stakeholders if consideration of these issues occurred in the broader context of a conceptual master plan for this area as opposed to on a parcel by parcel or land holder by landholder basis. The Applicants have also discussed this concept with City (including at the City Council's annual retreat) and have been encouraged to try and avoid a piece meal process, but instead to work with the City on a more integrated plan for the area.

Recognizing that the business world, the regulatory world and the availability of unconstrained lands in Grass Valley have all changed over the last twenty years; it is the goal of the four major landholders in the Grass Valley area, to partner with the City to create a new vision for this area for the next ten to fifteen years.

That vision is currently in its infancy, but will be brought to life through the technical analysis of elements such as: the existing market place and future market trends; the economy; the area's wetlands; the area's slopes; the amount of developable land; the size and proximity of the parcels that the developable areas are comprised of; and, the area's current and potential future zoning.

Functional integration between uses and properties, and the look and feel that such changes would create for Camas should also be part of the discussion. With the filing of the Annual Review application, that process of analysis will begin in earnest. The vision will also come to

fruition through discussions with City Staff and public participation and vetting of this vision through workshops and public hearings before the City's Planning Commission and Council.

B. Anticipated impacts/issues

The geographic area of the proposed Comprehensive Plan changes is depicted on the conceptual master plan that is part of this application. The area is generally bounded on the north by Wafer Tech, Parker Street on the east, the Fisher Swale on the west and the southern border of Sharp's property to the south. The City's adoption of the proposed Comprehensive Plan changes identified above and the zoning identified on the conceptual plan should impact the City in a variety of positive ways.

First, the changes should accelerate job growth by making the properties more marketable through the allowance of a broader range of uses and increasing the quantity of land available for economic development through the elimination of the extremely large setbacks provided for in the LIBP zone. Second, the ability to analyze and determine the quantity and type of zoning necessary to maximize the economic benefits to the City is another positive impact.

Additionally, the ability to plan what is today essentially a blank canvas, or at least one with a lot of yet to painted area, presents a rare opportunity for a local jurisdiction. The ability to "fit the pieces together" in an integrated or harmonized fashion is virtually impossible to do after development has occurred. Such redevelopment and re-orientation typically takes decades to

achieve; and even then, only occurs after existing development fails or runs its course. The most significant issues presented by the Applicants' proposal relate to the relative locations and quantity of the various uses allowed by the proposed zoning.

Finally, depending upon where the City Council ultimately determines to apply zoning and comprehensive plan designations different from what exist today, the Applicants will boundary line adjust parcel lines to match the zoning applied by the City Council.

C. Why change the existing Plan

As noted above, the original vision for the area created over twenty years ago was implemented through LIPB zoning for the area as a whole. That vision was a good one at the time, but many things are different today. First, much of the best land has been consumed. Much of what remains is constrained by slopes and wetlands. Additionally, the market place and the economy have changed. In order to continue producing jobs and tax base from the remaining land in Grass Valley, a broader range of uses on smaller parcels needs to occur. Extensive economic analysis of the area will occur as part of this Annual Review process. That analysis will identify the area's best potential for specific use types to determine what uses today and over the next 10-15 years will best accomplish the goals of the Comprehensive Plan.

D. Goals of GMA

There are thirteen primary goals of GMA:

(1) Urban growth. Encourage development in urban areas where adequate public facilities

and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

These goals (by legislative design) are competing in many respects, i.e., preservation of property rights and protection of critical areas. Local jurisdictions are given broad discretion on how to balance these goals and how to achieve them. Fundamentally, the goals of GMA seek to reduce sprawl and minimize impacts on natural resource lands and critical areas. Density is the overriding lynch pin of the GMA.

In this case, the proposed changes to the Comprehensive Plan further most, if not all of the Act's stated goals. Because of the positive economic impacts created by the Applicants' proposal, goal

five is furthered. Allowing more dense use of the land through reduced setbacks and parcel sizes in areas that have adequate urban services helps achieve goals one and two and twelve. These factors also further goal eight as the need to expand the UGA into natural resource lands is reduced.

Allowance for a small amount of multifamily housing will further goal four. This proposal will not adversely impact the City's ability to protect items of historical or archeological significance, (goal thirteen), or the environment (goal ten), nor impair timely permitting (goal seven), as this area is already slated for urban development; and prior to any development, full environmental review under SEPA and archeological review under state and local ordinances, as well as, adherence to the City's existing regulatory timelines will have to occur. Because this will be a collaborative process initiated by the Applicants and subject to public hearings and workshops before the Planning Commission and the City Council, goals six and eleven should be furthered.

E. The City's Water, Sewer, Storm water or Shorelines Plans

The proposed conceptual plan would likely not require any change to the City's Sewer, Water or Storm Water Capital Facilities Plans or the City's Shorelines Plan. This area has undergone major utility and transportation analysis upgrades in the recent past. The construction of some of those improvements is still ongoing.

F. Needed Capital Improvements

Similar to the lack of need to amend the City's major Capital Facilities planning documents, no additional capital improvements, not otherwise contemplated in the City's Capital Facilities

Plans, would likely be required if the Comprehensive Plan and zoning designations proposed by the Applicants is adopted. Depending upon the manner in which parcels are developed, frontage improvements and utility extensions would almost certainly be needed, as well as, as the normal on site infrastructure that occurs with every development project.

G. Other changes

Other than the express changes being requested by the Applicants through this Annual Review Process, no other amendments to the City's ordinances or regulations is contemplated.

H. State Environmental Policy Act

The full application submittal for the Annual Review process triggers analysis under the State Environmental Policy Act (SEPA). It is the goal of the Applicant's to have many of the probable significant adverse environmental impacts of full build-out, e.g. transportation, analyzed under SEPA as part of this Annual Review. The Applicants will provide the Responsible Official under SEPA with selected impact analysis in order for the lead agency to make its Threshold Determination.

CONCLUSION

Because the application process requires that you start somewhere, the Applicants have already spent considerable time preliminarily analyzing each of their respective properties and the area as whole. This preliminary analysis has included critical area and topographic analysis, engineering analysis, considering such factors as provision of utilities and transportation, and

market and economic trends in the area. Based upon that preliminary analysis, the Applicants have created a conceptual master plan depicting potential Comprehensive Plan and zoning designations for the area as a whole. It is anticipated that further analysis will lead to refinement of these designations, as well as, mechanisms to allow for the area to be functionally integrated. Adding small portions of the area to be developed as residential under the LI zoning designation will help achieve that integration by allowing people to live within this predominately employment related area, thereby reducing vehicle trips and trip lengths, fostering pedestrian circulation throughout the area, and providing additional support for desired commercial and retail businesses; the latter of which is key to creating additional sales tax revenue for the City. The Applicants, all long time partners with the City in the ongoing planning and development of Grass Valley, look forward to collaborating with the City to update and implement the Community's vision for this area.

SUPPLEMENTAL NARRATIVE FOR THE GRASS VALLEY ANNUAL REVIEW
October 6, 2014

On January 30th, 2014, the Applicants: Sharp, Fisher Creek Campus LLC, the MacKay family and David Lugliani applied to the City to take a comprehensive look at the future of the remaining undeveloped properties in the Grass Valley; a vast majority of which are owned by the Applicants. An extensive narrative describing that process and the reasons for it is contained within the original application narrative.

Prior to submitting its pre application package and its application, the Applicant's representative gave a presentation to the City Council at its annual planning retreat to discuss this concept. Based upon a variety of factors, including changes in the economy and market place for job creation; the environmental constraints on some of the property; and the existing limitations of the LIBP zone, the Council encouraged the Applicants to go forward with this process. One of the primary outcomes of the process would be to analyze the existing comprehensive plan and zoning designations of all of the properties owned by the Applicants and make changes where appropriate.

One of the lynch pins for this analysis is an economic and market study prepared by local economist Paul Dennis. In summary, the report finds that under the existing zoning, there is actually a small shortage of jobs producing land. This is primarily due to the large setbacks and other development standards provided for in the LIBP zone which encompasses much of the Applicants' land. However, if the zoning is changed from LIBP to either LI or BP, or another equally less restrictive zone like Regional Commercial (RC - the zone that replaced LIBP in order to site Fisher), then there is a surplus of job producing land over the 10-15 year planning horizon.

The Applicant has been working with Staff on these issues since the economic analysis was completed. After considering that analysis and looking at the various zoning options and what they provide; and particularly the similarity between the BP zone and the LI zones, Staff and the Applicants believe the most appropriate course of action is to withdraw the requests to zone some of the property Light Industrial LI and instead change the proposed LI zoned areas to RC.

The LI zone and the BP zone are very similar. The City indicates it has plans to combine the LI and BP zones into one zone at some point in the future. The RC zone is also very similar to the BP zone, but allows a slightly broader range of commercial uses. There are only a very small number of BP uses that are not allowed in RC. The proposed RC areas would front the intersections of Pacific Rim Blvd/ Payne Road, Parker Street/16th Avenue and along 38th Avenue.

At the Council Planning retreat in January, in the Applicant's Annual Review application and in a workshop with City Council, the idea of allowing some residential uses in conjunction with these changes to Grass Valley's zoning was discussed. Council indicated it would consider some residential uses if Council was convinced that such allowance would not impair the City's ability to attract jobs. The reason for the original proposal to change of the zoning to LI as opposed to BP or RC was that the City's LI zone allows residential development. The Applicants were not

advocating turning large chunks of LI zoned land into residential (nor would Staff, PC or Council likely have been supportive of such a request); but rather, to allow a maximum of approximately 60 acres to be used, if the economic analysis demonstrated a surplus of jobs creating land under the new zoning.

In working through this issue with Staff, it was decided that the best course would be to change the Comprehensive Plan and Zoning designations as described above (converting the LIBP to either BP or RC) and then to work on developing a mixed use overlay zone (or some other similar mechanism) to address the potential for some limited multi-family residential in the Grass Valley area that would help support the proposed retail, shorten commuter trip lengths to Grass Valley employers, and to provide a more varied housing stock in the Grass Valley area.

Attached to this supplemental narrative are revised comprehensive plan maps showing existing and proposed comprehensive plan designations and revised zoning maps showing existing and proposed zoning designations. Also attached is a revised ownership/parcel table identifying the currently proposed changes for each parcel.

The Applicants look forward to discussing these requests with Staff, PC and Council in the upcoming hearings and workshops to create an environment that will foster job creation and a vibrant mix of uses.

Grass Valley Property Owners - Updated October 2014

OWNER	PARCEL	ACRES	ADDRESS	EXISTING COMP PLAN	EXISTING ZONING	PROPOSED COMP PLAN	PROPOSED ZONING
Sharp Laboratories of America 5700 NW Pacific Rim Blvd. Camas, WA. 98607	125651-000	20.77	5700 NW PACIFIC RIM BLVD, CAMAS.	LI/BP	LI/BP	IND	BP
	125661-000	9.59	N/A	LI/BP	LI/BP	IND	BP
	986033-962	29.39	N/A	LI/BP	LI/BP	IND	BP
	986033-961	12.39	N/A	LI/BP	LI/BP	IND	BP
	986033-960	27.32	N/A	LI/BP	LI/BP	COM	RC
	986033-959	20.00	N/A	LI/BP	LI/BP	IND	BP
John G. Mackay 4041 NW Sierra Dr., Camas, WA. 98607	127367-000	4.25	4345 NW 16TH AVE, CAMAS, 98607	COM	CC	COM	RC
Mackay Family Properties LLC 4041 NW Sierra Dr., Camas, WA. 98607	127372-000	2.5	N/A	COM	CC	COM	RC
DGM Remainder Trust, MacDonald Living Trust 4041 NW Sierra Dr., Camas, WA. 98607	177674-000	21.66	N/A	LI/BP	LI/BP	NO CHANGE	NO CHANGE
Mackay & MacDonald Properties 4041 NW Sierra Dr., Camas, WA. 98607 and Douglas MacDonald	125623-000	9.37	4511 NW 18TH AVE, CAMAS, 98607	IND	BP	NO CHANGE	NO CHANGE
	125193-000	6.76	N/A	IND	BP	NO CHANGE	NO CHANGE
	125185-000	12.06	N/A	IND	BP	NO CHANGE	NO CHANGE
	125188-000	23.87		LIBP	LIBP	COM	RC



OWNER	PARCEL	ACRES	ADDRESS	EXISTING COMP PLAN	EXISTING ZONING	PROPOSED COMP PLAN	PROPOSED ZONING
6925 Sunnyside Blvd. Marysville, WA. 98270							
Mackay & MacDonald Properties 4041 NW Sierra Dr., Camas, WA. 98607 and Douglas MacDonald 6925 Sunnyside Blvd. Marysville, WA. 98270	126040-000	4.08	N/A	MFH	MF-24	NO CHANGE	NO CHANGE
	125599-000	7.42	20312 SE 40TH ST, CAMAS, 98607	COM	RC	NO CHANGE	NO CHANGE
	125187-000	24.73	N/A	COM	RC	NO CHANGE	NO CHANGE
	125194-000	3.95	N/A	COM	RC	NO CHANGE	NO CHANGE
	986028-432	19.96	N/A	COM	RC	NO CHANGE	NO CHANGE
	986028-433	19.56	N/A	COM	RC	NO CHANGE	NO CHANGE
	125184-000	.45	N/A	COM	RC	NO CHANGE	NO CHANGE
	125196-000	3.44	N/A	COM	RC	NO CHANGE	NO CHANGE
	125189-000*	5.42	N/A	COM	RC	NO CHANGE	NO CHANGE
	125195-000	21.6	N/A	IND	LI	NO CHANGE	NO CHANGE
	986028-435	21.89	N/A	IND	LI	NO CHANGE	NO CHANGE
	986028-434	16.46	N/A	IND	LI	NO CHANGE	NO CHANGE
177461-000	23.58	N/A		LI/BP	LI/BP	NO CHANGE	NO CHANGE
LUGLIANI'S Matthew & David Lugliani Trustees 16420 SE McGillivray Blvd. Suite 103-197, Van. WA, 98683	177489-000	.88	N/A	COM	RC	NO CHANGE	NO CHANGE
	177439-000	3.8	N/A	COM	RC	NO CHANGE	NO CHANGE
APC Sunrise Summit 16420 SE McGillivray Blvd. Suite 103-197, Van. WA, 98683	177472-000	1.51	19913 SE BYBEE RD, CAMAS, 98607	COM	RC	NO CHANGE	NO CHANGE
	177472-005	1.46	19825 SE BYBEE RD, CAMAS, 98607	COM	RC	NO CHANGE	NO CHANGE
	177480-002	1.1	1709 SE 199TH AVE, CAMAS, 98607	COM	CC	NO CHANGE	RC
	177451-010	1.29	1805 SE BYBEE RD, CAMAS, 98607	COM	CC	NO CHANGE	RC
	177451-005	1.29	1819 SE BYBEE RD, CAMAS, 98607	COM	CC	NO CHANGE	RC
	177451-000	1.22	1911 SE BYBEE RD, CAMAS, 98607	COM	CC	NO CHANGE	RC
	177437-015	1.32	1910 SE 202ND AVE, CAMAS, 98607	COM	CC	NO CHANGE	RC
	177437-010	1.39	1820 SE 202ND AVE, CAMAS, 98607	COM	CC	NO CHANGE	RC



OWNER	PARCEL	ACRES	ADDRESS	EXISTING COMP PLAN	EXISTING ZONING	PROPOSED COMP PLAN	PROPOSED ZONING
FISHER Fisher Creek Campus LLC 5700 NW Fisher Creek DR Ste. 100, Camas WA, 98607	125668-000	2.19	N/A	COM	RC	NO CHANGE	NO CHANGE
	126252-000	17.52	N/A	COM	RC	NO CHANGE	NO CHANGE
	126254-000	2.14	N/A	COM	RC	NO CHANGE	NO CHANGE
	126246-000	13.52	N/A	COM	RC	NO CHANGE	NO CHANGE
	126253-000	9.77	N/A	COM	RC	NO CHANGE	NO CHANGE
	986028-844	25.54	N/A	COM	RC	NO CHANGE	NO CHANGE
	986028-845	12.56	N/A	COM	RC	NO CHANGE	NO CHANGE
	986028-843	34.26	N/A	COM	RC	NO CHANGE	NO CHANGE
	126257-000	5.27	N/A	COM	RC	NO CHANGE	NO CHANGE
	986030-726	5.79	N/A	COM	RC	NO CHANGE	NO CHANGE
	126245-000	8.02	20215 SE 20TH ST, CAMAS, 98607	COM	CC	NO CHANGE	RC
	126248-000	10.31	20017 SE 20TH ST, CAMAS, 98607	COM	RC	NO CHANGE	NO CHANGE
	126243-000	1.14	N/A	COM	RC	NO CHANGE	NO CHANGE
WA KSF LLC 5700 NW Fisher Creek DR Ste. 100, Camas WA, 98607	125192-000	9.55	4720 NW 38TH AVE, CAMAS, 98607	LI/BP	LI/BP	COM	RC

*Parcel 125189-000 is bisected by the City's Van Fleet right of way. This created a small sliver of land on the west side of Van Fleet. The parcel has never been and the sliver should have the same zoning and comprehensive plan designation as the remainder of the parcel. A mapping error appears to have occurred because the City's comprehensive plan and zoning maps show the sliver as having LIBP designations.



Cascade Planning Group
Land Use • Economics • Development

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MEMORANDUM

To: Randal Printz, Landerholm

From: Paul Dennis, AICP, Principal

Subject: Market Assessment of a Comprehensive Plan Amendment and Rezone Request – Final

Date: August 19, 2014

Cascade Planning Group was contracted to provide an assessment of the need for employment zone land within the proposed 650.61 acre West Camas Master Plan. More specifically, evaluate the development potential of the properties in question under current zoning. If a property is not likely to develop under current zoning then the development potential on the property is examined under another similar employment zone (i.e. Business Park or Light Industrial). The final stage of the analysis is to examine if there is excess supply or shortage of employment land given “likely” long term market demand in the area; if there is an excess supply then determine what other supporting use would complement economic development efforts within the West Camas Master Plan area.

The City of Camas is considering a Comprehensive Plan amendment to change the land use designation on 7.65 gross acres from RC to LI, 14.36 gross acres from CC to LI, 8.02 gross acres from CC to RC, 9.55 acres from LI/BP to RC, 69.18 gross acres from LI/BP to BP, and 132.14 gross acres from LI/BP to LI. Approximately 85% of the land requested for zone change is currently designated LI/BP. The net affect is changing 12.46 gross acres of commercial property to industrial; However, this is a change to LI which still allows commercial development and is more of a mixed-use zone than traditional industrial. The proponents are also seeking the ability of developing up to 60 acres of LI for multi-family use that would be equally distributed to three of the applicants (Sharp, Lugliani, and MacKay & MacDonald). Specific land holdings under study include:

Figure 1. West Camas Master Plan by Ownership, Acreage, & Land Use

Name	Gross Acres	Current land use designation	Proposed land use designation
Fisher Investments:			
Change Request	9.55	LI/BP	RC
Change Request	8.02	CC	RC
Remain Unchanged	140.01	RC	RC
Subtotal	157.58		
Sharp:			
Change Request	59.81	LI/BP	BP
Change Request	58.74	LI/BP	LI
Subtotal	118.55		
Lugliani/APC etal:			
Change Request	7.61	CC	LI
Change Request	7.65	RC	LI
Subtotal	15.26		
MacKay & MacDonald etal:			
Change Request	9.37	LI/BP	BP
Change Request	28.16	LI/BP	LI
Change Request	6.75	CC	LI
Remain Unchanged	45.24	LI/BP	LI/BP
Remain Unchanged	18.82	BP	BP
Remain Unchanged	59.95	LI	LI
Remain Unchanged	77.51	RC	RC
Remain Unchanged	11.50	MF-24	MF-24
Subtotal	257.30		
Other Properties:			
Remain Unchanged	101.92	Various	Various
<hr/>			
<i>Total Master Plan Area</i>	650.61		
Change Request	195.66		
Remain Unchanged	454.95		

Source: Cascade Planning Group and Olson Engineering, Inc.

This market analysis focuses on the City’s need or lack of appropriately zoned vacant employment land, maximizing development potential and present value of fiscal revenues. Encouraging a diversity of development activity/uses on the subject sites could support more efficient utilization of public infrastructure as well as meeting the needs of a growing community.

The remainder of this market analysis update memorandum is organized as follows:¹

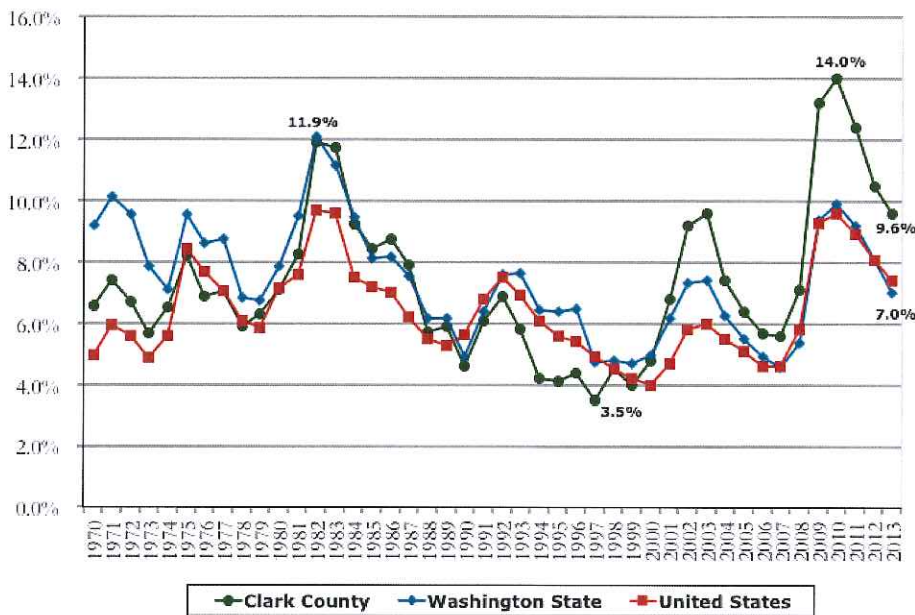
- Market Profile
- Economic Benefits Of Master Plan Area Request
- Summary Observations

MARKET PROFILE

Both regional and local information is provided within this section. Local information was collected based upon a traditional market analysis approach versus jurisdictional (or political boundaries), as consumers (both individuals and businesses) make decisions within a market area and not based upon geo-political borders.

Economic Conditions. Local economic cycles closely follow statewide and national trends. Clark County's unemployment rate remained below statewide and national trends during most of the 1990s; but has remained well above the statewide average for this decade. Local unemployment rates are still among the highest in the state. However, rates have been declining from the peak of 14% in 2010.

Figure 2. Long-Term Unemployment Rates



Source: Washington State Employment Security.

The high rate of unemployment has meant that companies have either gone out of business or reduced their workforce. This has led to an increase in vacancy rates. Furthermore, companies that had once occupied built to suit or proprietary space began to flood the speculative market causing negative absorption. Many of these buildings were constructed for a unique user that makes them difficult to lease to the average business. Within East Clark County, this has masked the positive economic development activity. For example, large unique vacant buildings that have affected real estate trends include the former research & development paper mill buildings in Camas, former HP/SEH building along S.E. 34th Ave, former Union Carbide building in Washougal, Camas Post Office, and former Sharp Laboratories of America building to name a few.

During the economic recession, Clark County jurisdictions lost 7,460 (5.7%) of its job base. The recession affected each jurisdiction differently. For example, LaCenter, Ridgefield, and Washougal experienced the greatest percentage of job losses (15%-17%). On the more positive side, Vancouver (-3.9%) and Camas (-4.2%) experienced fewer job losses on a percentage basis. Battle Ground actually

experienced job growth (+8.3%). Of the jurisdictions experiencing a decrease in employment during the Great Recession, only Ridgefield and Camas have gained back their job losses.

Figure 3. Employment Trends by Jurisdiction (2007-2012)

Jurisdiction	2007	2008	2009	2010	2011	2012	Change
Battle Ground	5,034	5,219	5,388	5,382	5,504	5,454	420
Camas	6,111	6,173	5,852	6,022	5,985	6,111	0
La Center	1,147	1,112	1,049	959	958	973	-174
Ridgefield	1,671	1,681	1,479	1,425	1,686	1,824	153
Vancouver	76,344	76,868	74,439	73,330	73,881	74,675	-1,669
Washougal	3,005	2,924	2,638	2,518	2,541	2,649	-356
Yacolt	107	101	87	84	96	91	-16
Unincorporated	34,431	33,894	31,388	30,944	31,412	32,963	-1,468
Unknown	2,155	1,924	1,833	1,883	1,569	1,357	-798
Total	130,005	129,896	124,153	122,547	123,632	126,097	-3,908

Source: Washington State Employment Security.

Since 2012, economic activity in and around Camas has intensified even more. Camas City officials report that building activity is 40% higher than 2013 and expect residential development to return to 2004 levels.

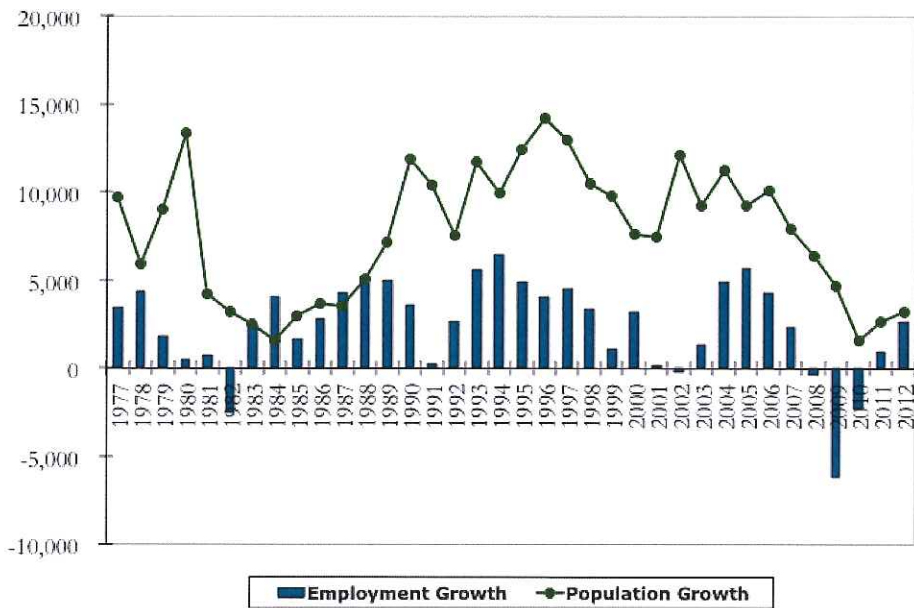
Many employers have made workforce additions. Several large economic development projects are either under construction or have been announced. These include Fisher Investments adding a second 5-story office building with the potential of 500 jobs; Integra Telecom (500 jobs) purchasing the former HP/SEH campus; and Banfield Hospital’s 230,000 square foot office and training facility on 20 acres employing 670 workers.

According to the Camas-Washougal Economic Development Association’s 2013 Annual Report, the agency has assisted Camas-Washougal businesses in retaining, expanding, and creating new jobs. The agency’s efforts have led to 800 jobs being directly created. This activity supports another 600 jobs locally, for a total jobs benefit of 1,400.

This increased economic activity is well above baseline projections. Therefore, while this report provides historical and third party projections, it also provides an analysis representative of increased market conditions.

Clark County has experienced job growth in every year since 1977, with the exception of the recessions in 1982, 1991, 2001, and 2009-10. Clark County experienced its greatest job growth during the 1990s – primarily driven by the High Tech sector. Over 8,230 jobs were lost during the “Great Recession,” the most job losses ever. Almost three-quarters of the job losses have been added back into the local economy. Despite the worst job market in the State, population growth has continued, but at a significantly slower pace. Clark County tends to be a net exporter of labor.

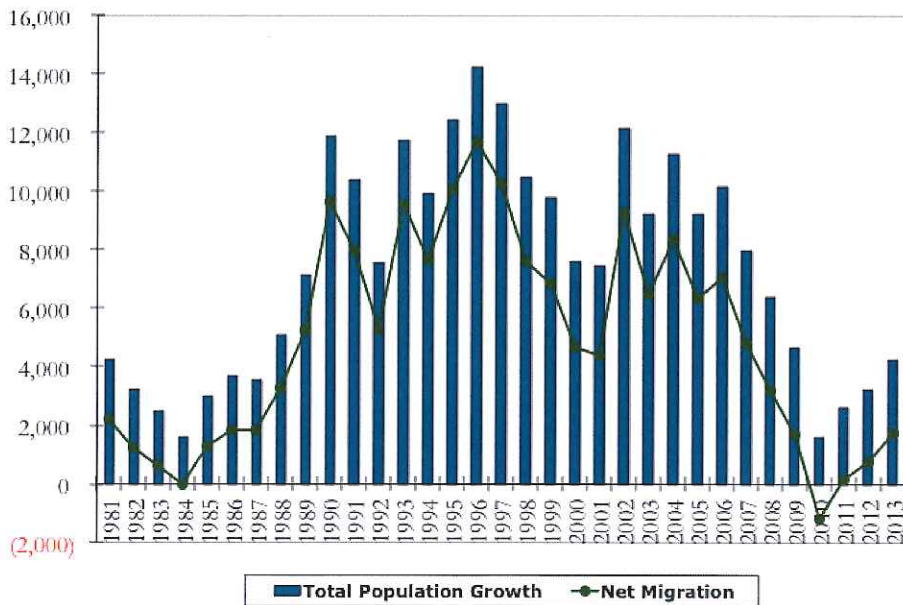
Figure 4. Population & Employment Trends



Source: Washington State Employment Security and Office of Financial Management.

Population Trends. Despite the significant economic recession, population has continued to grow, albeit at reduced rates, signifying Clark County as a “sticky” community. Population growth is primarily driven by new residents vs. internal growth, except during major economic recessions. Less than 1,800 residents moved into Clark County last year versus 11,300 during the peak year (1996) of population growth.

Figure 5. Clark County Population Growth Trends



Source: Washington State Office of Financial Management.

With 435,500 residents, Clark County has more than 20% of the region’s population. Clark County grew faster over the last two decades than the other three counties in the region. However, Clark County’s growth has slowed considerably to levels below the rest of the region during this decade.

Through the updated Comprehensive Planning process in 2007, Clark County projected a future growth rate of 2.2% per year through 2010, which proved true. The County projected growth would taper off slightly to an annual rate of 2.0% through the year 2024 (Clark County Buildable Lands Plan Monitoring Report 2007). This forecast rate is well above actual experience so far this decade. With the economic recovery well under way, the rate of growth has also been increasing and should reach County projections by 2024. The County projects 2024 population of 584,310, an increase of 160,100 people between 2008 and 2024.

Figure 6. Regional Population Trends (1990-2013)

County	1990	2000	2010	2013	1990-2000	2000-2010	2010-2013
Clark, WA	238,053	345,238	425,363	435,500	3.8%	2.1%	0.8%
Clackamas, OR	278,850	338,391	375,992	386,080	2.0%	1.1%	0.9%
Multnomah, OR	583,887	660,486	735,334	756,530	1.2%	1.1%	1.0%
Washington, OR	311,554	445,342	529,710	550,990	3.6%	1.8%	1.3%
Region	1,412,344	1,789,457	2,066,399	2,129,100	2.4%	1.4%	1.0%

Source: U.S. Census, Oregon Population Research Center and Washington Office of Finance & Management.

Approximately 66,000 residents live within three (3) miles of the subject site; this equates to 15% of the County’s population. During the last decade, population grew faster (at 3.2% per year) than the countywide (2.1%) and regional average (1.4%). Population growth has continued to outpace the rest of the County and region and is expected to remain steady over the next five (5) years.

Figure 7. Local Population Trends (2000-2019)

Market Area	2000	2010	2014	2019	2000-2010	2010-2014	2014-2019
3-Mile Area	45,165	62,107	65,953	70,699	3.2%	1.5%	1.4%
4-Mile Area	69,584	88,798	93,459	99,334	2.5%	1.3%	1.2%
5-Mile Area	108,542	135,399	142,175	150,700	2.2%	1.2%	1.2%
Clark, WA	345,238	425,363	435,500	--	2.1%	0.8%	--

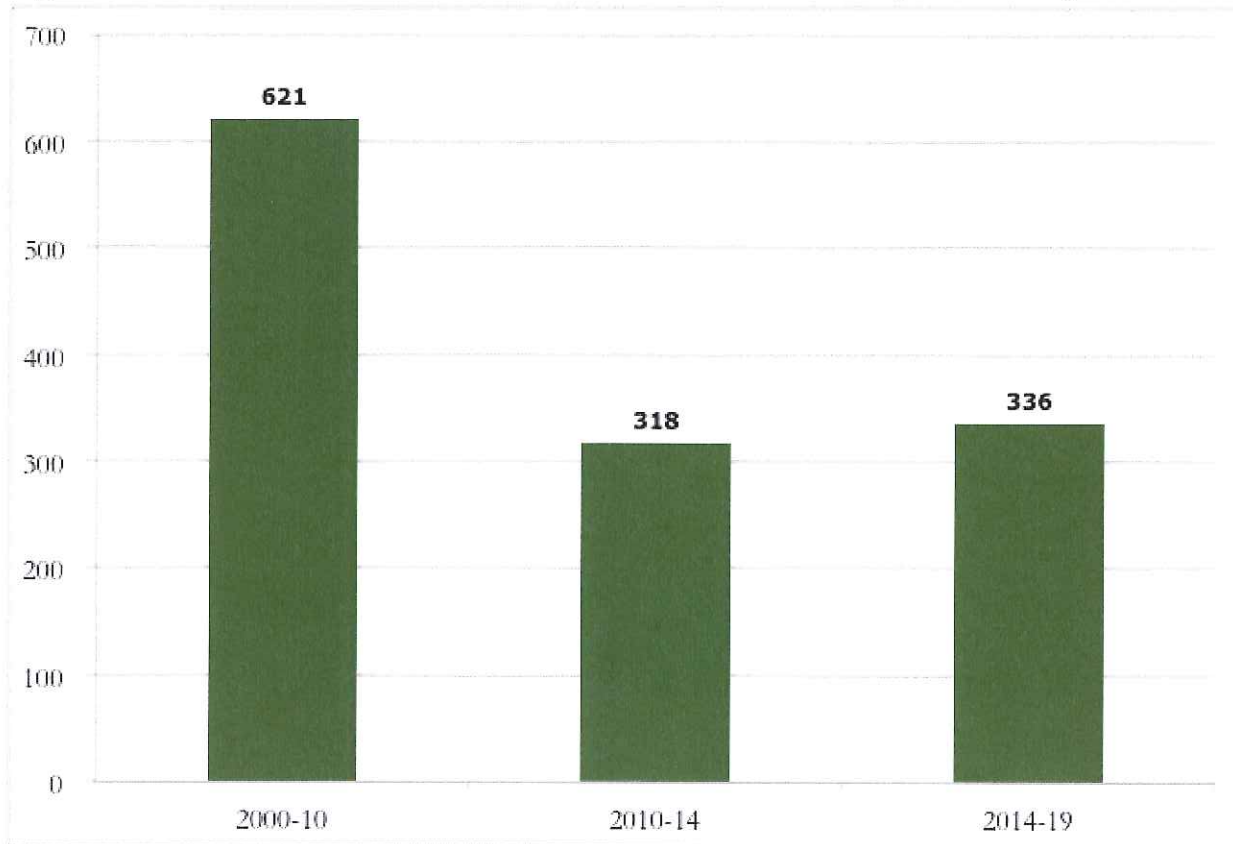
Note: Clark County 2014 population figure is actually the State’s estimate for 2013, as that is the latest year available. 2019 population estimates reflect *baseline* conditions are well below expectations under *enhanced market* conditions.

Source: U.S. Census, Washington Office of Finance & Management, and Claritas.

Households & Tenure. Approximately 24,140 households live within three miles of the subject site. Over 6,200 units were constructed between 2000 and 2010, or 620 units per year. This has been and continues to be a highly desirable area to live in. Despite the economic recession, household growth continued, albeit at half the pace (or 320 units per year). Under *baseline* conditions (i.e. conditions experienced during the Great Recession), household growth over the next five years is expected to pick up slightly to an average of 340 units per year.

During the Great Recession, Camas has averaged 125 new residential units per year; or 39% of the residential growth within the 3-mile market area. Based upon known or anticipated subdivision/planned unit development applications, the city anticipates residential construction to increase to 200 units this year and even higher in the foreseeable future;. This would be a 60% increase within the Camas portion of the 3-mile market area. With the substantial increase in economic activity, annual residential growth is anticipated to exceed baseline conditions. Under these *enhanced market* conditions, annual household growth would average 450 units per year; bringing market activity closer to 2004 conditions.

Figure 8. Annual Baseline Household Growth with 3-Miles (2000-2019)



Source: U.S. Census and Claritas.

Renters account for 31% (or 7,480 renters) of all households. The local rental/ownership mix is not expected to change much over the next five years. This means that under *enhanced market* conditions another 700 renters are expected to move into the area between 2014 and 2019, and 2,800 renters over the next 20 years. Also, the average length of stay for renters in the area is just over 6 years, meaning a fairly stable population considering renters have the ability to be very mobile.

Apartments comprise the majority of renters in the market area. Apartment complexes built prior to 2009, have lower rental rates and offer fewer amenities. In recent years, a more affluent, executive renter profile has emerged in the market area, demanding a higher standard of living and a willingness to pay for the higher amenity lifestyle.

Studio units typically lease monthly for \$1.35 per square foot. One-bedroom units lease for \$1.00-\$1.10 per square foot. Two- and three- bedroom units lease for \$0.80-\$1.00 per square foot. *Note: Smaller units have high per square foot rental rates as renters have a total payment threshold that they weigh against unit size.*

Since 2009, each new complex that has or is planning to develop has increased rental rates. Grandview, which was completed in 2009, charges just under \$1.20 per square foot for one-bedroom units, \$1.05-\$1.15 for two-bedroom units, and just under \$1.05 for its three bedroom units.

Two creeks, which failed as a condo/townhouse project, was very successful in attracting executive renters willing to pay an average of \$1.50 per square foot. Renters willing to pay a premium for luxury or high amenity living led to the planning and permitting of Westridge lofts, which plans to charge an average of \$1.35-\$1.40 per square foot. The Reserve at Columbia Tech Center rents one-bedroom units between \$1.35 and \$1.50 per square foot, Two-bedroom units \$1.10-\$1.20 per square foot, and three-bedroom units at \$1.10 per square foot.

Household Size. Approximately three-fourths of households living in the 3-mile market area are families. Nearly 55% of households comprise just one to two people, and is expected to remain that way into the foreseeable future. This smaller household size means that smaller housing units, especially for the rental market are in greatest demand. One-person households will account for 25% of housing demand over the next five years. While the number of households is projected to be significantly higher than portrayed in the table below, the underlying trends and household mix should remain the same.

Figure 9. Baseline Household Size Trends within 3-Miles (2000-2019)

Household Size	2000	2014	2019	2000-2014	2014-2019
Non-Family:					
1-Person	3,259	5,231	5,664	1,972	433
2-Persons	851	1,044	1,030	193	-14
3+ Persons	200	208	214	8	6
Sub-Total	4,310	6,483	6,908	2,173	425
Family:					
1-Person	0	0	0	0	0
2-Persons	5,016	6,859	7,324	1,843	465
3+ Persons	7,334	10,795	11,588	3,461	793
Sub-Total	12,350	17,654	18,912	5,304	1,258
All Households					
1-Person	3,259	5,231	5,664	1,972	433
2-Persons	5,867	7,903	8,354	2,036	451
3+ Persons	7,534	11,003	11,802	3,469	799
Sub-Total	16,660	24,137	25,820	7,477	1,683

Source: U.S. Census and Claritas.

Income Trends. The incomes of households living within three miles of the subject site are expected to continue to increase over the next five years. The number and proportion of area households with incomes \$75,000 or more have increased dramatically over the last fourteen years, while those with incomes less than \$50,000 have been decreasing. This trend is expected to continue over the next five years, with 96% of household growth being in the \$75,000 or more income group.

Figure 10. Household Income Mix Trends within 3-Miles (2000-2019)

Income Mix	2000	2014	2019
<\$25,000	14.9%	15.6%	14.2%
\$25,000 - \$49,999	28.8%	21.5%	19.8%
\$50,000 - \$74,999	26.1%	21.3%	20.2%
\$75,000+	30.2%	41.6%	45.8%
All Households	100.0%	100.0%	100.0%

Source: U.S. Census and Claritas.

Another measure of market purchasing power relevant to retail commercial development potential is total personal income. In 2014, total personal income within the 3-mile market area amounted to \$1.9+ billion, based on an average household income of \$79,700. Another \$0.7 billion is projected by 2034, based upon *enhanced market* conditions.

Figure 11. 3-Mile Market Area Personal Income (Enhanced Market Conditions)

Year	Households	Personal Income
2014	24,140	\$1,923,958,000
2034	33,140	\$2,641,258,000
2014-2034	9,000	\$717,300,000

Source: Cascade Planning Group using information from U.S. Census Bureau, Claritas, and U.S. Bureau of Economic Analysis.

Retail Purchasing. Consumers in the local market area spend \$1.15 billion on retail goods and services. Area businesses supply \$1.12 billion worth of goods and services. At first glance it would appear that area businesses are meeting consumer demands. However, examination of detailed store categories shows that sales leakage of \$517.8 million is occurring within 14 of 20 retail store types.

Vehicle sales and parts is the largest category of sales leakage with \$212.9 million being spent outside of the 3-mile market area; this is in large part due to the fact that most auto dealers have clustered elsewhere in the region and will most likely never locate in the local area. With recent voter approved changes to alcohol sales, Beer, Wine and Liquor Stores have gone out of business. Grocery and general merchandise retailers are meeting this demand. With BestBuy vacating Clark County, local consumers are traveling to Portland to acquire some of their electronic & appliance goods; therefore, the \$11.3 million in sales leakage will likely continue to occur. Major General merchandise retailers, such as Fred Meyer and Costco, are mostly meeting sales leakage of \$37.7 million in gasoline. Non-Store retail is sales related to internet purchases.

The remaining \$136.6 million are in categories that offer limited potential including grocery (\$20.3 million) and convenience stores (\$5.8 million), with most major brands already in the market place and very few brands remain as an option. Grocery and specialty food stores are the most likely candidates to recapture the \$0.8 million of sales leakage in Florists. Most independent furniture & home furnishing stores have gone out of business. Those that have remained in the regional market tend to cater to more affluent consumers as general merchandise stores dominate comparison-shopping segment. Therefore, recapturing the \$12.2 million of sales leakage will prove challenging. If it weren't for the fact that Columbia Tech Center (CTC) has attracted major retailers such as JC Penny, Kohl's, and more recently Ross, it would be doubtful that the area could recapture the \$39.3 million of sales leakage. The

categories offering the greatest opportunity include health & personal care (\$17.8 million), used & other merchandise (\$3.6 million), food & drink places (\$27.1 million). Independent operators can offer unique goods and services not offered by national or regional stores and that local consumers are willing to pay a premium.

Figure 12. Commercial Retail Market Opportunities (2014)

Store Type	Consumer Expenditures	Retail Sales	Market Sales Gap
Motor Vehicle and Parts Dealers	\$219,687,448	\$6,780,028	-\$212,907,420
Furniture and Home Furnishings	\$24,179,874	\$11,954,585	-\$12,225,289
Electronics and Appliance	\$22,460,848	\$11,115,432	-\$11,345,416
Building Materials	\$103,739,784	\$136,966,887	+\$33,227,103
Lawn, Garden Equipment, Supplies	\$17,366,701	\$20,416,810	+\$3,050,109
Grocery	\$89,668,656	\$69,350,041	-\$20,318,615
Convenience Stores	\$6,046,541	\$235,407	-\$5,811,134
Specialty Food Stores	\$11,939,201	\$2,351,216	-\$9,587,985
Beer, Wine and Liquor Stores	\$38,324,805	\$1,511,232	-\$36,813,573
Health and Personal Care	\$57,175,617	\$39,420,728	-\$17,754,889
Gasoline Stations	\$107,289,606	\$69,617,854	-\$37,671,752
Clothing and Clothing Accessories	\$53,811,576	\$14,498,996	-\$39,312,580
Sporting Goods & Personal Interest	\$23,954,474	\$132,524,670	+\$108,570,196
General Merchandise	\$136,860,309	\$447,993,858	+\$311,133,549
Florists	\$1,208,863	\$362,538	-\$846,325
Office Supplies	\$7,188,798	\$38,793,983	+\$31,605,185
Gift, Novelty and Souvenir Stores	\$7,920,423	\$10,183,101	+\$2,262,678
Used & Other Merchandise Stores	\$14,213,711	\$10,566,489	-\$3,647,222
Non-Store Retailers	\$93,066,434	\$10,583,279	-\$82,483,155
Foodservice and Drinking Places	\$115,173,948	\$88,074,049	-\$27,099,899

Source: Claritas.

Commercial & Industrial Absorption. Due to the fact that Camas-Washougal is a small market, the vacation of a single, large building can depress real estate data and significantly mask the true economic growth occurring within the area (as discussed previously). *Note: For real estate purposes, Camas and Washougal are viewed as a single market and therefore the data was provided to Cascade Planning group as such.*

Industrial vacancy rates have traditionally been lower within the Camas-Washougal area, as a result of most buildings being built for single users. However, with the Great Recession, some of these single user buildings have been vacated and are now being marketed for multi-tenant purposes. For example, the former Union Carbide Sapphire Plant in Washougal was vacated in 2009. An investment company purchased the site in 2010 at a much discounted rate. The company made a failed attempt at reviving Sapphire production and has had difficulty in securing other tenants; the plant is completely vacant as of 2014. Other large industrial spaces that have been similarly vacated include the Trojan building adjacent to the Port Industrial Park, Tidland Building, ancillary Camas Mill buildings, and Sharp Labs. With the exception of Sharp Labs, the cost of occupancy at these other buildings exceeds the price the market (i.e. prospective tenants) is willing to pay.

As mentioned earlier, these large vacancies also mask the positive absorption that has been occurring. At the Port of Camas Washougal, the Port is at 100% occupancy. They have filled a couple of smaller 5,000 square foot or less spaces. But more importantly, they built a new 21,600 square foot building for

Foods in Season and have leased their former 13,620 square foot building to DS Fabrication. In Camas, Plexsys has added 10,000 square feet, IMT Body coat added 10,000 square feet, and 18,100 square feet has been absorbed at Camas Meadows. CID Bio-science rehabilitated a 5,400 square foot building. Taken together, this is 85,720 square feet of industrial space.

Several new industrial buildings are either under construction or planned for construction within the near term. Alpha Tech obtained permits for a new 42,000 square foot building at Camas Meadows Corporate Center. The Port will add another 30,000 square feet adjacent to Foods In Season and will potentially construct a third building of approximately 55,000 square feet for a single user. Matt Olsen is currently constructing a 60,000 square foot multi-tenant flex building along Lake Road across from WaferTech. A contract machine shop is also planning to construct 10,000 – 15,000 square feet for its rapidly growing business. Together, this amounts to 197,000-202,000 square feet of industrial space over the next 18-24 months.

Figure 13. Industrial Vacancy Rates and Absorption (2003-2014)

Period	Vacancy Rate			Net Absorption (SF)		
	Camas-Washougal	Clark County	Metro Area	Camas-Washougal	Clark County	Metro Area
2003	6.0%	15.7%	13.1%	1,300	1,482,821	6,401,189
2004	8.3%	12.2%	10.8%	-34,900	635,589	4,473,067
2005	9.9%	10.6%	9.2%	63,500	751,353	4,156,833
2006	3.8%	7.0%	7.3%	8,450	592,687	5,246,606
2007	3.2%	5.3%	5.4%	15,000	959,622	4,807,146
2008	2.1%	6.1%	5.8%	10,500	-151,197	1,274,891
2009	5.4%	8.8%	8.1%	-48,775	-493,080	-3,758,074
2010	9.9%	11.0%	8.9%	-23,974	-892,773	-706,165
2011	10.1%	9.1%	8.1%	26,725	205,920	2,602,955
2012	12.0%	6.6%	6.7%	-57,222	827,148	2,931,555
2013	12.9%	5.4%	6.1%	-13,623	79,347	1,049,105
2014 YTD	13.8%	4.5%	5.5%	-4,436	161,494	148,405

Source: CoStar.

Up until 2008, office vacancy rates were significantly lower within the Camas-Washougal area, as a result of most buildings being built for single users. The increase in vacancy rates has occurred for two reasons. As the recession was setting in, space within newly constructed buildings, such as Washougal Town Square, were coming online and have been slow to lease up. Also, as is the case with industrial uses, some of the single user buildings were vacated; and due to their unique layout, these buildings have been challenged to secure new tenants. Some examples of this are large portions of the Riverview Bank and First Independent Bank buildings. This caused vacancy rates to sore from 1.5% to a current rate of 18.5%.

These large vacancies mask the positive economic activity that has been occurring. At Camas Meadows, Logitech secured 47,000+ square feet in a building that sat vacant for over two years. They also leased another 13,300 square feet within the adjacent building. Fisher Investments constructed a 5-story 115,000 square foot office building that they wholly occupy. Fisher Investments has also built a 30,000 square foot building for some of their back office support. A number of smaller spaces have secured tenants such as InnoTech American above Lutz Hardware. American Freight, Camas Washougal Economic Development Association, Columbia River Realty, Competitive Engineering, Transport

Holdings, Washougal Sport & Spine, and several others have all leased space at Washougal Town Square. Taken together, this is 215,000 square feet of Office space.

Several new office buildings are either under construction or planned for construction/improvement within the near term. Fisher Investments is constructing another 5-story 115,000 square foot office building that it will wholly occupy. Fuel Medical is moving into 10,000 square feet in Downtown Camas. Integra is moving its headquarters into the old HP/SEH building along S.E. 34th Ave. Banfield Pet Hospital announced plans for a 230,000 square foot office and training facility. Together this amounts to 410,000 square feet of Office related space over the next 18-24 months.

Figure 14. Office Vacancy Rates and Absorption (2003-2014)

Period	Vacancy Rate			Net Absorption (SF)		
	Camas-Washougal	Clark County	Metro Area	Camas-Washougal	Clark County	Metro Area
2003	1.4%	20.1%	14.2%	0	-55,340	202,508
2004	1.9%	20.7%	13.3%	19,715	385,146	2,294,341
2005	0.7%	13.8%	11.0%	37,350	1,056,694	2,351,484
2006	0.1%	10.5%	10.0%	33,954	258,508	1,900,226
2007	1.5%	9.9%	9.3%	1,879	450,702	1,881,599
2008	9.8%	11.3%	8.9%	-25,877	-88,884	548,874
2009	20.1%	14.6%	10.9%	-11,508	-92,970	-1,185,472
2010	23.6%	14.3%	11.8%	-26,720	53,253	501,641
2011	18.0%	13.0%	10.9%	149,845	303,932	1,066,512
2012	13.5%	13.5%	10.7%	48,757	71,855	664,742
2013	17.8%	12.8%	9.6%	-35,960	104,980	753,413
2014 YTD	18.5%	11.5%	9.1%	-118	163,814	649,306

Source: CoStar.

Retail vacancy rates have traditionally been well above countywide and regional rates. This is primarily due to consumer travel patterns shifting over time. With the exception of Lone Wolf Investments in Downtown Washougal, Killian Pacific along Highway 14, and the incomplete Black Pearl along the waterfront, no new retail has been constructed within the city limits of Camas and Washougal in recent years. Most new retail development has been occurring along Camas' west border along 192nd Ave and within Columbia Tech Center. Development within this corridor appears within the Camas-Washougal inventory and is what primarily drives the large net absorption in 2011/12.

Vacancy rates still remain high in older retail places along 3rd avenue in Camas, One-Stop Shopping area, Washougal Town Square, and commercial centers along SE 34th/192nd Ave. The Great Recession has made it difficult to stabilize vacancy rates.

There have been some positive signs in retail, most notable within dining. Dining has been an underserved segment for Camas-Washougal area. This particularly shows up in the sales leakage estimates (see Figure 11). Given the existing high vacancy rates and limited opportunities discussed earlier, not much retail is anticipated within the subject area. Current opportunities for sales leakage recapture are estimated at \$136.6 million. An average sale per square foot of \$500 equates to 273,200 square feet. Future retail potential as a result of residential growth will generate another \$469.8 million or 939,600 square feet. With Columbia Tech Center and 192nd Ave already established retail centers with space to absorb this future growth, the subject parcels will find it difficult to compete. Best case,

the subject area might be able to attract 40% of the retail opportunity (or 273,000 square feet). At a typical retail FAR of 0.25, the subject area would support approximately 25 acres of retail development.

Figure 15. Retail Vacancy Rates and Absorption (2006-2014)

Period	Vacancy Rate			Net Absorption (SF)		
	Camas-Washougal	Clark County	Metro Area	Camas-Washougal	Clark County	Metro Area
2006	8.3%	5.2%	5.4%	8,971	670,474	2,435,758
2007	10.0%	5.3%	4.6%	-36,595	6,894	2,530,141
2008	11.3%	5.5%	4.8%	60,806	601,282	116,539
2009	10.7%	7.9%	5.8%	6,187	-358,384	-788,852
2010	11.4%	8.7%	6.2%	128,626	293,386	103,591
2011	12.8%	8.4%	5.9%	28,666	219,335	1,003,221
2012	14.0%	8.1%	5.5%	8,448	-59,263	353,263
2013	12.5%	7.7%	5.4%	45,279	173,156	514,028
2014 YTD	11.6%	7.7%	5.3%	3,004	107,892	-23,129

Source: CoStar.

ECONOMIC BENEFITS OF MASTER PLAN AREA REQUESTS

The West Camas Master Plan Area comprises 650.61 acres. The Applicants represent 548.69 acres, or 84% of the master plan area. The Applicants are requesting a zone change on 30% of the area. However, the net result is changing 12.46 gross acres of commercial property to industrial (or LI). A change to LI still allows commercial development, maintains the properties within an employment zone, and is more of a mixed-use zone than traditional industrial.

This section compares the developability of each parcel under current zoning to the developability of the alternative employment zones proposed by the Applicants. The analysis also includes an examination of the long-term demand for employment land within the subject area, as well as, the economic implications of leaving the current zoning as is versus the potential benefits that could accrue if the city grants the requested land use changes. Each is discussed in turn.

Existing Zoning

The master plan area consists of 284.54 acres of regional commercial (RC), 214.67 acres of light industrial/business park (LI/BP), 59.95 acres of light industrial (LI), 56.13 acres of community commercial, 18.82 acres of business park (BP), and 16.5 acres of multi-family.

Figure 16. Summary of Land Area by Existing Zoning Designation (Acres)

Existing Zoning	Gross Acres
Light Industrial/ Business Park (LI/BP)	214.67
Business Park (BP)	18.82
Light Industrial (LI)	59.95
Community Commercial (CC)	56.13
Regional Commercial (RC)	284.54
Multi-Family 24 Units per Acre (MF-24)	16.50
Entire Master Plan Area	650.61

Source: Cascade Planning Group and Olson Engineering, Inc.

Light Industrial/Business Park (LI/BP). Properties currently zoned LI/BP comprise 85% of the land area being requested for a change in zoning. All of these properties have significant environmental constraints that limit the developable area. Coupled with the City's stringent development standards, virtually none of this area will ever develop under the LI/BP zone. The reasons for this are many. First, parcels are required to be a minimum of 10 acres, have minimum side and rear property setbacks of 100 feet (property line to building), a minimum front setback of 200 feet (property line to building), and a maximum 30% lot coverage for a one-story building. This can be better understood when applying these standards to a perfectly square 10-acre parcel with no encumbrances. In this example the parcel would be 660 feet by 660 feet ($660 \times 660 \div 43,450 = 10$ acres). If one subtracts 200 feet for a front setback and 100 feet for a rear setback, that leaves a lot depth of 360 feet ($660 - 200 - 100 = 360$). Then one must subtract 100 feet from each side and the lot width, which equals 460 feet ($660 - 100 - 100 = 460$). Thus, each 10-acre parcel has only 3.8 acres ($360 \times 460 \div 43,450 = 3.8$ acres) available for building development. However, if it is a one-story building, then the building can only occupy 3 acres of the site. After consideration of environmental constraints/regulations and infrastructure requirements, the LI/BP parcels in this application become mostly undevelopable.

MacKay & MacDonald et al. own two of the five parcels in question: a 73.4 acre parcel at the corner of 38th Ave & Parker; and a 9.37 acre parcel along 18th Ave adjacent to Sharp. The first parcel meets minimum parcel size requirements, but is largely encumbered by wetlands that prohibit enough land area to meet setback requirements and construct a feasible size building. The second parcel is just under the 10-acre size requirement. Furthermore, the site is too narrow to accommodate the side setbacks; topography is also a challenge with this site. Therefore, under their existing zoning, neither of these parcels are expected to develop. MacKay & MacDonald et al. also own two other parcels totaling 45.24 acres adjacent to WaferTech's south property line that will remain LI/BP. These will provide an additional buffer to WaferTech's site and will likely remain undeveloped due to the extensive wetlands encumbering these parcels.

Fisher Investments owns a 9.55-acre LI/BP zoned parcel adjacent to its 140 acres of regional commercial (RC) property. Fisher Investments is requesting a rezone of this parcel to RC. This site is just under the minimum size requirement. However, the greater issue is meeting minimum setback requirements and developing around the onsite wetlands. Under current zoning this parcel is not likely to develop either. *Note: there is a 3.8-acre parcel adjacent to this site that is too small in size and dimension to develop as LI/BP; it is also environmentally encumbered.*

Sharp owns a 118.55-acre site zoned LI/BP that has two existing buildings. The lower 58.74 acres is largely encumbered with slopes that make it infeasible to economically develop this portion of the property with traditional industrial buildings and also meet setback requirements. The upper 59.81 acres contains Sharp's existing two buildings. There is a 10-acre area that could be developed with an additional building. Therefore, under current zoning, only 10 acres is available for development.

Business Park. Two parcels within the master plan area are currently zoned business park (BP). These parcels are owned by MacKay & MacDonald et al. and are located just west of Parker Street near Sharp and Linear Technologies. They have no recorded environmental encumbrances. The development standards for BP allow for greater flexibility in site planning. Parcels in the BP zone are only required to be 0.5 acres; side and front setbacks are only 15 feet; the rear setback is 50 feet; and the maximum lot coverage increases to 50% with no height limitations. For these reasons, these two sites are expected to develop under current BP zoning.

Light Industrial. There are three parcels comprising almost 60 acres located in the vicinity of Parker & 38th Ave adjacent to the Grass Valley Fire Station. All three parcels are owned by MacKay & MacDonald et al. Approximately half the area appears to be encumbered with wetlands. The LI zone was originally developed for the mix of uses located in the Oak Park area of Camas; therefore, this zone should be considered a mixed-use zone versus a traditional industrial designation. The development standards in the LI zone are flexible and provide for: a minimum lot size of only 10,000 square feet; no front setback; a rear setback of 25 feet; a side setback of 15 feet (25 feet if abutting a residential neighborhood); and a lot coverage standard of up to 70%. Given the environmental encumbrances, approximately 30 acres of this area is assumed to develop under current zoning.

Community Commercial. The MacKay's own two parcels in the vicinity of NW 18th & Parker, totaling 6.75 acres. The CC zone has no setbacks, minimum lot size, or maximum lot coverage restrictions to inhibit development. However, the small size and irregular shape limit the development possibilities for traditional retail commercial development. The parcels have no known encumbrances. Office development is the most likely option under current zoning.

There are two additional parcels zoned CC: a 2.5-acre parcel south of the MacKay properties; and a 7.82-acre site north of the MacKay properties. The 2.5-acre site is vacant with no known encumbrances. This site will likely develop as non-retail due to its limited size. The 7.82-acre site has an approved plan development comprising housing and a 1-acre commercial site. The 1-acre site is too small to attract commercial interest and most likely will remain vacant.

Fisher Investments has an 8.02-acre site along NW 38th Ave, adjacent to their 140 acres of regional commercial. The site will develop as part of the larger holdings of Fisher. The site has some potential wetlands. It's assumed that only half the site would develop.

Lugliani et al. has six small parcels totaling 7.61 acres located along Bybee & 38th Ave. They are part of a 15.26-acre planned commercial center (Moxie Village). Fifteen acres is the minimum size for a retail center. The properties are in a good location, but have several challenges that have made it difficult to attract market interest. Bybee Rd runs through the middle of the site preventing the development from being completely assembled. The development has two different zoning designations. The development has had unresolved access issues onto 38th Ave. The development does not offer complete visibility along 38th Ave. Other larger sites within the area offer greater commercial potential than Moxie Village.

There are two additional parcels held in separate ownership that are zoned CC along 38th Ave. One parcel is 2.15 acres and the other is 2.28 acres. Only the front half of the 2.15-acre site is free of wetland encumbrances. The 2.28-acre site has an approved indoor tennis center that will be completed this fall.

Regional Commercial. MacKay & MacDonald et al. own seven parcels totaling 77.51 acres zoned regional commercial (RC) on the southwest corner of 38th Ave & Parker. While this is a good commercial location, the site has never developed due to wetland and terrain issues. These constraints will continue to prevent it from developing as a commercial retail shopping center. The site will most likely develop in pods as office or flex space.

Lugliani et al. has four parcels totaling 7.65 acres. This is the other half of Moxie Village. As noted above, the site has many challenges, including one of the parcels (0.88 acres) being encumbered by wetlands. The site is best suited for mixed-use, supporting development in the surrounding area.

The city of Camas owns five parcels totaling 8.11 acres adjacent to Moxie Village. These parcels are undevelopable for private commercial uses.

Fisher is the largest owner of properties zoned RC. Fisher owns 12 parcels totaling 140 acres. Fisher has built 145,000 square feet of office and support service space. Another 115,000 square feet is currently under construction. The site has some wetland encumbrances, but can develop another 380,000 square feet of office space.

The Eiford family owns three parcels totaling 47.94 acres. Approximately 30.00 acres are free of wetland encumbrances and are located along 38th Ave. This site offers the greatest potential for commercial retail development, as it is the closest to 192nd Ave, adjacent to the highly sought after Fisher Campus, has the best visibility along 38th Ave, and is the largest contiguous area capable of accommodating retail development.

Adjacent to the Eiford and Fisher properties are four parcels held in separate ownership totaling 3.32 acres. Redevelopment of these parcels is likely to occur, but with supporting uses to the surrounding area.

Multi-Family. MacKay & MacDonald et al. own two parcels along Pacific Rim Blvd that total 11.5 acres. While the zoning allows for up to 24 residential units to the acre, likely development would be more consistent with nearby multi-family neighborhoods at no more than 10 units to the acre.

The Eiford Family owns a 5-acre parcel just north of the Stoneleaf condominium project. This site has significant access issues and environmental encumbrances. Only about an acre of this site could develop.

Anticipated Economic Development. The above detailed analysis is useful in determining how much of the area is available for development. When coupled with the anticipated market demand for the next 20-years, we can determine the potential development that can be captured within the Master Plan Area and whether the area has enough or an excess supply of employment land. *Note: The employment density, building area per job, and investment per square foot are derived from economic development projects occurring within the Camas-Washougal area over the last two years. Therefore, they represent local market activity.*

Under existing zoning, the Master Plan Area has 293.44 acres of property zoned industrial (i.e. LI/BP, BP, and LI). Only 58.82 acres are developable. Development of these sites could generate 1,000 new jobs, 610,000 square feet of building space, and \$73.2 million of capital investment (excluding equipment) over the next 20-years. The annual average activity (i.e. $1,000 \div 20 \text{ yrs} = 50$ jobs/yr, $610,000 \div 20 \text{ yrs} = 30,500/\text{yr}$, $\$73.2 \text{ million} \div 20 \text{ yrs} = \3.7 million/yr) would be *a little more than a third* of what has transpired over the last two years and is forecasted for the next 20 years.

The Master Plan Area has 340.67 acres of commercially zoned (i.e. RC and CC) property. Only 114.84 acres are developable under current zoning. Development of these properties over the next 20 years could yield 2,300 jobs, 598,000 square feet of building space, and \$161.5 million of capital investment. The annual average activity is *almost one-fifth* (115 jobs, 29,900 square feet, and \$8.1 million) of what has transpired in recent years and forecasted for the next 20 years.

Twelve and a half acres of multi-family land is developable within the Master Plan Area. Based upon recent development activity, these properties could produce approximately 120 housing units and a total capital investment of \$27.0 million.

Figure 17. Economic Activity Under Existing Zoning

Type of Economic Activity	Industrial	Commercial	Multi-Family
Added Jobs & Housing Units:			
Total Acres	293.44	340.67	16.50
Undevelopable	234.62	225.83	4.00
Available Developable Acres	58.82	114.84	12.50
Jobs (units) per Acre	17	20	12
Added Jobs (units)	1,000	2,300	150
Added Capital Investment:			
Added Jobs (units)	1,000	2,300	150
Typical Building Square Feet per Job (Unit)	610	260	1,200
Total Building Square Feet	610,000	598,000	180,000
Typical Investment per Square Foot	120	270	150
Added Capital Investment	\$73,200,000	\$161,460,000	\$27,000,000

Note: These estimates are based upon assumptions utilizing recent economic development activity. Economic conditions will vary over time that could result in a different outcome. Furthermore, these estimates are provided for planning purposes only.

Source: Cascade Planning Group.

Based upon recent market conditions and existing zoning, the entire area under consideration is projected to generate 3,300 jobs, 1.2 million square feet of industrial and commercial space, 120 housing units, and at least \$261.7 million of capital investment. Camas needs approximately 470 acres of employment land to meet 20-year market demands. This area has only 174 developable acres of employment land. The shortage in supply of *usable* employment land will lead to market demand being fulfilled elsewhere. Camas has 395 gross acres of employment land located at Camas Meadows and North Urban Growth Area (NUGA). However, the bulk of this is located at the Johnston Dairy Farm that currently has no infrastructure. If adequate infrastructure is not provided in a timely fashion, Camas could experience loss of economic opportunity and artificially depress long-term economic prospects. A simple means to address the potential near term shortage and provide a greater buffer in timing infrastructure is to re-zone a portion of the proposed Master Plan area to an employment zone that has more flexible development standards. The analysis now considers the Applicants' land use requests.

Master Plan Zoning

The master plan area proposes 294.46 acres of land zoned regional commercial (RC), 49.04 acres of land zoned light industrial/business park (LI/BP), 214.10 acres of land zoned light industrial (LI), 33.75 acres of land zoned community commercial, 88.00 acres of land zoned business park, and 16.5 acres of land zoned multi-family (MF).

Figure 18. Summary of Land Area by Master Plan Zoning Designation (Acres)

Existing Zoning	Gross Acres
Light Industrial/ Business Park (LI/BP)	49.04
Business Park (BP)	88.00
Light Industrial (LI)	168.86
Community Commercial (CC)	33.75
Regional Commercial (RC)	294.46
Multi-Family 24 Units per Acre (MF-24)	<u>16.50</u>
Entire Master Plan Area	650.61

Source: Cascade Planning Group and Olson Engineering, Inc.

Light Industrial/Business Park (LI/BP). If the Comprehensive Plan Amendment and zone change requests are granted, only three properties totaling 49.04 acres would remain as LI/BP. As noted in the previous section, MacKay & MacDonald et al. own two other parcels totaling 45.24 acres adjacent to WaferTech’s south property line that will remain LI/BP and act as an additional buffer to WaferTech. These parcels will likely remain undeveloped due to the extensive wetlands encumbering them. There is a 3.8-acre parcel adjacent to Fisher’s land holdings (on the south side of 38th Ave). This site is too small in size and dimension to develop under LI/BP zoning; it is also environmentally encumbered; therefore, this site is not expected to develop.

Business Park. Two parcels within the master plan area are currently zoned business park (BP). The Applicants are requesting that two other properties be designed as BP. Sharp is requesting that 59.81 acres of its 118-acre site be zoned BP. This area encompasses its two existing buildings and has approximately 10 acres available for future development. MacKay & MacDonald et al. own a 9.37-acre parcel adjacent to Sharp and its existing two parcels already zoned BP. This site is not expected to develop under its current designation of LI/BP; however, if it were rezoned to BP, the more flexible development standards would facilitate development of this parcel. Development is anticipated for all four of these sites under BP zoning.

Light Industrial. There are three parcels zoned LI comprising almost 60 acres located in the vicinity of Parker & 38th Ave., adjacent to the Grass Valley Fire Station. All three parcels are owned by MacKay MacDonald et al. Approximately half the area appears to be encumbered with wetlands; therefore, approximately 30 acres of this area is assumed to be developable. MacKay & MacDonald et al. own a fourth parcel (28.16 acres) in the same vicinity that they are requesting to change from LI/BP to LI. Granting the request would result in the front fourth (or 7.04 acres) of the site being able to develop, as the LI zone is substantially less restrictive. The MacKay’s are requesting two small parcels near Prune Hill Elementary be designated LI instead of CC. The LI zone offers greater marketability for these sites.

Sharp is requesting the lower half (or 58.74 acres) of their 118-acre site be rezoned from LI/BI to LI. This area has terrain issues that restrict it from developing under LI/BP. The LI designation would accommodate a mix of uses that could integrate into the site.

Lugliani et al. own four parcels zoned RC totaling 7.65 acres and another six parcels zoned CC totaling 7.61 acres. The Applicant are requesting that the entire 15.26-acre area be rezoned to LI. The LI zoning will make the assembled site more attractive for development. The current split zoning, irregular shape, access issues, and division by Bybee Rd make this a challenging site to market for traditional

commercial. The rezone will (along with solving other site issues) allow this collection of parcels to attract meaningful development.

If the requests are granted, then the Master Plan area would increase its developable LI area from the current 30 acres to 117.79 acres. The applicants are requesting that up to 60 acres be allowed to develop as multi-family, as currently permitted under the LI zone. The area would still see a net increase of 27.79 acres (or 57.79 total) for employment uses.

Community Commercial. There are two parcels along Parker/Brady near Prune Hill Elementary that would remain CC. One parcel is 2.5 acres and the other is 7.82 acres. The 2.5-acre site is vacant with no known encumbrances. This site will likely develop as non-retail due to its limited size. The 7.82-acre site has an approved plan development comprising housing and a 1-acre commercial site. The 1-acre site is too small to attract commercial interest and most likely will remain vacant.

There are two additional parcels held in separate ownership that are zoned CC along 38th Ave. One parcel is 2.15 acres and the other is 2.28 acres. Only the front half of the 21.15-acre site is free of wetland encumbrances. The 2.28-acre site has an approved indoor tennis center that will be completed this fall.

Regional Commercial. MacKay & MacDonald et al. own seven parcels totaling 77.51 acres zoned regional commercial (RC) on the southwest corner of 38th Ave & Parker. While this is a good commercial location, the site has wetland and terrain issues that prevent it from developing as a commercial retail shopping center. The site will most likely develop in pods as office or flex space.

The city of Camas owns five parcels totaling 8.11 acres adjacent to Moxie Village. These parcels are undevelopable for private commercial uses.

Fisher is the largest owner of properties zoned RC. Fisher owns 12 parcels totaling 140 acres. Fisher has built 145,000 square feet of office and support service space. Another 115,000 square feet is currently under construction. The site has some wetland encumbrances, but can develop another 380,000 square feet of office space. Fisher has a 9.55-acre parcel currently zoned LI/BP adjacent to its 140 acres of regional commercial (RC) property that it is requesting to rezone to RC. Even though the site has wetlands, approximately half of the parcel could develop under RC zoning. Fisher has an 8.02-acre site along NW 38th Ave that is requesting a rezone from CC to RC. The site will develop as part of the larger holdings of Fisher. The site has some potential wetlands. Because of these critical area constraints, it is assumed that only half the site would develop.

The Eiford family owns three parcels totaling 47.94 acres. Approximately 30.00 acres are free of wetland encumbrances and are located along 38th Ave. This site offers the greatest potential for commercial retail as it is the closest property to 192nd Ave; it is adjacent to the highly sought after Fisher Campus; it has best visibility along 38th Ave; and it is the largest contiguous area capable of accommodating retail development.

Adjacent to the Eiford and Fisher properties are four parcels held in separate ownership totaling 3.32 acres. Redevelopment of these parcels is likely to occur, but with supporting uses to the surrounding area.

Multi-Family. MacKay & MacDonald et al. own two parcels along Pacific Rim Blvd that total 11.5 acres. While the zoning allows for up to 24 units to the acre, likely development would be more consistent with nearby multi-family neighborhoods at no more than 10 units to the acre.

The Eiford Family owns a 5-acre parcel just north of Stoneleaf. This site has significant access issues and environmental encumbrances. Only about an acre of this site is expected to develop.

Anticipated Economic Development. The above detailed analysis is useful in determining how much of the area is available for development under the proposed Master Plan. When coupled with the anticipated market demand for the next 20-years, we can determine the potential development that can be captured within the area and whether the area has enough or an excess supply of employment land.

Note: The analysis includes allocating 60 acres of LI to multi-family as consistent with the applicants' request.

Under the proposed zoning, the Master Plan Area would have 305.90 acres of property zoned industrial (i.e. LI/BP, BP, and LI) and 328.21 acres of commercially zoned (i.e. RC and CC) land. Approximately 156 acres of industrial and 113 commercial acres are developable. With 395 acres of employment land located elsewhere, Camas has a total of just over 604 acres of employment land. The City needs 470 acres to meet forecasted 20-year market demand. This means the city has a potential excess supply of 130+ acres of employment land.

One of the primary reasons for considering the land use changes is to address potential short-term supply deficit. However, the proposed changes increase the net usable employment land within the area by 60%, which should be more than adequate to meet any short-term market demands. With Camas having more than enough employment land to meet short term and long-term market demands, as well as, a strong residential market, the city will experience market pressure for multi-family residential development on the LI zoned properties. The applicants have suggested a cap of 60 acres. The area would still have an increase in developable employment land (20%), but also allow other market opportunities to transpire. Residential development would assist in support for employment uses and lead to greater utilization of infrastructure. As demonstrated by recently completed projects, residential development would be a relatively high price point product.

Development of the industrial sites under the proposed Master Plan will generate 1,730 new jobs, 986,100 square feet of building space, and \$128.2 million of capital investment (excluding equipment) over the next 20-years. The annual average activity (i.e. $1,730 \div 20 = 87$ jobs, $986,100 \div 20 = 49,300$, $\$128.2 \text{ million} \div 20 = \6.4 million) is considerably closer to what has transpired over the last two years. This would result in Camas capturing more economic activity over the long term than will occur under current zoning.

Development of the commercial properties over the next 20 years is expected to yield 2,260 jobs, 542,400 square feet of building space, and \$111.9 million of capital investment. The annual average activity is just under *a fifth* (113 jobs, 27,120 square feet, and \$7.6 million) of what has transpired in recent years., close to what is expected under current zoning.

Seventy-two and a half acres of land is proposed for multi-family use within the Master Plan Area. Based upon recent development activity, these properties could produce approximately 870 housing units and a total capital investment of \$156.6 million.

Figure 19. Economic Activity Under Existing Zoning

Type of Economic Activity	Industrial	Commercial	Multi-Family
Added Jobs & Housing Units:			
Total Acres	305.90	328.21	
Undevelopable	209.92	215.34	
Available Developable Acres	95.98	112.87	72.50
Jobs (units) per Acre	18	20	12
Added Jobs (units)	1,730	2,260	870
Added Capital Investment:			
Added Jobs (units)	1,730	2,260	870
Typical Building Square Feet per Job (Unit)	570	240	1,200
Total Building Square Feet	986,100	542,400	1,044,000
Typical Investment per Square Foot	130	280	150
Added Capital Investment	\$128,193,000	\$151,872,000	\$156,600,000

Note: These estimates are based upon assumptions utilizing recent economic development activity. Economic conditions will vary over time that could result in a different outcome. Furthermore, these estimates are provided for planning purposes only.

Source: Cascade Planning Group.

Based upon recent market conditions and the proposed Master Plan, the entire area would generate almost 4,000 jobs, 1.53 million square feet of industrial and commercial space, 870 housing units, and at least \$436.7 million of capital investment. This is an increase of 700 jobs, 33,000 square feet of industrial and commercial space, 750 housing units, and \$175.0 million of capital investment.

SUMMARY OBSERVATIONS

Cascade Planning Group was contracted to provide an assessment of the need for employment zone land within the proposed 650.61 acre West Camas Master Plan; more specifically, to evaluate the development potential of the properties in question under current zoning. If a property is not likely to develop under current zoning, then the development potential on the property is examined under another similar employment zone (i.e. Business Park or Light Industrial). The final stage of the analysis examines if there is excess supply or shortage of employment land given “likely” long term market demand in the area; if there is an excess supply, then determine what other supporting use would complement economic development efforts within the West Camas Master Plan area

Market Influences. The high rate of unemployment has meant that companies have either gone out of business or reduced their workforce. This led to an increase in vacancy rates. Furthermore, companies that had once occupied built to suit or proprietary space began to flood the speculative market causing negative absorption. Many of these buildings were constructed for a unique user that makes them difficult to lease to the average business. Within East Clark County, this has masked the positive economic development activity. For example, large unique vacant buildings that have affected real estate trends include the former research & development paper mill buildings in Camas, former HP/SEH building along S.E. 34th Ave, former Union Carbide building in Washougal, Camas Post Office and the former Sharp Laboratories of America building in Camas.

Industrial Development. At the Port of Camas Washougal, the Port is at 100% occupancy. They have filled a couple of smaller 5,000 square foot or less spaces. But more importantly, they built a new 21,600 square foot building for Foods in Season and have leased up their former 13,620 square foot building to DS Fabrication. In Camas, Plexsys has added 10,000 square feet, IMT Bodycoat added 10,000 square feet, and 18,100 square feet has been absorbed at Camas Meadows. CID Bio-science rehabilitated a 5,400 square foot building. Taken together, this is 85,720 square feet of industrial space that has recently come on line.

Several new industrial buildings are either under construction or planned for construction within the near term. Alpha Tech is obtaining permits for a new 42,000 square foot building at Camas Meadows Corporate Center. The Port will add another 30,000 square feet adjacent to Foods In Season and potentially construct a third building amounting to at least 55,000 square feet for a single user. Matt Olsen is currently constructing a 60,000 square foot multi-tenant flex building along Lake Road across from WaferTech. A contract machine shop is also planning to construct 10,000 – 15,000 square feet for its rapidly growing business. Together this amounts to 197,000-202,000 square feet of industrial space over the next 18-24 months.

Commercial Development. At Camas Meadows, Logitech secured 47,000+ square feet in a building that sat vacant for over two years. Logitech also leased another 13,300 square feet within the adjacent building. Fisher Investments constructed a 5-story 115,000 square foot office building that it wholly occupies. Fisher Investments has also built a 30,000 square foot building for some of its back office support. A number of smaller spaces have secured tenants such as InnoTech American above Lutz Hardware. American Freight, Camas Washougal Economic Development Association, Columbia River Realty, Competitive Engineering, Transport Holdings, Washougal Sport & Spine, and several others have leased space at Washougal Town Square. Taken together, this is 215,000 square feet of Office space.

Several new office buildings are either under construction or planned for construction/improvement within the near term. Fisher Investments is constructing another 5-story 115,000 square foot office building that it will wholly occupy. Fuel Medical is moving into 10,000 square feet in Downtown Camas. Integra is moving its headquarters into the old HP/SEH building along S.E. 34th Ave. Banfield Pet Hospital announced plans for a 230,000 square foot office and training facility. Together this amounts to 410,000 square feet of Office related space over the next 18-24 months.

There have been some positive signs in retail, most notable within dining. Dining has been an underserved segment for the Camas-Washougal area. This particularly shows up in the sales leakage estimates (see Figure 11). Given the existing high vacancy rates and limited opportunities discussed earlier, not much retail is anticipated within the subject area. Current opportunities for sales leakage recapture are estimated at \$136.6 million. At average sales per square foot of \$500, this equates to 273,200 square feet. Future retail potential as a result of residential growth will generate another \$469.8 million or 939,600 square feet. With the presence of Columbia Tech Center and the 192nd Ave corridor already established retail centers with space to absorb future growth, the subject parcels will find it difficult to compete. Optimistically, the subject area might be able to attract 40% of the retail opportunity (or 273,000 square feet). At a typical retail floor area ratio (FAR) of 0.25, the subject area would support approximately 25 acres of retail development.

Economic Opportunities of Existing Zoning. Based upon recent market conditions and existing zoning, the entire area under consideration is projected to generate 3,300 jobs, 1.2 million square feet of industrial and commercial space, 120 housing units, and at least \$261.7 million of capital investment. Camas needs approximately 470 acres of employment land to meet 20-year market demands. This area has only 174 developable acres of employment land. The shortage in supply of *usable* employment land will lead to market demand being fulfilled elsewhere. Camas has 395 gross acres of employment land located at Camas Meadows and North Urban Growth Area (NUGA). However, the bulk of this is located at the Johnston Dairy Farm that currently has no infrastructure. If adequate infrastructure is not provided in a timely fashion, Camas could experience loss of economic opportunity and artificially depress long-term economic prospects. A simple means to address the potential near term shortage and provide a greater buffer in timing infrastructure is to re-zone a portion of the proposed Master Plan area to an employment zone that has more flexible development standards.

Economic Opportunities of Proposed Master Plan. Under the proposed zoning, the Master Plan Area would have 305.90 acres of property zoned industrial (i.e. LI/BP, BP, and LI) and 328.21 acres of commercially zoned (i.e. RC and CC) land. Approximately 156 acres of industrial and 113 commercial acres are developable. With 395 acres of employment land located elsewhere, Camas has a total of just over 604 acres of employment land. The City needs 470 acres to meet forecasted 20-year market demand. This means the city has a potential excess supply of 130+ acres of employment land.

One of the primary reasons for considering the land use changes is to address potential short-term supply deficit. However, the proposed changes increase the net usable employment land within the area by 60%, which should be more than adequate to meet any short-term market demands. With Camas having more than enough employment land to meet short term and long-term market demands, as well as, a strong residential market, the city will experience market pressure for multi-family residential development on the LI zoned properties. The Applicants have suggested a cap of 60 acres of land that would be zoned LI that could be developed as multi family under this proposal. The area would still have an increase in developable employment land (20%), but also allow other market opportunities to transpire. Residential development would assist in support of employment uses and lead to greater

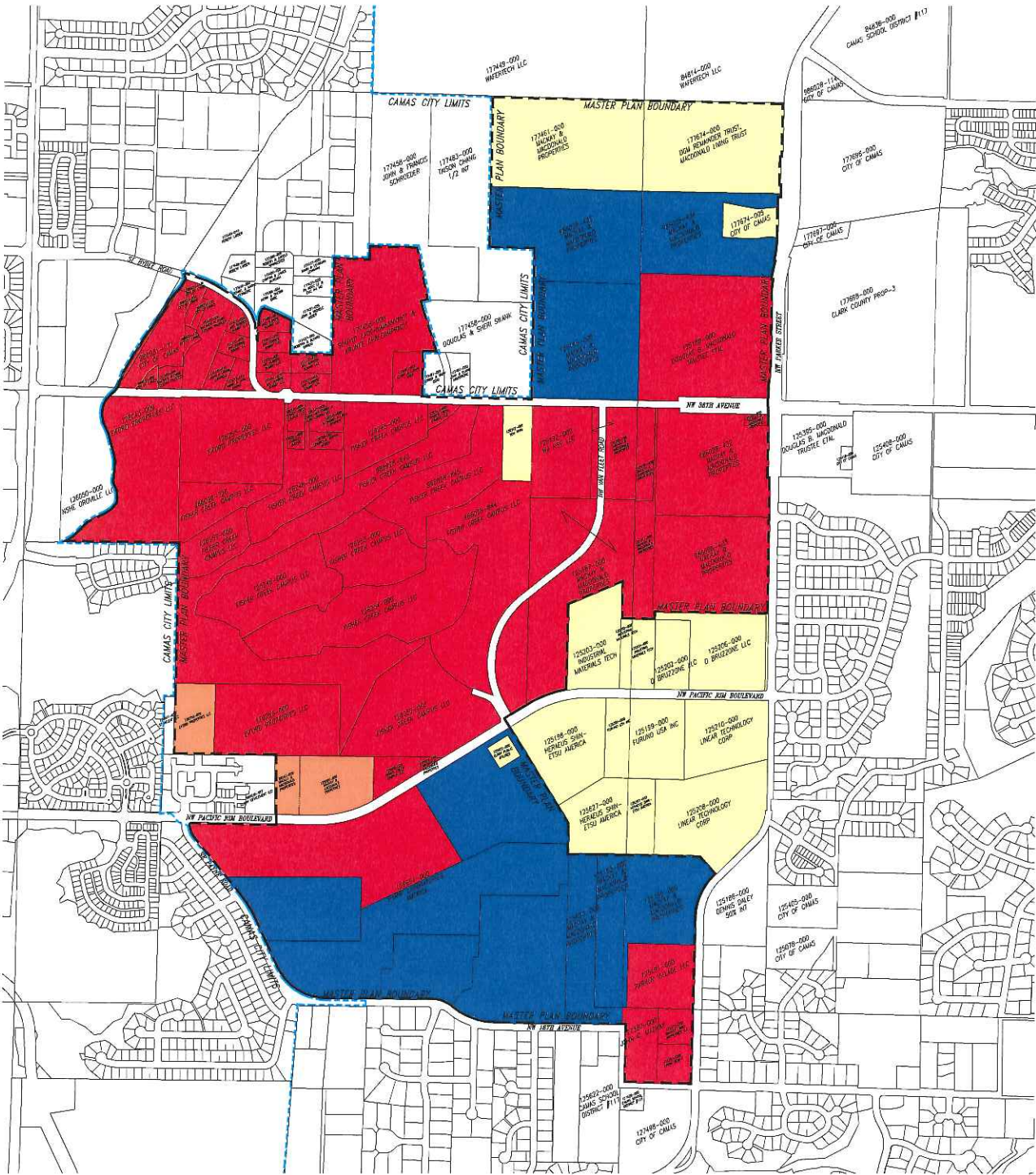
utilization of infrastructure. As demonstrated by recently completed projects, residential development would be a relatively high price point product.

Based upon recent market conditions and the proposed Master Plan, the entire area is projected to generate almost 4,000 jobs, 1.53 million square feet of industrial and commercial space, 870 housing units, and at least \$436.7 million of capital investment. This is an increase of 700 jobs, 33,000 square feet of industrial and commercial space, 750 housing units, and \$175.0 million of capital investment.

END NOTES

¹ Information for this market analysis has been compiled from sources generally deemed to be reliable. However, Cascade Planning Group does not guarantee the accuracy of information obtain from third party data providers. The findings contained in this report are those solely of the authors; they should not be construed as representing the opinion of any other party prior to their express approval of the contents of this report.

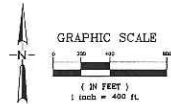
GRASS VALLEY MASTER PLAN PROPOSED COMPREHENSIVE PLAN DESIGNATIONS



LEGEND

COLOR	ZONING DISTRICT (COMP. PLAN DESIGNATION)	AREA WITHIN MASTER PLAN BOUNDARY*
Yellow	LIGHT INDUSTRIAL/BUSINESS PARK (LI/BP) LI/BP ZONING (LI/BP)	52.95 ACRES
Red	COMMERCIAL (COM)	455.40 ACRES
Blue	INDUSTRIAL (IND) BP ZONING (IND)	132.57 ACRES
Orange	MULTI-FAMILY (MFH)	16.19 ACRES
TOTAL AREA WITHIN MASTER PLAN BOUNDARY		657.11 ACRES
TOTAL AREA OF PARCELS PROPOSED FOR CHANGE		158.96 ACRES

--- MASTER PLAN
BOUNDARY
- - - - CAMAS CITY LIMITS
*AREAS PER CLARK COUNTY GIS INFORMATION



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DATE: 12/22/09

MP2

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NO.	DATE	DESCRIPTION
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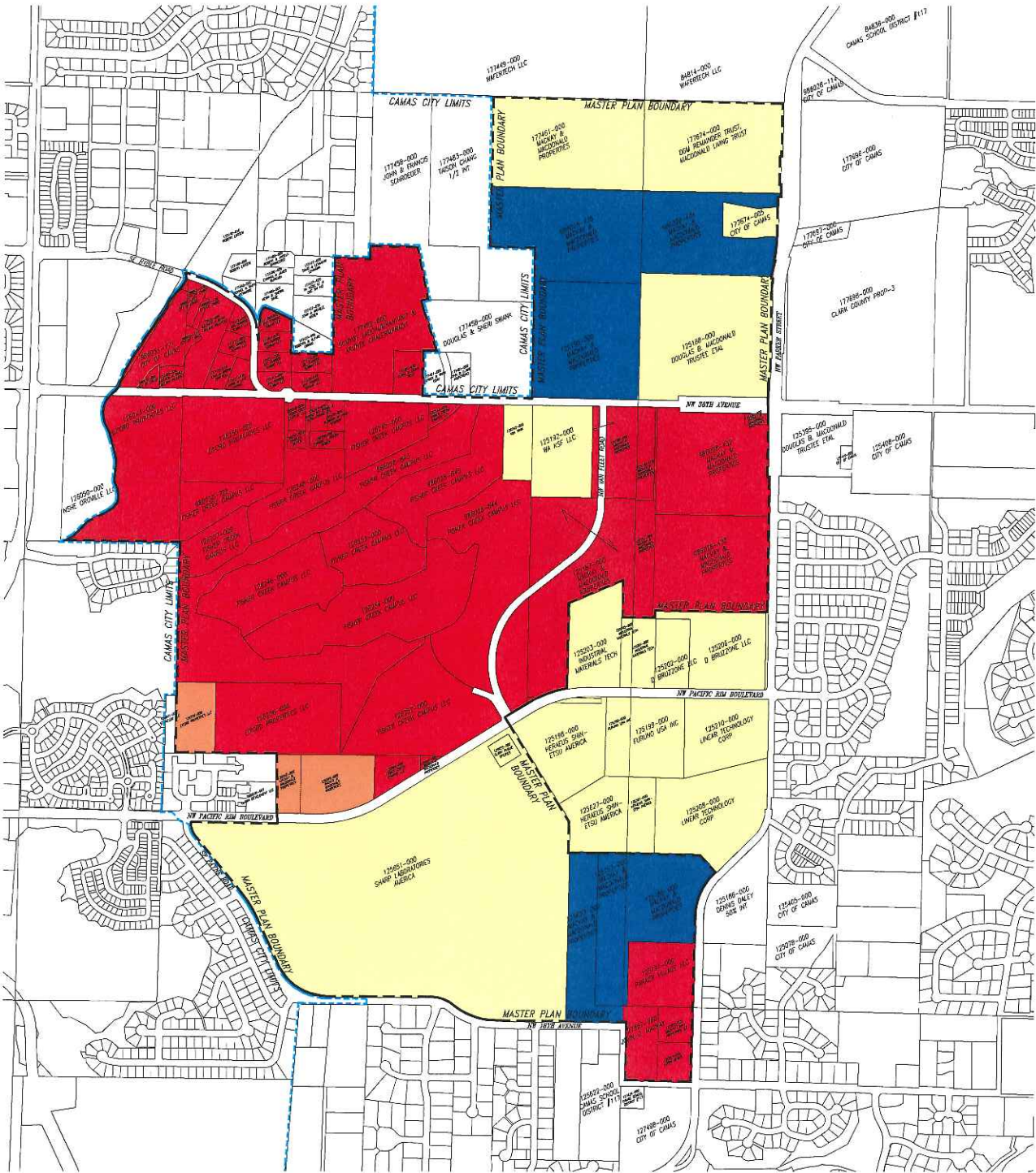
GRASS VALLEY MASTER PLAN
 NW 1/4 SEC. 4, SEC. 5, NE 1/4 SEC. 6; SW 1/4 SEC. 6; SW, SE & NE 1/4 SEC. 32;
 NW & SW 1/4 SEC. 35 T1N R2E W.M.

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

360-493-1343
 360-493-9155

GRASS VALLEY MASTER PLAN

EXISTING COMPREHENSIVE PLAN DESIGNATIONS

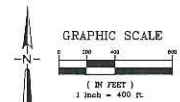


LEGEND

ZONING DISTRICT (COMP. PLAN DESIGNATION)	AREA WITHIN MASTER PLAN BOUNDARY*
 LIGHT INDUSTRIAL/BUSINESS PARK (LI/BP)	209.31 ACRES
 COMMERCIAL (COM)	343.53 ACRES
 INDUSTRIAL (IND)	88.08 ACRES
 MULTI-FAMILY (MFH)	16.19 ACRES
TOTAL AREA WITHIN MASTER PLAN BOUNDARY	657.11 ACRES

--- MASTER PLAN
BOUNDARY
- - - - CAMAS CITY LIMITS

*AREAS PER CLARK COUNTY GIS INFORMATION



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CLIENT	CLARK COUNTY
DESIGNER	OLSON ENGINEERS
CHECKER	OLSON ENGINEERS
APPROVER	OLSON ENGINEERS
DATE	02/27/20
SCALE	AS SHOWN
PROJECT	GRASS VALLEY MASTER PLAN
CLIENT	CLARK COUNTY
DESIGNER	OLSON ENGINEERS
CHECKER	OLSON ENGINEERS
APPROVER	OLSON ENGINEERS
DATE	02/27/20

GRASS VALLEY MASTER PLAN

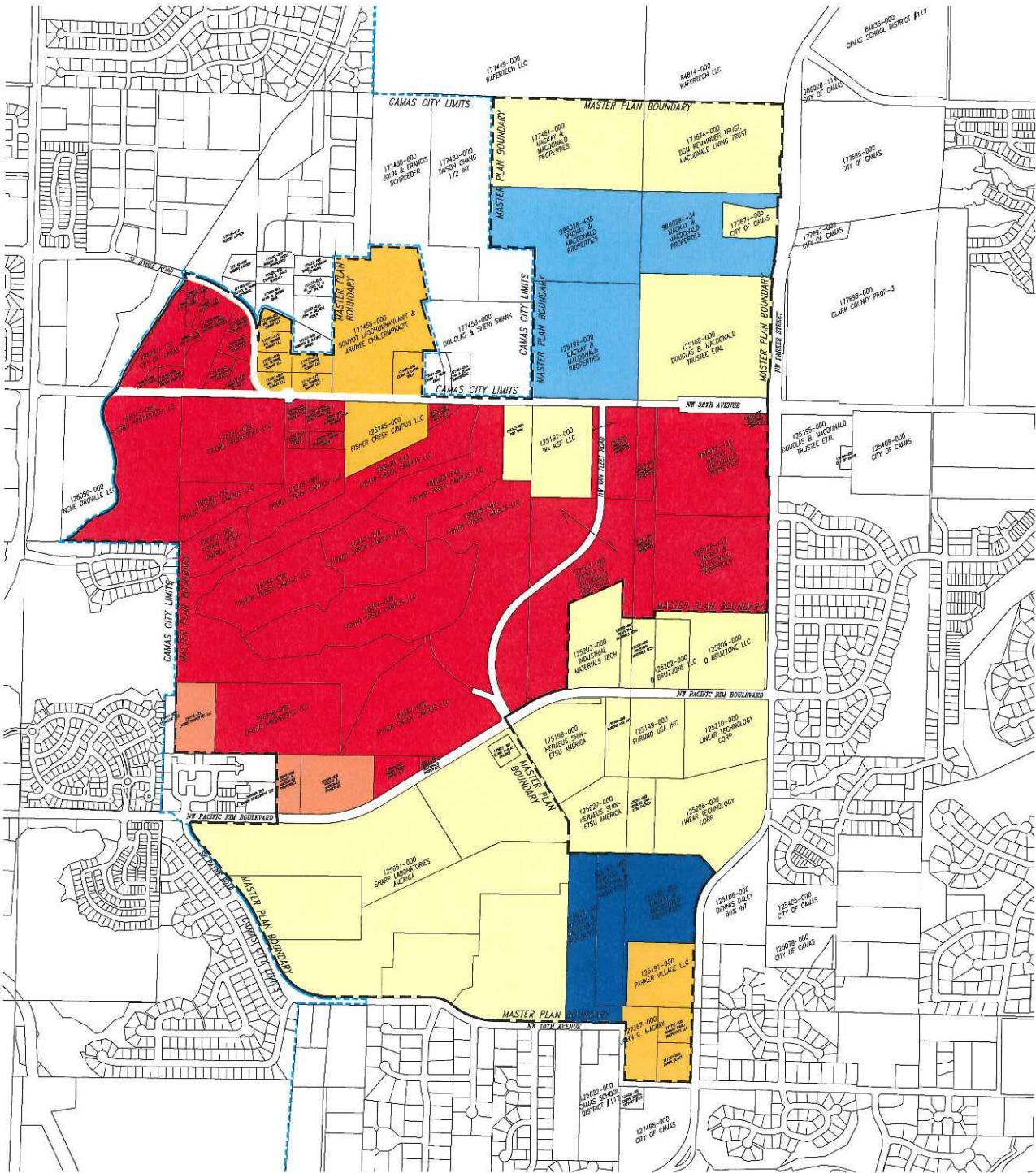
NW & SW 1/4 SEC. 4; SEC. 5, NE 1/4 SEC. 8; NW 1/4 SEC. 9; SW, SE & NE 1/4 SEC. 32;
NW & SW 1/4 SEC. 33 T1N R2E W.M.

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GRASS VALLEY MASTER PLAN

EXISTING ZONING

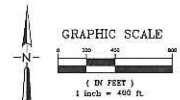


LEGEND

COLOR	ZONING DISTRICT (COMP. PLAN DESIGNATION)	AREA WITHIN MASTER PLAN BOUNDARY*
Yellow	LIGHT INDUSTRIAL/BUSINESS PARK LI/BP ZONING (LI/BP)	209.31 ACRES
Orange	COMMUNITY COMMERCIAL CC ZONING (COM)	56.13 ACRES
Red	REGIONAL COMMERCIAL RC ZONING (COM)	287.40 ACRES
Blue	BUSINESS PARK BP ZONING (IND)	28.19 ACRES

COLOR	ZONING DISTRICT (COMP. PLAN DESIGNATION)	AREA WITHIN MASTER PLAN BOUNDARY*
Blue	LIGHT INDUSTRIAL LI ZONING (IND)	59.89 ACRES
Orange	MULTI-FAMILY MF ZONING (MFH)	16.19 ACRES
TOTAL AREA WITHIN MASTER PLAN BOUNDARY		657.11 ACRES
--- MASTER PLAN BOUNDARY		
- - - - CAMAS CITY LIMITS		

*AREAS PER CLARK COUNTY GIS INFORMATION



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	CHECKED BY	AS SHOWN
	APPROVED BY	AS SHOWN
	PROJECT NO.	AS SHOWN
	CLIENT	AS SHOWN
	LOCATION	AS SHOWN
	DESCRIPTION	AS SHOWN
	REVISION	AS SHOWN

GRASS VALLEY MASTER PLAN

NW & SW 1/4 SEC. 4; SEC. 6, NE 1/4 SEC. 6; NW 1/4 SEC. 6; SW, SE & NE 1/4 SEC. 32;
 NW & SW 1/4 SEC. 33 T1N R3E W.M.

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Chapter 3.86
MULTI-FAMILY HOUSING TAX EXEMPTION

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3.86.010 Purpose.

It is the purpose of this ordinance to encourage new private multi-housing development and redevelopment within designated urban centers to accommodate future population growth, provide places to live close to employment, shopping, entertainment, and transit services and encourage affordable housing where appropriate.

3.86.020 Definitions.

- A. "Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.
- B. "Director" means the Director of the City's Community Development Department or authorized designee.
- C. "Household" means a single person, family or unrelated persons living together.
- D. "Growth management act" means chapter 36.70A RCW.
- E. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development. For cities located in high-cost areas, "low-income household" means a household that has an income at or below one hundred percent of the median family income adjusted for family size, for the county where the project is located.
- F. "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, "moderate-income household" means a household that has an income that is more than one hundred percent, but at or below one hundred fifty percent, of the median family income adjusted for family size, for the county where the project is located.

- G. "Multi-family housing" means building(s) having four or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.
- H. "Owner" means the property owner of record.
- I. "Permanent residential occupancy" means multi-family housing that provides either rental or owner occupancy for a period of at least one month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.
- J. "Rehabilitation improvements" means modifications to existing structures that are vacant for 12 months or longer, or modification to existing occupied structures which convert non-residential space to residential space and/or increase the number of multi-family housing units.
- K. "Residential target area" means an area within an urban center that has been designated by the City Council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public.
- L. "Urban center" means a compact identifiable district containing several business establishments, adequate public facilities, and a mixture of uses and activities, where residents may obtain a variety of products and services.

3.86.030 Residential target area designation and standards.

- A. Criteria. Following a public hearing, the city council may, in its sole discretion, designate one or more residential target areas. Each designated target area must meet the following criteria, as determined by the city council:
 - 1. The target area is located within an urban center;
 - 2. The target area lacks sufficient available, desirable, affordable, and convenient residential housing to meet the needs of the public who would likely live in the urban center if desirable, affordable, attractive, and livable places were available; and
 - 3. The providing of additional housing opportunity in the target area will assist in achieving the following purposes:
 - a. Encourage increased residential opportunities within the target area, including affordable housing opportunities; or
 - b. Stimulate the construction of new multi-family housing and/or the rehabilitation of existing vacant and under-utilized buildings for multi-family housing; or
 - c. Where appropriate, stimulate the construction, rehabilitation or conversion of existing vacant and underutilized multi-family rental units to owner occupied multi-family housing as such property redevelops.
 - 4. In designating a residential target area, the city council may also consider other factors, including, but not limited to: whether additional housing in the target area will attract and

maintain an increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions in the target area; and whether an increased residential population in the target area will help to achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020. The city council may, by ordinance, amend or rescind the designation of a residential target area at any time pursuant to the same procedure as set forth in this chapter for original designation.

5. When designating a residential target area, the city council shall give notice of a hearing to be held on the matter and that notice shall be published once each week for two consecutive weeks, not less than seven days nor more than 30 days before the date of the hearing. The notice must state the time, date, place and purpose of the hearing and generally identify the area proposed to be designated.

- B. Target Area Standards and Guidelines. After designation of a residential target area, the city council shall adopt and implement standards and guidelines for both new construction and rehabilitation, including the application process and procedures and requirements that address demolition of existing structures and site utilization. The decision making process must include findings of compliance with RCW 84.14.060. The city council may also adopt guidelines which include parking, height, density, environmental impact, home ownership, public benefit features, compatibility with the surrounding property and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the residential target area.

The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

- C. Designated Target Areas. The “following residential target areas” are designated in the City of Camas:

1. Downtown District: Located between NE Adams Street and NE Garfield Street and between the area southeast of the Mill Ditch and northeast of the Burlington Northern Pacific Railway; together with that area of land located between NE Garfield and NE Joy and southeast of NE 3rd Avenue and northeast of the Washougal River; and, together with that area located between NE Division and NE Adams and southeast of the Mill Ditch and northeast of NE 6th Avenue.
2. NW 6th Avenue Corridor District: Located between NW Ivy Street and NW Drake and south of NW 7th Avenue and north of NW 6th Avenue.
3. NE 3rd Avenue District: generally located south of NE 3rd Avenue, west of NE Sumner and northeast of NE 3rd Loop.

3.86.040 Tax exemptions for multi-family housing in residential target areas.

- A. Intent. Limited eight or twelve year exemption from ad valorem property taxation for multi-family housing in urban centers are intended to:

1. Encourage increased residential opportunities within urban centers designated by the city council as residential target areas;
 2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multi-family housing in residential target areas to increase and improve housing opportunities;
 3. Assist in directing future population growth to designated urban centers, thereby reducing development pressure on single-family residential neighborhoods; and
 4. Achieve development densities which are more conducive to transit use in designated urban centers.
 5. Encourage new construction or rehabilitation of owner-occupied multi-family housing where identified as desirable; and
 6. Encourage affordable housing.
- B. Duration of Exemption. The value of improvements qualifying under this chapter will be exempt from ad valorem property taxation for: (1) Eight successive years where all applicable criteria under this chapter except affordability criteria referenced at CMC 3.86.040.D.8 are met, or (2) Twelve successive years if all applicable criteria herein including affordability are met. In both cases the duration of exemption shall be measured beginning January 1 of the year immediately following the calendar year after issuance of the Final Certificate of Tax Exemption.
- C. Limits on Exemption. The exemption does not apply to the value of land or the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and non-qualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.
- D. Project Eligibility. A proposed project must meet the following requirements for consideration for a property tax exemption:
1. Location. The project must be located within a residential target area, as designated in Section 3.86.030.
 2. Tenant Displacement Prohibited. Property proposed to be rehabilitated must be vacant at least twelve months before submitting an application and fail to comply with one or more standards of the applicable City adopted state or local building or housing codes.
 3. Size. The project must include at least four units of multi-family housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multi-family units must be added to existing occupied multi-family housing. Existing multi-family housing that has been vacant for 12 months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multi-family housing. More specific sizing requirements may be established for each residential target area.
 4. Permanent Residential Housing. At least 50 percent of the space designated for multi-family housing must be provided for permanent residential occupancy, as defined in Section 3.86.020.

5. **Proposed Completion Date.** New construction multi-family housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.
 6. **Compliance with Guidelines and Standards.** The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with all applicable housing codes. New construction must comply with the Uniform Building Code. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.
 7. **Owner Occupancy.** Projects within a residential target area that are developed for owner-occupancy shall include an agreement or other guarantee acceptable to the Director ensuring that some or all of the units within the project are used for purposes of owner-occupancy.
 8. **Affordability.** To be eligible for twelve year tax abatements under this chapter, applicants must commit to renting or selling at least 20% of units as affordable housing to low and moderate income households as defined herein. Projects intended exclusively for owner occupancy may meet this standard through housing affordable to moderate-income households.
- E. **Application Procedure.** A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:
1. File with the city's Community Development Department the required application and the required fees. The initial application fee to the city shall consist of a base fee of \$300, plus \$50 per multi-family unit, up to a maximum total fee to the city of \$1,000. An additional \$100 fee to cover the Clark County Assessor's administrative costs shall also be paid to the city. If the city denies the application, the city will retain that portion of the fee attributable to its own administrative costs and refund the balance to the applicant.
 2. A complete application shall include:
 - a. A completed City of Camas multi-family limited tax exemption application form setting forth the grounds for the exemption;
 - b. Preliminary floor and site plans of the proposed project demonstrating compliance with the guidelines and standards of this chapter;
 - c. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
 - d. Verification by oath or affirmation of the information submitted.
 - e. A detailed project budget, financing plan and operating projection; and
 - f. For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of 12 months prior to filing the application and shall secure from the city verification of property noncompliance with the city's minimum housing code.

- F. Application Review and Issuance of Conditional Certificate. The director may certify as eligible an applicant who is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within 90 days of receipt of a complete application.
1. Approval. If an application is approved, the applicant shall enter into a contract with the city, subject to approval by the city council in a form of a resolution, regarding the terms and conditions of the project. Upon council approval of the contract, the Director shall issue a Conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate shall expire three years from the date of approval unless an extension is granted as provided in this chapter.
 2. Denial. If an applicant is denied, the Director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten days of the denial. An applicant may appeal a denial to the city council within 30 days of receipt of notice. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision. The city council's decision on appeal will be final.
- G. Extension of Conditional Certificate. The Conditional Certificate may be extended by the Director for a period not to exceed 24 consecutive months. The applicant must submit a written request stating the grounds for the extension, accompanied by a \$100 processing fee. An extension may be granted if the Director determines that:
1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the applicant;
 2. The applicant has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and
 3. All the conditions of the original contract between the applicant and the city will be satisfied upon completion of the project.
- H. Application for Final Certificate.
1. Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the City's Community Development Department the following:
 - a. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
 - b. A description of the completed work and a statement that the rehabilitation improvements or new construction on the owner's property qualify the property for limited exemption;
 - c. If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020; and
 - d. A statement that the work was completed within the required three-year period plus any authorized extension.

2. Within 30 days of receipt of all materials required for a Final Certificate, the Director shall determine which specific improvements satisfy the requirements whether the work completed, and the affordability of the units, is consistent with the application and the contract approved by the city and is qualified for a limited tax exemption under this chapter.

I. Issuance of Final Certificate.

1. Review and Approval. If, after reviewing, the application for Final Certificate, the Director determines that the project has been completed in accordance with the contract between the applicant and the city and has been completed within the authorized time period, the city shall, generally within ten days, file a Final Certificate of Tax Exemption with the Clark County Assessor.
2. Denial. The Director shall notify the applicant in writing that a Final Certificate will not be filed if the Director determines that:
 - a. The improvements were not completed within the authorized time period;
 - b. The improvements were not completed in accordance with the owner's application or the contract between the applicant and the city; including if applicable affordable housing requirements; or
 - c. The owner's property is otherwise not qualified under this chapter.
3. Appeal. Within 14 days of receipt of the Director's denial of a Final Certificate, the applicant may file an appeal with the city council. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision.

The city council's decision on appeal will be final.

J. Annual Compliance Review. Thirty days after the first anniversary of the date of filing the Final Certificate of Tax Exemption and each year thereafter, for the duration of the tax exemption, the owner of the rehabilitated or newly constructed property shall file a notarized declaration with the Director that includes the following:

1. A statement identifying the total number of occupied and vacant multi-family units receiving a property tax exemption;
2. A certification that the property continues to be in compliance with the contract with the city including any provisions related to affordable housing; and
3. A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption;
4. The total monthly rent or total sale amount for each unit;
5. For exemptions granted under the affordable housing provisions of this chapter, the income of each renter household at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time of purchase; and

6. For exemptions granted under the affordable housing provisions of this chapter, documentation showing that twenty percent (20%) of the units were rented or sold as affordable housing to low or moderate income households.

The property owner must maintain records supporting this declaration and those records and the multi-family units are subject to inspection by the city. Failure to submit the annual declaration or maintain adequate records may result in the tax exemption being canceled.

- K. Annual Report. By December 31 of each year the city has any outstanding limited multi-family tax exemptions the city shall submit a report to the State providing the information required by RCW 84.14.
- L. Cancellation of Tax Exemption. If the Director determines the owner is not complying with the terms of the contract, the tax exemption will be canceled. This cancellation may occur in conjunction with the annual review or at any other time when non-compliance has been determined. If the owner intends to convert the multi-family housing to another use or otherwise discontinues compliance with this chapter, the owner must notify the Director and the Clark County Assessor within 60 days of the change in use.
 1. Effect of Cancellation. If a tax exemption is canceled due to a change in use or other noncompliance, the Clark County Assessor may impose an additional tax on the property, together with the interest and penalty, and a priority lien may be placed on the land, pursuant to RCW84.14.
 2. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the Director shall notify the property owner by certified mail. The property owner may appeal the determination by filing a notice of appeal with the city clerk within 30 days, specifying the factual and legal basis for the appeal. The city council will conduct a hearing at which all affected parties may be heard and all competent evidence received. The city council will affirm, modify, or repeal the decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the city council's decision to the Clark County Superior Court.

3.86.050 Downtown District: Standards and Guidelines

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal code, the following standards and guidelines shall be applicable within the Downtown District:

A. Standards:

1. Size: The project must include at least four new or additional units of multi-family housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.
2. Parking: All multi-family units regardless of the underlying zone shall include off-street parking and as provided in in CMC 18.11.130 or alternately as otherwise specified

through a development agreement.

3. Building Height: Maximum of 45 feet and three (3) stories.
4. Where the project includes six or more multi-family units, an outdoor commons consisting of a minimum 200 square feet shall be provided and include seating and tables for a minimum 12 people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

B. Guidelines:

1. Connectivity: The project must demonstrate that pedestrian circulation from the project site to NE Fourth Avenue within the district is enhanced or improved.
2. Parking: Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

3.86.060 NW 6th Avenue Corridor District: Standards and Guidelines

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal code, the following standards and guidelines shall be applicable within the NW 6th Avenue District:

A. Standards:

1. Size: The project must include at least four new or additional units of multi-family housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.
2. Parking: All multi-family units regardless of the underlying zone shall include off-street parking and as provided in in CMC 18.11.130 or alternately as otherwise specified through a development agreement.
3. Building Height: Maximum of 45 feet and three (3) stories.
4. Where the project includes six or more multi-family units, an outdoor commons consisting of a minimum 200 square feet shall be provided and include seating and tables for a minimum 12 people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

B. Guidelines:

1. Connectivity: The project must demonstrate that pedestrian circulation from the project site to NW Sixth Avenue within the district is enhanced or improved.
2. Parking: Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.

3.86.070 NE 3rd Avenue District: Standards and Guidelines

In approving a tax exemption under CMC 3.86.040 and in addition to compliance with the requirements of the underlying zone and design and developments standards under Title 17 and Title 18 of the Camas Municipal code, the following standards and guidelines shall be applicable within the NWNE 3rd Avenue District:

A. Standards:

1. Size: The project must include at least four new or additional units of multi-family housing located on the second floor or higher in a mixed use building in which the ground floor is dedicated in whole to commercial uses. The building shall include no ground floor residential units.
2. Parking: All multi-family units regardless of the underlying zone shall include off-street parking and as provided in in CMC 18.11.130 or alternately as otherwise specified through a development agreement.
3. Building Height: Maximum of 45 feet and three (3) stories.
4. Where the project includes six or more multi-family units, an outdoor commons consisting of a minimum 200 square feet shall be provided and include seating and tables for a minimum 12 people. This requirement may be incorporated into seating or dining areas for commercial uses on the ground floor, through common balconies or rooftop improvements.

B. Guidelines:

1. Connectivity: The project must demonstrate that pedestrian circulation from the project site to NE Fourth Avenue within the district is enhanced or improved.
2. Parking: Demonstration that existing street parking will not be reduced in number or will be offset by an equal or better number of parking spaces made available for public parking.



Multifamily Housing Tax Exemption Program

Summary of Program
Camas City Council
July 21, 2014

Multifamily Housing Tax Exemption Program

- Established by the State Legislature in 1995 and amended in 2007.
- Provides for an 8 year or 12 year tax exemption for the approved value of qualifying newly constructed or rehabbed residential units.

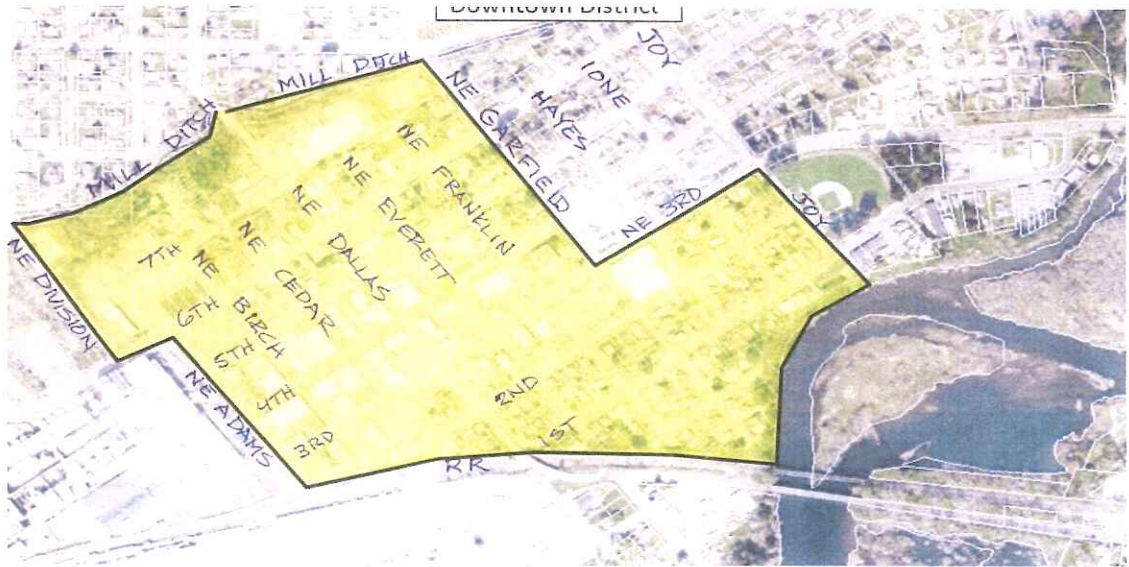
Intent of Program

- Encourage increased residential opportunities within urban centers;
- Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multi-family housing in residential target areas to increase and improve housing opportunities;
- Assist in directing future population growth to designated urban centers, thereby reducing development pressure on single-family residential neighborhoods; and
- Achieve development densities which are more conducive to transit use in designated urban centers.
- Encourage new construction or rehabilitation of owner-occupied multi-family housing where identified as desirable; and
- Encourage affordable housing.

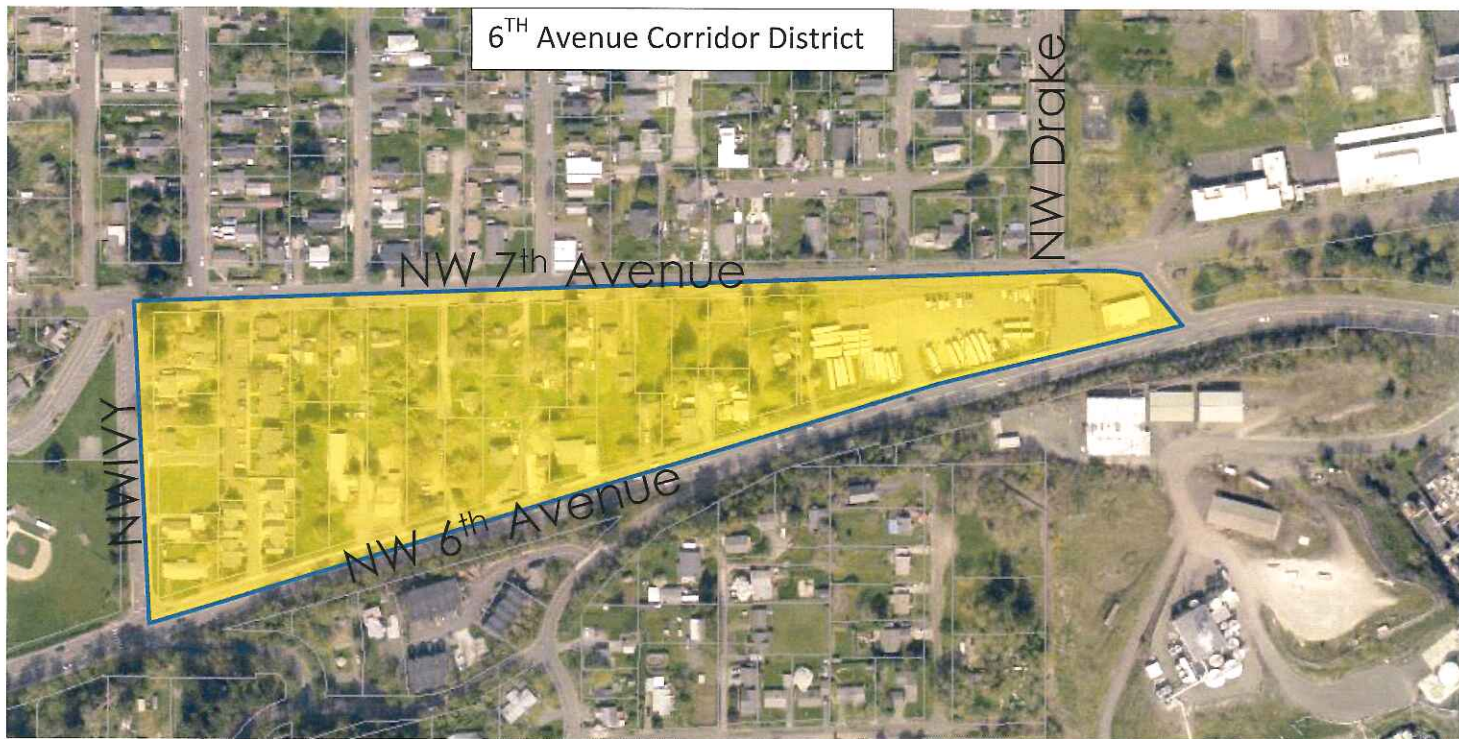
Requirements

- The property must be located within an urban center and designated as a residential target area by the City.
- Three potential residential target areas include:
 - Downtown
 - NW 6th Avenue Corridor
 - NE 3rd Avenue

Downtown Residential Target Area



NW 6th Avenue Residential Target Area



NE 3rd Avenue Residential Target Area



Multifamily Housing Tax Exemption Program Requirements- Continued

- The property must meet City adopted guidelines and standards.
- The new, converted, or rehabilitated multiple-unit housing must provide for a minimum of fifty percent of the space for residential occupancy. This excludes hotels and motels that offer accommodations on a daily or weekly basis.
- Property to be rehabilitated must fail to comply with one or more building code standards.

Program Requirements- Continued

- At least four new multifamily units must be constructed. An exception exists where existing multifamily has been vacant for twelve or more months.
- The applicant must enter an agreement with the City to implement the development and must comply with additional conditions contained in that agreement.
- The development must be within a city-determined urban center in an area that lacks sufficient housing.

Program Requirements- Continued

- The project must not displace any existing residential tenants from the property proposed for development.
- An eight year exemption is available for multi-family improvements made available at market rates. A twelve year exemption is available if 20% or more of the multi-family units are affordable housing for low and moderate income households.
- The project must be completed within a period of three years from the date a conditional certificate of tax exemption is issued.
- Project must comply with all building codes, zoning and other applicable regulations.

FAQ's

- **What is an “urban center”?**

- An “urban center” is a compact identifiable district where urban residents may obtain a variety of products and services. An urban center must contain:
 - Several existing or previous, or both , business establishments that may include but are not limited to shops, offices, banks, restaurants, governmental agencies;
 - Adequate public facilities including streets, sidewalks, lighting, transit, domestic water, and sanitary sewer systems; and
 - A mixture of uses and activities that may include housing, recreation, and cultural activities in association with either commercial or office, or both ,use.

FAQ's Continued

- **What is required to establish a new residentially targeted area?**
 - The area must be an “urban center” as determined by the City.
 - The area must lack sufficient available, desirable, and convenient residential housing, including affordable housing, to meet the needs of the public who would be likely there, if the affordable, desirable, attractive and livable places to live were available.
 - The providing of additional housing, including affordable housing, in the area, as determined by the governing authority, will assist in achieving one or more of the stated purposes of RCW84.14.007.
 - Adoption of a Resolution of intention for each proposed residentially targeted and setting forth a hearing date time and location of a hearing. Publish Notice of a hearing once a week for two consecutive weeks.
 - After adoption of a residential targeted area, the City must adopt and implement Standards. RCW84.14.040

FAQ's Continued

- **Does the MF tax credit apply only to improvements or to land value as well?** The exemption is only for the value of the new housing construction and the exemption is only from the ad valorem property taxation (RCW 84.14.020). The exemption does not include the value of the land or non-housing-related improvements.
- **-Can we use HUD rental rates to qualify for low income (12 year exemption)?** RCW 84.14.010 defines "Low-income household" as a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported to HUD. For the property to qualify for the 12-year exemption, the applicant must commit to renting or selling at least twenty percent of the multifamily units as affordable housing units to low and moderate-income household, and the property must satisfy that commitment and any additional commitment adopted by the local government. If the project is exclusively for owner occupancy, the minimum requirement for the 12 year exemption may be satisfied solely through housing affordable to moderate-income households (115% adjusted median family income for the county as reported to HUD).

Next Step

- If Council would like to move forward in considering one or more residentially targeted areas Staff can prepare an appropriate resolution of intention to designate each area and bring forward to Council for consideration and adoption.

RESOLUTION NO. 1312

A RESOLUTION revising the job description for a non-represented position and adopting scales for non-represented employees, effective January 1, 2015.

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

Section I

The titled job description of Building Official shall be revised to Building Division Manager/Building Official, and the changes and duties shall be outlined in any job description proscribed by the City, and may be revised from time to time. The new position description is attached hereto as Exhibit "A" and shall be effective as of January 1, 2015.

Section II

The salary scale for Building Division Manager/Building Official and all other non-represented employees shall be as set forth in the salary schedule attached hereto as Exhibit "B" with an effective date of January 1, 2015.

ADOPTED by the City of Camas at a regular meeting this 1st day of December, 2014.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

EXHIBIT B
CITY OF CAMAS SALARIES
EFFECTIVE 1/1/2015

	Position							
		1	2	3	4	5	6	7
Non-Represented	Accounting Manager	5753	5926	6104	6287	6475	6669	6869
	Administrative Assistant	4172	4295	4425	4557	4692	4834	4978
	Administrative Services Director	8100	8342	8594	8852	9118	9390	9672
	Assistant Library Director	5421	5583	5751	5923	6102	6285	6474
	Building Division Manager/Building Official	6477	6672	6876	7080	7293	7512	7738
	City Administrator	9992	10291	10600	10917	11245	11583	11930
	Community Development Director	8100	8342	8594	8852	9118	9390	9672
	Division Chief/Emergency Medical Svcs.	7864	8100	8342	8594	8852	9118	9392
	Division Chief/Fire Marshal	7864	8100	8342	8594	8852	9118	9392
	Engineering Manager	7254	7472	7697	7927	8166	8411	8663
	Executive Assistant to City Administrator	4539	4675	4815	4960	5109	5262	5420
	Finance Director	8100	8342	8594	8852	9118	9390	9672
	Fire Chief	8731	9046	9372	9712	10067	10369	10679
	Information Systems Manager	6477	6672	6876	7080	7293	7512	7738
	Library Director	6866	7074	7286	7504	7730	7961	8200
	Operations Supervisor - W/S	5896	6074	6255	6442	6636	6835	7040
	Operations Supervisor - Wastewater	5896	6074	6255	6442	6636	6835	7040
	Parks and Recreation Manager	5443	5606	5773	5948	6125	6310	6500
	Planning Manager	6478	6672	6875	7080	7292	7512	7738
	Police Captain	7315	7533	7759	7992	8233	8480	8734
Police Chief	8718	8979	9250	9524	9809	10104	10408	
Public Works Director	8100	8342	8594	8852	9118	9390	9672	
Public Works Operations Supervisor	6309	6497	6693	6894	7101	7314	7534	
Utilities Manager	7254	7472	7697	7927	8166	8411	8663	
Seasonals	Seasonal Engineering Tech	19.96	-	-	-	-	-	-
	Engineering Utility Intern	9.47	-	-	-	-	-	-
	Asst. Pool Supervisor	13.00	13.39	-	-	-	-	-
	Lifeguard	10.62	10.95	-	-	-	-	-
	Lead Lifeguard	11.61	11.96	-	-	-	-	-
	Water Safety Instructor	11.28	11.61	-	-	-	-	-
	Lead Water Safety Instructor	11.96	12.32	-	-	-	-	-
	Pool/Activity Aide	9.47	-	-	-	-	-	-
	Pool Cashier	11.28	11.61	-	-	-	-	-
	Seasonal Maintenance Worker	11.37	11.71	12.05	-	-	-	-
	Summer Maintenance Worker	10.34	10.68	11.00	-	-	-	-
	Summer Reading Aide	11.03	11.36	-	-	-	-	-
	Recreation Leader	12.33	12.69	13.07	13.46	13.86	14.28	14.71
	Recreation Aide	10.62	10.95	11.28	11.61	11.96	12.33	12.70

BUILDING DIVISION MANAGER/BUILDING OFFICIAL

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

JOB OBJECTIVES

Under administrative direction, to manage, supervise and coordinate the activities and operations of the Building Division within the Community Development Department including the enforcement of International codes and Uniform Plumbing Code; to determine permit fees and direct the collection of all fees associated with new construction permits; to coordinate assigned activities with other divisions, departments and outside agencies; and to provide highly responsible and complex administrative support to the Community Development Director.

ESSENTIAL FUNCTION STATEMENTS

The following tasks are typical for positions in this classification. Any single position may not perform all of these tasks and/or may perform similar related tasks not listed here:

- Assume management responsibility for Building Division services and activities including, but not limited to, the administration and enforcement of the building codes as adopted by the Washington State Building Code Council and the City of Camas.
- Develop and recommend policies and procedures to the director. Oversee and implement City and Community Development Department policies and procedures.
- Monitor and evaluate the efficiency and effectiveness of service delivery methods and procedures; recommend, within departmental policy, appropriate service and staffing levels.
- Plan, direct, coordinate and review the work plan for building staff; assign work activities, projects and programs; review and evaluate work products, methods and procedures; meet with staff to identify and resolve problems; provide leadership and management to assigned staff.
- Review plans, specifications, supporting designs, and calculations to verify compliance with the applicable codes. Conduct plan reviews of all types including commercial and industrial facilities.
- Oversee the inspection process of mechanical, plumbing and building construction in various stages of completion for adherence to established codes; issue correction notices as necessary.

EXHIBIT A

- Review State codes and standards governing building, plumbing, energy, indoor air quality and accessibility codes; provide recommendations for City adoption of new codes.
- Conduct meetings with architects, engineers, developers, business and building owners; approve requests for alternate materials, designs and methods of construction based on mandated codes.
- Conduct plan reviews of all types of buildings including commercial and industrial; review for compliance with applicable codes.
- Develop and lead teams to administer the codes for special construction projects including large scale high tech or industrial facilities; schedule and work with plan reviewers for acceptance of alternate designs; inspect critical phases of construction; coordinate inspection efforts with appropriate parties.
- Provide input to the Community Development Director regarding annual budgets, track and approve individual expenditures under the Building Division budget.
- Select, interview, hire, train, motivate and evaluate assigned personnel; provide or coordinate staff training; work with employees to correct deficiencies; implement discipline and termination procedures.
- Serve as the liaison for the Community Development Department Building Division with business owners, developers, property owners, other divisions, departments and outside agencies; consult and/or resolve sensitive and controversial issues.
- Represent the Community Development Department on a variety of boards, commissions and committees; prepare and present staff reports and other necessary correspondence.
- Provide direct assistance and support to the Community Development Director.
- Attend and participate in professional group meetings; stay abreast of new trends and innovations in the field of building inspection and code enforcement.
- Respond to sensitive inquiries from Community Development Director, City Administrator and Public Officials.
- Respond to and resolve difficult and sensitive citizen inquiries and complaints.
- Oversee the assessment and collection of system development charges, impact fees, building permit fees and the collection of fire permit fees.
- Assist in writing and amending city ordinances as directed.
- Work closely with City Attorney and Code Enforcement on CMC related violations.

AUXILIARY FUNCTION STATEMENTS

- Follow all safety rules and procedures established for work area.
- Perform related duties and responsibilities as required.

EXHIBIT A

QUALIFICATIONS

Knowledge of:

- Operations, services and activities of a municipal building code inspection and plan review program.
- Principles and practices of building construction, structural design and mathematics.
- Methods and techniques for conducting building, mechanical, electrical and plumbing inspections.
- Principles, methods and techniques of structural engineering as it applies to plan review and enforcement.
- Methods and techniques of conducting plan reviews.
- Principles of land surveying as related to plats and legal descriptions of property.
- Principles and practices of budget preparation and administration.
- Principles and practices of program development and administration.
- Principles of supervision, training and performance evaluation.
- Pertinent Federal, State and local laws, codes and regulations including building, plumbing, mechanical, energy, indoor air quality and accessibility standards.

Ability to:

- Manage a comprehensive building code inspection and plan review program.
- Oversee, direct and coordinate the work of lower level staff.
- Select, manage, supervise, train and evaluate staff.
- Participate in the development and administration of departmental goals, objectives and procedures.
- Prepare and administer large program budgets.
- Prepare clear and concise administrative and financial reports.
- Enforce the provisions of the International codes and Uniform Plumbing codes and regulations.
- Read and interpret complex building and construction plans, specifications and blue prints.
- Review plans, specifications and supporting designs and calculations to verify compliance with building, mechanical and plumbing codes.
- Conduct building inspections at various stages to determine compliance with applicable codes.
- Develop and lead special teams for the completion of special construction projects.

EXHIBIT A

- Provide recommendations for City adoption of new codes.
- Analyze problems, identify alternative solutions, project consequences of proposed actions and implement recommendations in support of goals.
- Research, analyze and evaluate new service delivery methods and techniques.
- Interpret and apply Federal, State and local policies, laws and regulations.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

Education and Experience Guidelines

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education:

Equivalent to a Bachelors degree from an accredited college or university with major course work in engineering, construction or a related field.

Experience:

Five years of increasingly responsible experience in construction or building inspection, including two years of administrative and supervisory responsibility.

License or Certificate:

Possession of certification as a Building Official, Plans Examiner and Building Inspector.

PHYSICAL DEMANDS AND WORKING CONDITIONS

The physical demands herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform these essential job functions.

Environment: Office environment, occasional field work, exposure to noise, dust, grease, smoke, fumes, gases.

Mobility: Sitting for prolonged periods of time.

Vision: Visual acuity to read plans, specifications and drawings.

Other Factors: Incumbents may be required to work extended hours including evenings and weekends. Incumbents may be required to travel outside City boundaries to attend meetings.

ORDINANCE NO. 2714

AN ORDINANCE amending Chapters 5.04, 5.12, 5.16, 5.20, 5.24, 5.28, 5.32, 5.50, 6.08, 8.44, 12.12, 15.04, and 15.40 of the Camas Municipal Code by adopting a fee schedule for charges imposed under the respective chapters of the Code.

The Council of the City of Camas do ordain as follows:

Section I

Chapter 5.04 Ambulances, Section **5.04.050 Subsection (C), Licenses –Renewal–Fee** shall be amended to provide as follows:

(C) The annual license fee shall be as per the fee schedule established by the City Council per Resolution.

Section II

Section **5.12.030 License--Fee** of the Camas Municipal Code is hereby repealed.

Section III

Section **5.16.020 License –Fee--Insurance** of the Camas Municipal Code is hereby repealed.

Section IV

Chapter 5.20 Special Events, Section **5.20.020 Permit required**, the first paragraph shall be amended to provide as follows:

Any person desiring to conduct or sponsor a special event shall apply for a special event permit by filing an application with the city clerk's office and pay an application fee as per the fee schedule established by the City Council per Resolution, forty-five days prior to the date on which the event is to occur. No fee shall be imposed when prohibited by the First and Fourteenth Amendments to the United States Constitution, or Article I, Sections 3, 4, 5 or 11 of the Washington State Constitution. Political or religious activities intended primarily for the communication or expression of ideas shall be presumed to be a constitutionally protected event.

Section V

Chapter 5.24 Peddlers, Hawkers, Solicitors and Canvassers, Section **5.24.030 Subsection (J) License—Application –Investigation fee** shall be amended to provide as follows:

(J) At the time of filing the application, a fee per the fee schedule established by the City Council per Resolution shall be paid to the City Clerk.

Section VI

Chapter 15.24 Advertising Structures, Section **15.24.040 Poster panel license – Fee--Terms** of the Camas Municipal Code is hereby repealed.

Section VII

Chapter 5.24 Peddlers, Hawkers, Solicitors and Canvassers, **5.24.050 Subsection (A) License – Fee determination**, shall be amended to provide as follows:

(A) The license fee which shall be charged for such license shall be per the fee schedule established by the City Council per Resolution. And shall be assessed per a calendar year basis.

Section VIII

Chapter 5.28 Public Dances, Section **5.28.040 License fee**, of the Camas Municipal Code is hereby repealed.

Section IX

Chapter 5.32 Taxes, Section **5.32.070 License fee**, shall be amended to provide as follows:

No certificate shall be issued or continued in operation unless the holder thereof has paid an annual license fee for the right to engage in the taxicab business and an additional fee each year as per the fee schedule established by the City Council per Resolution for each vehicle operated under a certificate of public convenience and necessity. B. In the case of licenses issued on or after July 1st of each year, one-half of the above fees shall be paid. License fees shall be in addition to any other license fees or charges established by proper authority and applicable to the holder or any vehicle under his operation and control. All licenses shall expire at 11:59 p.m. on December 31st of each year and may be renewed by the city clerk upon the holder's request, proof of adequate insurance, and payment of fees.

Section X

Chapter 5.50 Pawn Brokers and Second Hand Dealers, Section **5.50.020 Subsection (A)**

License required –Expiration and fee shall be amended to provide as follows:

It is unlawful for any person to engage in the business of pawnbroking or act as a secondhand dealer in the city of Camas without first obtaining a license pursuant to the provisions of this chapter. Each license shall be for a two-year period to expire on December 31st of the second year from issuance. The license fee for a pawnbroking business shall be per the fee schedule established by the City Council per Resolution.

Section XI

Chapter 6.08 Regulation of Dogs and Other Animals, Section **6.08.070 Fee schedule** shall be amended to provide as follows:

License and other fees are as follows:

- (A) The fee for each new dog license shall be:
 - 1. License for the life of the dog, shall be as per the fee schedule established by the City Council per Resolution;
 - 2. Lost dog tag, upon submission of affidavit attesting to the loss, shall be as per the fee schedule established by the City Council per Resolution.

- (B) The fee for each guard/attack dog license shall be as per the fee schedule established by the City Council per Resolution

- (C) Other animal control fees shall be:
 - 1. Impound fee shall be as per the fee schedule established by the City Council per Resolution
 - 2. Board while at pound, shall be as per the fee schedule established by the City Council per Resolution. For purposes of this section, a day shall consist of each twenty-four hour period or portion thereof calculated from the time the dog is initially impounded.

Section XII

Chapter 8.44 Trailers and Trailer Parks, Section **8.44.030, Subsection (B) Trailer park permits** of the Camas Municipal Code is hereby repealed.

Section XIII

Chapter 12.12 Excavations. The first paragraph of Section **12.12.020 - Permit—Fee—Terms** is hereby amended to provide as follows:

The director of public works shall issue such permit only upon compliance with the following terms and conditions and after a fee as per the fee schedule established by the City Council per Resolution, has been paid to the city treasurer. In addition to the initial permit fee, the applicant may be required to pay an inspection fee based on the schedule listed in Section 12.12.080 of this chapter.

Section XIV

Chapter 12.12 Excavations. Section **12.12.080, Subsections (A) and (B) Inspection** shall be amended to provide as follows:

The permittee will also be assessed charges for performing said inspection(s) as stated in Section 12.12.020 of this chapter. The fee will be based on the following schedule:

(A) The first fifteen hundred dollars of construction value (as determined by the city) proposed will be covered in the permit fee, as per the fee schedule established by the City Council per Resolution, submitted with the application.

(B) For construction valued over fifteen hundred dollars, the applicant will be required to pay additional fees as per the fee schedule established by the City Council per Resolution.

Section XV

Chapter 15.04 Building Code, Section **15.04.030, Subsections (A)(5)(a)(b), (A)(6)(a), (A)(8), (B)(3)(a)(b)(d), (B)(5), (C)(2)(a)(d), (D)(14), (E)(1)(2), (F)(1) and (G) Amendments to the referenced codes** shall be amended to provide as follows:

(A) International Building Code.

- (5) Amend Section 108.2 Schedule of permit fees by substituting the section with:
(a) Permit Fees.

The fee for each permit shall be set as per the fee schedule established by the City Council per Resolution.

The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical,

plumbing, heating air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. Residential construction values shall be as per the fee schedule established by the City Council per Resolution.

(b) Plan Review Fees.

When submittal documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be as per the fee schedule established by the City Council per Resolution.

The plan review fees specified in this section are separate fees from the permit fees specified above and are in addition to the permit fees.

Plan review fees for "same as" residential plans will be at fifty percent of the plan review fee. The "same as" fee is conditioned on identical and complete set of plans being submitted for review. (The first set of plans pays one hundred percent of the plan review fees and subsequent "same as" submittals at fifty percent of the first set of plans.)

When submittal documents are incomplete or changes so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall as per the fee schedule established by the City Council per Resolution.

(6)(a) Without a Permit:

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee as per the fee schedule established by the City Council per Resolution. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the Building Codes and any penalty prescribed by law.

(8) New Section J103.3 Grading permit fee: Plan review and grading permit fees shall be as per the fee schedule established by the City Council per Resolution.

(B) International Residential Code.

(3)(a) Amend Section R108.2 Schedule of permit fees by substituting the section with:

Permit fees:

The fee for each permit shall be as per the fee schedule established by the City Council per Resolution.

The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. Residential construction values shall be as per the fee schedule established by the City Council per Resolution.

(3)(b) Plan Review Fees.

When submittal documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be as per the fee schedule established by the City Council per Resolution.

The plan review fees specified in this section are separate fees from the permit fees specified above and are in addition to the permit fees.

Plan review fees for "same as" residential plans will be at fifty percent of the plan review fee. The "same as" fee is conditioned on identical and complete set of plans being submitted for review. (The first set of plans pays one hundred percent of the plan review fees and subsequent "same as" submittals at fifty percent of the first set of plans.)

When submittal documents are incomplete or changes so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate as per the fee schedule established by the City Council per Resolution.

(3)(d)(1) Investigation Fees:

1. Work without a Permit.

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee as per the fee schedule established by the City Council per Resolution. The payment of such

investigation fee shall not exempt any person from compliance with all other provisions of the Building Codes and any penalty prescribed by law.

(B)(5) New Section R108.6 Other inspection fees:

The Building Official may make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws, which are enforced by the City of Camas. Fees for such inspections shall be as per the fee schedule established by the City Council per Resolution

(a) Re-inspection Fee.

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as required re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practicing of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain re-inspection, the applicant shall file an application therefore in writing on a form furnished for that purpose and pay the re-inspection fee as per the fee schedule established by the City Council per Resolution. In instances where re-inspection fees have been assessed, no additional inspection of work will be performed until the required fees have been paid.

(b) Lost or Damaged Permits and Approved Plans.

The fee for reissue of lost permits shall be as set forth as per the fee schedule established by the City Council per Resolution. Replacement and copies of the approved set of plans and supporting documents lost or damaged to a point of being illegible shall be as per the fee schedule established by the City Council per Resolution.

(C) International Mechanical Code.

(2) Amend Section 106.5 Fee by substituting the section with:

(2)(a) Permit Fees. The fee for each permit shall be as per the fee schedule established by the City Council per Resolution.

(2)(d) Incomplete or Changed Plans. When plans are incomplete or changes so as to require additional plan review, an additional plan review fee shall be charged as per the fee schedule established by the City Council per Resolution.

(D) International Fire Code.

(D)(14) Fees:

(a) The fee for each permit, as per the fee schedule established by the City Council per Resolution, including plan review and inspections, for fire code compliance are flat fees based on the type occupancy, fire protection system or hazard.

(b) Revision of plans submitted for review will be calculated at twenty-five percent of the original fee as per the fee schedule established by the City Council per Resolution.

(c) Investigation fees (work without a permit) shall be double the fees as per the fee schedule established by the City Council per Resolution.

(d) Re-inspection fees shall be at the flat rate set forth as per the fee schedule established by the City Council per Resolution.

(e) Technical assistance in accordance with Section 104.7.2 of the fire code shall be charged at actual cost as per the fee schedule established by the City Council per Resolution.

(f) Fire hazard mitigation shall be charged at actual cost, as per the fee schedule established by the City Council per Resolution.

(E) Uniform Plumbing Code.

1. Amend Section 103.4.1 Fees by substituting the section with:

The fee for each permit shall be set forth as per the fee schedule established by the City Council per Resolution.

2. Amend Section 103.4.2 Plan Review Fees by substituting the section with:

When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee for plumbing work shall be equal to 65 percent of the total permit fee as per the fee schedule established by the City Council per Resolution. When plans are incomplete or changes so as to require additional review, a fee shall be charged as per the Fee Schedule established by the City Council per resolution.

(F) International Fuel Gas Code.

(F)(1) Amend Section 106.5.2 Fee schedule by substituting the section with:

The fee schedule for the fuel gas code is as per the fee schedule established by the City Council per Resolution.

(G) International Existing Building Code.

(G)(1) Amend Section 108 Fees by substituting the section and subsections with:

The fee schedule for the permit obtained shall be based on the work for which the permit is issued, such as building permit, plumbing permit, mechanical permit, etc. The fee is determined as described for each type of permit and the fee is determined by the appropriate per the fee schedule established by the City Council per Resolution.

Section XVI

Chapter 15.40, Explosive Materials, Section **15.40.040, Subsection (A) – Fee** the first paragraph shall be amended to provide as follows:

(A) A permit fee deposit, valid for a maximum twelve-month period, as per the fee schedule established by the City Council per Resolution, will be assessed for each permit issued and extension thereafter.

Section XVII

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

PASSED BY the Council and APPROVED by the Mayor this _____ day of _____, 2014.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

RESOLUTION NO. 1313

A RESOLUTION repealing Resolutions 953, 993 1021, 1023, 1069, 1113, 1144, 1163, 1169, 1180, 1204, 1215, 1220 and 1257, previously adopted by the City of Camas

WHEREAS, the Council has from time to time adopted Resolutions relating to the establishment of fee schedules; and

WHEREAS, Council has heretofore adopted Resolutions 953, 993, 1021, 1023, 1069, 1113, 1144, 1163, 1169, 1180, 1204, 1215, 1220 and 1257 in this regard; and

WHEREAS, to avoid duplication and potential inconsistencies between the adopted resolutions and the revised Camas Municipal Code, the City Council desires to repeal Resolutions 953, 993, 1021, 1023, 1069, 1113, 1144, 1163, 1169, 1180, 1204, 1215, 1220 and 1257, previously adopted by the City of Camas, effective January 1, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Camas as follows:

Section I

Resolutions 953, 993, 1021, 1023, 1069, 1113, 1144, 1163, 1169, 1180, 1204, 1215, 1220 and 1257, previously adopted by the City of Camas, are hereby repealed effective January 1, 2015.

Section II

The Finance Department is directed to make copies of this Resolution available to any member of the public requesting a copy of the same.

ADOPTED by the Council of the City of Camas at a regular meeting this 1st day of December, 2014.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

RESOLUTION NO. 1314

A RESOLUTION adopting a City of Camas fee schedule.

WHEREAS, the City of Camas has the authority to establish fees and charges for services provided by the City; and

WHEREAS, it is prudent business to review fees and charges imposed by the City; and

WHEREAS, it is necessary to establish such fees at rates that reasonably assure recovery of the full direct and indirect costs of the time and materials expended to provide the service for which the fee is charged; and

WHEREAS, it should be understood that these fees and charges are an important part of the resources for the operation of the City and in many cases do not cover the costs involved; and

WHEREAS, the fee schedule and administrative provisions set forth in this resolution are supported by the analysis performed by the City; and

WHEREAS, it is desirable to improve the City's ability to communicate its fees and charges to its citizens and customers through the preparation of a consolidated fee schedule.

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

I

The fees and charges on the attached Exhibit "A" are adopted and made part of the City of Camas Fee Schedule effective January 1, 2015.

II

ADOPTED by the Council of the City of Camas and approved by the Mayor this _____
day of _____, 2014.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

City of Camas Fee Schedule			
Fee Description	Notes	Fee	Notes
ADMINISTRATIVE FEES			
Public Records			
Postage		actual cost	
All Other Records Photocopied - Black & White	per page	\$0.15	
All Other Records Photocopied - Color	per page	\$0.50	
Map - 11 x 17 Color		\$3.00	
Map - 24 x 36 print		\$3.00	
Map - 24 x 36 color original		\$6.00	
Map - 42 x 36 print		\$6.00	
Map - 42 x 36 color original		\$12.00	
Camas Municipal Code Book		actual cost	
Photos		actual cost	
Photos - Digital Black & White	per page	\$0.15	
Photos - Digital Color	per page	\$1.00	
Compact Disk of Council Meeting	each	\$0.50	
Tape of Council Meeting		\$5.00	
COMMUNITY DEVELOPMENT, BUILDING & PLANNING FEES			
Building Permit Fees			
Total Valuation			
\$1.00 to \$500.00		\$23.50	
\$501.00 to \$2,000.00	\$23.50 for first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.00	\$23.50	plus \$3.10
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	\$69.25	plus \$14.25
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	\$391.25	plus \$10.50
\$55,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	\$643.75	plus \$7.25
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	\$993.75	plus \$6.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	\$3,233.75	plus \$5.00
\$1,000,001.00 and up	\$5,608.75 for the first \$500,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.	\$5,608.75	plus \$3.75
Other Inspections & Fees			
Inspections During Non-Business Hours (minimum charge 2 hours)	per hour	\$67.00	
Re-inspection Fees	per hour	\$67.00	
Inspections for which No Fee is Specifically Indicated (minimum charge - one half hour)	per hour	\$67.00	
Additional Plan Review for Changes, Additions or Revisions to Plans (minimum charge - one half hour)	per hour	\$67.00	
Use of Outside Consultants for Plan Checking and Inspections, or both		Actual Costs ¹	
Reissue of Lost Permit		\$33.50	
Reissue of Lost or Damaged Approved Construction Plans & Documents		\$67.00	
¹ Actual costs include administrative and overhead costs.			

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Building Valuation Table			
Building Valuation Table	100% of ICC Building Safety Journal Building Valuation Data		
Grading Plan Review Fees			
50 cubic yards (38.2m ³) or less		No Fee	
51 to 100 cubic yards (40m ³ to 76.5m ³)		\$23.50	
101 to 1,000 cubic yards (77.2m ³ to 764.6m ³)		\$37.00	
1,001 to 10,000 cubic yards (765.3m ³ to 7645.5m ³)		\$49.25	
10,001 to 100,000 cubic yards (7646.3m ³ to 76455m ³) - \$49.25 for the first 10,000 cubic yards, plus \$13.25 for each additional 10,000 cubic yards or fraction thereof		\$49.25	plus \$13.50
100,001 to 200,000 cubic yards (76456m ³ to 152911m ³) \$269.75 for the first 100,000 cubic yards (76456m ³), plus \$13.25 for each additional 10,000 (7645.5m ³) cubic yards or fraction thereof.		\$269.75	plus \$13.50
200,001 (152912m ³) cubic yards or more - \$402.25 for the first 200,000 (152911m ³) cubic yards, plus \$7.25 for each additional 10,000 (7656.5m ³) cubic yards or fraction thereof.		\$402.25	plus \$7.50
Other Grading Plan Fees			
Additional Plan Review required by Changes, Additions or Revisions to Approved Plans (minimum charge - one half hour)	per hour	\$67.00	
Grading Permit Fees¹			
50 cubic yards (38.2m ³) or less		No Fee	
51 to 100 cubic yards (40m ³ to 76.5m ³)		\$23.50	
101 to 1,000 cubic yards (77.2m ³ to 764.6m ³)		\$37.00	
1,001 to 10,000 cubic yards (7646.3m ³ to 76455m ³)		\$49.25	
10,001 to 100,000 cubic yards (76456m ³ to 76455m ³) - \$49.25 for the first 10,000 cubic yards (7645.5m ³), plus \$13.25 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.		\$49.25	plus \$13.50
100,001 to 200,000 cubic yards (76456m ³ to 152911m ³) - \$269.75 for the first 100,000 (76455m ³) cubic yards, plus \$13.25 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.		\$269.75	plus \$13.50
200,001 cubic yards (152912m ³) or more - \$402.25 for the first 200,000 cubic yards (152911m ³), plus \$7.25 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.		\$402.25	plus \$7.50
Other Grading Fees			
Inspections Outside of Normal Business Hours (minimum charge - 2 hours)	per hour	\$67.00	
Reinspection Fees, per Inspection	per hour	\$67.00	
Inspections for which no fee is specifically indicated (minimum charge -one half hour)	per hour	\$67.00	
¹ The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.			

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Mechanical Permit Fees			
Mechanical Permit		\$29.50	
Mechanical Permit Supplemental		\$14.75	
Unit Fee Schedule - Does not include permit issuance fee			
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)		\$21.00	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3kW)		\$26.00	
For the installation or relocation of each floor furnace, including vent		\$21.00	
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater		\$21.00	
Appliance Vents			
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit		\$10.50	
Repairs or Additions			
Repair or alteration or addition to heating appliance, refrigeration unit, cooking unit, absorption unit or heating, cooling, absorption or evaporative cooling system including installation of controls regulated by Mechanical Code		\$19.50	
Boilers, Compressor and Absorption Systems			
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3kW)		\$21.00	
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW), to and including 15 horsepower (52.7 kW) or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)		\$38.75	
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW), to or including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)		\$53.00	
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW), to or including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)		\$79.00	
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)		\$132.00	
Air Handlers			
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code		\$17.00	

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719L/s)		\$25.75	
Evaporative Coolers			
For each evaporative cooler, other than a portable type		\$15.25	
Ventilation & Exhaust			
For each ventilation fan connected to a single duct		\$10.50	
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit		\$17.00	
For the installation of each hood which is served by a mechanical exhaust, including ducts for such hood		\$17.00	
Incinerators			
For the installation or relocation of each domestic-type incinerator		\$26.00	
For the installation or relocation of each commercial or industrial-type incinerator		\$20.75	
Miscellaneous			
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table		\$15.00	
Gas Piping System			
For each gas piping system of one to four outlets		\$6.75	
For each gas piping exceeding four, each		\$1.75	
For each hazardous process piping system (HPP) of one to four outlets		\$7.25	
For each hazardous process piping of five or more outlets, per outlet		\$1.75	
For each non-hazardous process piping system (NPP) of one to four outlets		\$3.50	
For each non-hazardous piping system of five or more outlets, per outlet		\$1.25	
Other Inspections & Fees			
Inspections outside of normal business hours, per hour (minimum charge 2 hours)	per hour	\$67.00	
Reinspection fees, per inspection		\$67.00	
Inspections for which a fee is specifically indicated, per hour (minimum charge - one half hour)	per hour	\$67.00	
Additional plan review time required by changes, additions, or revisions to plans or plans for which an initial review has been completed, per hour (minimum charge - one half hour)	per hour	\$67.00	
Plumbing Permit Fees			
For issuance of each permit		\$29.50	
For issuance of each supplemental permit for which the original permit has not expired, been cancelled or finalled		\$14.75	

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Unit Fee Schedule (in additional to 2 items above)			
For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection thereof)		\$10.00	
For each building sewer and each trailer park sewer		\$21.50	
Rainwater systems - per drain (inside building)		\$10.00	
For each water heater and/or vent		\$10.00	
For each gas-piping system of one to five outlets		\$6.75	
For each additional gas-piping systems outlet, each outlet		\$1.75	
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps		\$10.00	
For each installation, alteration or repair of water piping and/or water treating equipment, each		\$10.00	
For each repair or alteration of drainage or vent piping, each fixture		\$10.00	
For each lawn sprinkler system on any one meter including backflow protection devices thereof		\$10.00	
For atmospheric-type vacuum breaker not included in item above:			
one to five		\$7.25	
over five, each		\$1.75	
For each backflow protective device other than atmospheric type vacuum breakers:			
two inch (51 mm) diameter and smaller		\$10.00	
over two inch (51 mm) diameter		\$21.50	
For each graywater system		\$57.00	
For initial installation and testing for a reclaimed water system		*	
For each annual cross-connection testing of a reclaimed water system (excluding initial test)		*	
For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas		\$68.00	
For each additional medical gas inlet(s)/outlet(s)		\$7.00	
Other Inspections & Fees			
Inspections outside of normal business hours (minimum charge - two hours)	per hour	\$67.00	
Reinspection fees, per inspection		\$67.00	
Inspections for which no fee is specifically indicated (minimum charge - one half hour)	per hour	\$67.00	
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge - one half hour)	per hour	\$67.00	
*Per hour for each hour worked, minimum charge: one hour			
Encroachment Permit	first \$1500 construction value	\$25.00	
Encroachment Permit	over \$1500 construction value \$25.00 plus 2.5% of construction value		
Encroachment Permit extension		\$250.00	
Planning Fees			
Annexation - 10% petition		\$250.00	
Annexation - 60% petition		\$1,250.00	
Appeal Fee		\$330.00	
Archaeological Review		\$110.00	

City of Camas Fee Schedule			
Fee Description	Notes	Fee	Notes
Binding Site Plan	\$1,575 plus \$20 per unit	\$1,575.00	plus \$21 per unit
Boundary Line Adjustment		\$85.00	
Comprehensive Plan Amendment		\$1,650.00	
Conditional Use Permit - Residential	\$2,856 plus \$92 per unit	\$2,856.00	plus \$95 per unit
Conditional Use Permit - Non-Residential		\$3,650.00	
Continuance of Public Hearing		\$280.00	
Critical or Sensitive Areas	fee per type - wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat	\$650.00	
Design Review - Minor		\$366.00	
Design - Review -Committee		\$1,673.00	
Development Agreement	first hearing	\$745.00	
Development Agreement Continuance	each additional hearing	\$280.00	
Engineering Review Fee	3% of estimated construction costs		
Home Occupation - Minor Notification		None	
Home Occupation - Major		\$25.00	
LI/BP Development	\$3,650 plus \$35 per 1,000 sf of GFA	\$3,650.00	plus \$35.75 per 1,000
Lot Line Adjustment		\$85.00	
Minor Modifications to Approved Development		\$165.00	
Modification to Approved Construction Plans		\$350.00	
Planned Residential Development	\$27 per unit plus subdivision fee	\$27.00	
Plat, Preliminary - Short Plat	4 lots or less: \$1,615 per lot	\$1,615.00	
Plat, Preliminary - Short Plat	5 lots or more: \$6,055 plus \$210 per lot	\$6,055.00	plus \$215 per lot
Plat, Preliminary Subdivision	\$6,055 plus \$210 per lot	\$6,055.00	plus \$215 per lot
Plat, Final - Short Plat		\$165.00	
Plat, Final - Subdivision		\$997.00	
Plat Modification/Alteration		\$515.00	
Pre-Application Conference for Type III or IV	General	\$290.00	
Pre-Application Conference for Type III or IV	Subdivision	\$752.00	
SEPA		\$685.00	
Shoreline Permit		\$745.00	
Sign Permit - General Sign	exempt if building permit is required	\$33.00	
Sign Permit - Master Sign Permit		\$100.00	
Site Plan Review - Residential	\$953 plus \$25 per lot	\$953.00	
Site Plan Review - Non-Residential	\$2,400 plus \$55 per 1,000 sf of GFA	\$2,400.00	plus \$56 per lot
Site Plan Review - Mixed Use	\$3,350 plus \$25 per residential unit plus \$55 per 1,000 sf of GFA	\$3,350.00	plus \$26 per lot plus \$56 per 1,000 sf of GFA
Temporary Use Permit		\$65.00	
Unclassified Use Permit - Residential	\$2,856 plus \$92 per unit	\$2,856.00	plus \$95 per unit
Unclassified Use Permit - Non-Residential		\$3,650.00	
Variance	minor or major	\$588.00	
Zone Change	single tract	\$1,650.00	
Sexually Oriented Businesses			
Live Entertainment Application Fee		\$750.00	
Live Entertainment License Fee	Renewal Date 12/31	\$250.00	
Live Entertainment Renewal Fee		\$250.00	
Live Entertainment Renewal Fee - 1/2 Year	After 6/30	\$125.00	
Other Sexually Oriented Business Application Fee		\$500.00	
Other Sexually Oriented Business License Fee	Renewal Date 12/31	\$250.00	
Other Sexually Oriented Business Renewal Fee		\$250.00	
Other Sexually Oriented Business Renewal Fee - 1/2 Year	After 6/30	\$125.00	

City of Camas Fee Schedule			
Fee Description	Notes	Fee	Notes
Manager's License Application Fee		\$100.00	
Manager's License Fee	Renewal Date 12/31	\$50.00	
Manager's License Renewal Fee		\$50.00	
Manager's License Renewal Fee - 1/2 Year	After 6/30	\$25.00	
Entertainer's License Application Fee		\$100.00	
Entertainer's License Fee	Renewal Date 12/31	\$50.00	
Entertainer's License Renewal Fee		\$50.00	
Entertainer's License Renewal Fee - 1/2 Year	After 6/30	\$25.00	
Ambulance			
ALS In-District		\$695.00	
ALS Out-of-District		\$1,110.00	
BLS In-District		\$695.00	
BLS Out-of-District		\$1,110.00	
Non-emergency transport		\$510.00	
Patient treated - no transport		\$180.00	
Extra Attendant		\$150.00	
Mileage (in district)	per mile	\$15.60	
Mileage (out of district)	per mile	\$18.20	
Late Fee		\$25.00	
Ambulance - annual license		\$50.00	
Cemetery			
In City Rates			
Lots - Full Burial			
Adult - Flat Marker		\$950.00	
Adult - Upright Marker		\$1,800.00	
Child under 5 years in Garden of Angels		\$250.00	
Cremains			
Single Niche Garden of Faith		\$750.00	
Single Niche Garden of (TBD) Premium		\$900.00	
Single Niche Garden of (TBD) Standard		\$750.00	
Double Niche Premium		\$1,500.00	
Double Niche Standard		\$1,250.00	
4 x 4 Foot Ground Lot		\$450.00	
Out of City Rates			
Lots - Full Burial			
Adult - Flat Marker		\$1,425.00	
Adult - Upright Marker		\$2,700.00	
Child under 5 year in Garden of Angels		\$250.00	
Cremains			
Single Niche Garden of Faith		\$1,125.00	
Single Niche Garden of (TBD) Premium		\$1,350.00	
Single Niche Garden of (TBD) Standard		\$1,125.00	
Double Niche Premium		\$2,250.00	
Double Niche Standard		\$1,875.00	

City of Camas Fee Schedule			
Fee Description	Notes	Fee	Notes
4 x 4 Foot Ground Lot		\$675.00	
Both In City/Out of City Rates			
Liners			
Adult Line Standard		\$450.00	
Child/Infant under 5 years Liner for Garden of Angels		\$150.00	
Cremain Liner (Urn Vaults)		\$195.00	
Open & Close Fees			
Adult - Full Burial		\$600.00	
Saturday Fee (in addition to)		\$200.00	
Sunday Fee (in addition to)		\$300.00	
Child - Full Burial Garden of Angels Only		\$300.00	
Infant - Full Burial Garden of Angels Only		\$300.00	
Saturday Fee (in addition to)		\$200.00	
Sunday Fee (in addition to)		\$300.00	
Cremains - Added with a Full Burial Lot		\$285.00	
Cremains - 4 x 4 Lot		\$285.00	
Cremains - Niche Wall (includes engraving)		\$350.00	
For Each Opening After First		\$350.00	
Cremains - Saturday (in addition to)		\$200.00	
Cremains - Sunday (in addition to)		\$300.00	
Disinterment Charges		\$1,000.00	
Locating Fees & Staking Fees			
Staking & Inspection (grave lots)		\$90.00	
Staking & Inspection (cremain lots)		\$90.00	
Markers			
Remembrance Wall - Inscription		\$150.00	
Marker Clean-Up Kit		\$50.00	
Additional/Optional Set Up Charges			
Tent, Greens, Chairs - Full Burial		\$50.00	
Tent, Greens, Chairs - Cremains Lot		\$50.00	
Tent, Greens, Chairs - Cremains Niche		\$50.00	
Miscellaneous Additional Charges			
Endowment Fund Lot		\$150.00	
Endowment Fund Niche		\$75.00	
Deed Transfers/Replacement Deeds		\$25.00	
Second Rite of Burial	one full burial & two cremains/three cremains per lot	\$300.00	
Other License & Permits			
Dog License - life time		\$25.00	
Dog License - replacement		\$5.00	
Guard Dog		\$50.00	
Impound Fee		\$35.00	
Second Impound Fee		\$50.00	
Boarding		\$5.00	
Pawnbroker's/Second Hand Dealer - 2 yr. license		\$100.00	
Solicitor's License application/back ground check		\$40.00	

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Solicitor's License		\$25.00	
Special Event Permit		\$35.00	
Taxicab - annual license	Issued after 7/1 - half of fee	\$35.00	
Taxicab per vehicle		\$10.00	
Taxi Driver's license		\$5.00	
Taxi Driver's License Renewal		\$5.00	
Utilities			
Sanitation - Extra Garbage			
Barbeque		\$5.00	
Bath Tub		\$10.00	
Bicycle		\$10.00	
Box Spring		\$15.00	
Car Tire		\$6.00	
Car Tire w/Rim		\$10.00	
Chair/Recliner		\$10.00	
Christmas Tree		\$10.00	
Couch		\$20.00	
Dishwasher		\$20.00	
Dryer		\$20.00	
Freezer		\$40.00	
Lawn Mower		\$6.00	
Love Seat		\$20.00	
Mattress		\$15.00	
Microwave (Large)		\$6.00	
Microwave (Small)		\$3.00	
Refrigerator		\$40.00	
Stove		\$20.00	
Table		\$20.00	
Television (Large Screen)		\$ by Size	
Television (Small)		\$15.00	
Toilet		\$12.00	
Treadmill		\$15.00	
Truck Tire		\$22.00	
Truck Tire w/rim		\$32.00	
Washer		\$20.00	
Water Heater		\$20.00	
Other Items not listed		to be determined by PW Director	
FIRE DEPARTMENT			
Development Review			
Commercial Site Plans - Review Fee		\$180.00	
Commercial Site Plans - Inspection Fee		\$180.00	
Subdivision or PRD - Review Fee		\$150.00	
Subdivision or PRD - Inspection Fee		\$150.00	
Pre-Application Conference - Review Fee		\$120.00	
Other Land Use Applications - Review Fee		\$120.00	
Other Land Use Applications - Inspection Fee		\$120.00	
Building Construction/Change of Use or Occupancy			
A,B,E,F,M,R Occupancies 0-1,000 sq. ft. - Plan Review Fee			
A,B,E,F,M,R Occupancies 0-1,000 sq. ft. - Inspection Fee			

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
A,B,E,F,M,R Occupancies 1,001-5,000 sq. ft. - Plan Review Fee			
A,B,E,F,M,R Occupancies 1,001-5,000 sq. ft. - Inspection Fee			
A,B,E,F,M,R Occupancies 5,001-10,000 sq. ft. - Plan Review Fee			
A,B,E,F,M,R Occupancies 5,001-10,000 sq. ft. - Inspection Fee			
A,B,E,F,M,R Occupancies 10,001-40,000 sq. ft. - Plan Review Fee			
A,B,E,F,M,R Occupancies 10,001-40,000 sq. ft. - Inspection Fee			
Each Additional 40,000 sq. ft. - Inspection Fee			
Each Additional 40,000 sq. ft. - Plan Review Fee			
A Review Fee		\$180.00	
A Inspection Fee		\$120.00	
B Review Fee		\$120.00	
B Inspection Fee		\$120.00	
E Review Fee		\$270.00	
E Inspection Fee		\$240.00	
Portable Classroom - Review Fee		\$90.00	
Portable Classroom - Inspection Fee		\$90.00	
F Review Fee		\$120.00	
F Inspection Fee		\$120.00	
H1 Occupancy - Review Fee		\$240.00	
H1 Occupancy - Inspection Fee		\$240.00	
H2 Occupancy - Review Fee		\$240.00	
H2 Occupancy - Inspection Fee		\$240.00	
H3 Occupancy - Review Fee		\$270.00	
H3 Occupancy - Inspection Fee		\$270.00	
H4 Occupancy - Review Fee		\$180.00	
H4 Occupancy - Inspection Fee		\$180.00	
H6 Occupancy - Review Fee		\$330.00	
H6 Occupancy - Inspection Fee		\$330.00	
H7 Occupancy - Review Fee		\$210.00	
H7 Occupancy - Inspection Fee		\$210.00	
I Occupancy - Review Fee		\$180.00	
I Occupancy - Inspection Fee		\$120.00	
M Occupancy - Review Fee		\$150.00	
M Occupancy - Inspection Fee		\$150.00	
R Occupancy - Review Fee		\$90.00	
R Occupancy - Inspection Fee		\$90.00	
S Occupancy - Review Fee		\$120.00	
S Occupancy - Inspection Fee		\$120.00	
Each additional 10,00 sq. ft. - Review Fee			
Each additional 10,00 sq. ft. - Inspection Fee			
Minor Remodel - less than \$1,000 Review Fee		\$60.00	
Minor Remodel - less than \$1,000 Inspection Fee		\$60.00	
Change of Use or Occupancy - Review Fee		\$120.00	
Change of Use of Occupancy - Inspection Fee		\$120.00	
Building or Structure for Special or Temporary Use - Review Fee		\$90.00	
Building or Structure for Special or Temporary Use - Inspection Fee		\$90.00	
Fire Alarm System			
Fire Alarm System - One Zone - Review Fee		\$90.00	
Fire Alarm System - One Zone - Inspection Fee		\$90.00	
Fire Alarm System - Two or more Zones - Review Fee		\$180.00	
Fire Alarm System - Two or more Zones - Inspection Fee		\$120.00	

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Each Additional Zone - Review Fee			
Each Additional Zone - Inspection Fee			
Fire Extinguishing System			
New System NFPA 13 - Single Riser - Review Fee		\$180.00	
New System NFPA 13 - Single Riser - Inspection Fee		\$180.00	
Each Additional Riser - Review Fee		\$180.00	
Each Additional Riser - Inspection Fee		\$180.00	
New System NFPA 13D (Single Family) - Inspection Fee			
Alteration to Fire Sprinkler Systems - Review Fee		\$60.00	
Alteration to Fire Sprinkler Systems - Inspection Fee		\$60.00	
New System NFPA 13R (Per Building) - Review Fee		\$120.00	
New System NFPA 13R (Per Building) - Inspection Fee		\$120.00	
Underground Fire Sprinkler Mains - Review Fee		\$90.00	
Underground Fire Sprinkler Mains - Inspection Fee		\$90.00	
Standpipe System - Review Fee		\$60.00	
Standpipe System - Inspection Fee		\$60.00	
Commercial Cooking Extinguishing System/Protection - Review Fee		\$90.00	
Commercial Cooking Extinguishing System/Protection - Inspection Fee		\$90.00	
Other Extinguishing Systems - Review Fee		\$150.00	
Other Extinguishing System -s Inspection Fee		\$150.00	
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Review Fee		\$150.00	
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Inspection Fee		\$150.00	
Hazardous Operations			
Smoke Removal Systems - Review Fee		\$150.00	
Smoke Removal Systems - Inspection Fee		\$150.00	
Fire Pump Systems - Review Fee		\$150.00	
Fire Pump Systems - Inspection Fee		\$150.00	
Application of Flammable Finishes - Review Fee		\$150.00	
Application of Flammable Finishes - Inspection Fee		\$150.00	
Commercial Drying Ovens - Review Fee		\$90.00	
Commercial Drying Ovens - Inspection Fee		\$90.00	
Organic Coating Systems - Review Fee		\$90.00	
Organic Coating Systems - Inspection Fee		\$90.00	
Dip Tanks, Listed Spray Booths - Review Fee			
Dip Tanks, Listed Spray Booths - Inspection Fee			
Unlisted Spray Booths - Review Fee			
Unlisted Spray Booths - Inspection Fee			
Semiconductor Fabrication HPM Tool Installation - Review Fee		\$150.00	
Semiconductor Fabrication HPM Tool Installation - Inspection Fee		\$150.00	
Other Hazardous Material Equipment & Systems - Review Fee		\$150.00	
Other Hazardous Material Equipment & Systems - Inspection Fee		\$150.00	
Compressed Gas System (greater than exempt amounts) - Review Fee		\$180.00	
Compressed Gas System (greater than exempt amounts) - Inspection Fee		\$180.00	
Refrigeration Systems - Review Fee			
Refrigeration Systems - Inspection Fee			
LPG Tank Installation (greater than 125 gal.) - Review Fee		\$90.00	
LPG Tank Installation (greater than 125 gal.) - Inspection Fee		\$90.00	
Dispensing of LPG - Review Fee			
Dispensing of LPG - Inspection Fee			
Aerosols - Review Fee		\$90.00	

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Aerosols - Inspection Fee		\$90.00	
High-Piled Combustible Storage - Inspection Fee		\$180.00	
High-Piled Combustible Storage - Review Fee		\$180.00	
Hazardous Materials			
Storage, Dispensing & Use of Hazardous Materials - Review Fee		\$240.00	
Storage, Dispensing & Use of Hazardous Materials - Inspection Fee		\$240.00	
HMIS - Review Fee		\$120.00	
HMIS - Inspection Fee		\$120.00	
HMMP - Review Fee		\$180.00	
HMMP - Inspection Fee		\$180.00	
Explosive Materials			
Explosive Storage & Use/Blast Permit - Review Fee		\$120.00	
Explosive Storage & Use/Blast Permit - Inspection Fee		\$120.00	
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Review Fee			
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Inspection Fee			
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Review Fee			
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Inspection Fee			
Other storage, use, handling, or demolition of explosives or explosive material - Review Fee			
Other storage, use, handling, or demolition of explosives or explosive material - Inspection Fee			
Magazines (Explosives) - Review Fee		\$120.00	
Magazines (Explosives) - Inspection Fee		\$120.00	
Fireworks Stand - Review Fee		\$50.00	
Fireworks Stand - Inspection Fee		\$50.00	
Display - Review Fee		\$120.00	
Display - Inspection Fee		\$120.00	
Pyrotechnic special effects - Review Fee			
Pyrotechnic special effects - Inspection Fee			
Decommissioning Underground Storage Tank - Review Fee		\$90.00	
Decommissioning Underground Storage Tank - Inspection Fee		\$60.00	
High-Piled Combustible Storage			
Designated storage area 501 - 2,500 sq. ft. - Review Fee			
Designated storage area 501 - 2,500 sq. ft. - Inspection Fee			
Designated storage area 2,501 - 12,000 sq. ft. - Inspection Fee			
Designated storage area 2,501 - 12,000 sq. ft. - Review Fee			
Designated storage area 12,001 - 20,000 sq. ft. - Review Fee			
Designated storage area 12,001 - 20,000 sq. ft. - Inspection Fee			
Designated storage area 20,001 - 30,000 sq. ft. - Review Fee			
Designated storage area 20,001 - 30,000 sq. ft. - Inspection Fee			
Each additional 30,000 sq. ft. or portion thereof - Review Fee			

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Each additional 30,000 sq. ft. or portion thereof - Inspection Fee			
Cryogenic Systems, process or product - Review Fee		\$90.00	
Cryogenic Systems, process or product - Inspection Fee		\$90.00	
Each tank or vessel - Review Fee			
Each tank or vessel - Inspection Fee			
Candles & Open Flames in Places of Assembly - Review Fee		\$12.00	
Candles and Open Flames in Places of Assembly - Inspection Fee		\$12.00	
Other Fire Permits			
Revision for Plans Submitted for Review	50% of Original Fee		
Revision to plan previously submitted			
Investigation Fee (work started with a permit) - Review Fee		Double	
Investigation Fee (work started with a permit) - Inspection Fee		Double	
Re-inspection Fees		\$90.00	
Use of Consultant for Plan Review and Inspections - Review Fee			
Use of Consultant for Plan Review and Inspections - Inspection Fee			
Other plan reviews or permits required by the International Fire Code - Review Fee			
Other plan reviews or permits required by the International Fire Code - Inspection Fee			
Blasting Permit	valid for 12 month period	\$250.00	
Blasting Permit	invoice for actual costs if exceed permit fee		
Controlled Burn	\$.50 per sq. ft. minimum \$1,000, maximum \$2,000		
Hydrants			
Witness Flow Test - Inspection Fee			
LIBRARY			
Meeting Rooms			
Room A			
Maintenance Charge:			
Non-Profit		no charge	
Private Functions	per hour	\$40.00	
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed	\$50.00	
For-Profit	per hour	\$40.00	
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed	\$50.00	
Room B			
Maintenance Charge:			
Non-Profit		no charge	
Private Functions	per hour	\$40.00	
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed	\$50.00	
For-Profit	per hour	\$40.00	
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed	\$50.00	
Rooms A & B			
Maintenance Charge:			
Non-Profit		no charge	
Private Functions	per hour	\$80.00	
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed	\$50.00	
For-Profit	per hour	\$80.00	
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed	\$50.00	
Kitchen Use			

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Non-Profit		\$10.00	
Private Functions		\$25.00	
For Profit		\$25.00	
Closed Hours Staffing Fee			
Non-Profit	per hour in addition to hourly charge	\$50.00	
Private Functions	per hour in addition to hourly charge	\$50.00	
For Profit	per hour in addition to hourly charge	\$50.00	
Non-refundable application fee			
Non-Profit		waived	
Private Functions		\$10.00	
For Profit		\$10.00	
Non-Resident Annual Fees			
Household		\$115.00	
Operational Charges			
Photocopy/Printing	ten black and white per person, per day	no charge	
Black & White Photocopy/Printing	over 10 per person, per day, each	\$0.10	
Color Photocopy/Printing	each	\$0.50	
Lost & Damaged Materials: Default prices if not noted in bib record			
Adult hardback books		\$25.00	
Juvenile & young adult hardback		\$20.00	
Picture book		\$20.00	
Trade paperbacks - adult		\$20.00	
Trade paperbacks - easy, juvenile, young adult		\$15.00	
Mass market paperback		\$9.00	
Boardbook		\$5.00	
Reference book		replacement price	
Magazines & pamphlets		\$6.00	
Interlibrary loan	when overdue one day	\$50.00	
Audio tape or CD set		replacement price	
Audio cassettes (single)		\$10.00	
Audio cassette or CD case		\$10.00	
Audio CD (single)		\$15.00	
Playaway	minimum	\$45.00	
Video		replacement price	
Video case - single		\$2.00	
Video case - double		\$4.00	
DVD	or replacement price	\$25.00	
DVD case		\$2.00	
Music Cassette		replacement price	
Music CD		replacement price	
CD jewel case		\$2.00	
Book discussion kit		\$100.00	
Processing Fee			
PARKS & RECREATION FEES			
Camas Community Center Rental			
Reception Room - Midweek	per day	\$60.00	
Reception Room - Weekend	per day	\$120.00	

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Reception Room - Long Term Use	per hour	\$7.50	
Conference Room - Midweek	per day	\$30.00	
Conference Room - Weekend	per day	\$60.00	
Conference Room - Long Term Use	per hour	\$7.50	
Ball Room - Midweek	per day	\$80.00	
Ball Room - Weekend	per day	\$225.00	
Ballroom - Long Term Use	per hour	\$7.50	
Kitchen - Midweek	per day	\$20.00	
Kitchen - Weekend	per day	\$40.00	
Kitchen - Long Term Use	per hour	\$7.50	
Microphones - Midweek	per day	\$20.00	
Microphones - Weekend	per day	\$40.00	
Microphones - Long Term Use	per hour	\$7.50	
Sound System - Midweek	per day	\$50.00	
Sound System - Weekend	per day	\$50.00	
Sound System Projector - Midweek	per day	\$75.00	
Sound System Projector - Weekend	per day	\$75.00	
Deposit - refundable		\$200.00	
Alcohol Use Fee		\$100.00	
Key Call Back Fee		\$150.00	
Midweek is Monday through Thursday and Friday until 2:00 p.m.			
Weekends are Fridays after 2:00 p.m. through Sunday			
No rental fee will be charged to non-profit groups who are community-based and IRS recognized, City of Camas sponsored events, school sponsored events or governmental agencies that reserve the facility Monday through Thursday, between the hours of 8:00 a.m. and 5:00 p.m. and Friday before 2:00 p.m.			
Camas residents will receive 20% discount			
Long Term Users will be charged \$7.50/hr. - must pay for 6 months to be long term user			
No Rental Fee to Non-Profit Groups Monday through Thursday			
Fallen Leaf Lake Park Rental			
Fridays, Saturdays, Sundays and Holidays	per day	\$225.00	
Monday through Thursday	per day	\$125.00	
Deposit - refundable		\$200.00	
Alcohol Use Fee		\$100.00	
Key Call Back Fee		\$150.00	
Camas residents will receive 20% discount			
Non-profit groups renting on weekends will be charged mid-week rates			
Lacamas Lake Lodge Rental			
Main Hall	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$150.00	
Deposit - refundable	per day	\$500.00	

City of Camas Fee Schedule

Fee Description	Notes	Fee	Notes
Room 1A	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$25.00	
Deposit - refundable	per day	\$200.00	
Room 1B	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$25.00	
Deposit - refundable	per day	\$200.00	
AV Equipment	per day	\$100.00	
Alcohol Use Fee		\$100.00	
Key Call Back Fee		\$150.00	
Non-profit will receive a 50% discount off the hourly rate			
Cancellation must be received a minimum of 61 days prior to the event to receive a full refund. A 50% refund will be allowed if cancellation notices is received 30-60 days prior to the event. No refunds will be made with less than a 30 day notice.			
Swimming Pool Fees			
Youth/Senior Admissions		\$3.00	
Youth/Senior Pass - 10		\$25.00	
Youth/Senior Pass - 25		\$62.50	
General Admission		\$4.00	
General Pass - 10		\$35.00	
General Pass - 25		\$87.50	
Teen Pass		\$65.00	
Lessons		\$57.00	
Private Lessons - Single		\$25.00	
Private Lessons - 10		\$200.00	
Rentals	per half hour up to 40 swimmers	\$110.00	
Other Activities		varies	
POLICE DEPARTMENT			
Police Case Reports six (6) pages and under (no charge to victim)		\$5.00	
Police Case Reports over six (6) pages (no charge to victim)		\$10.00	
State Accident Reports (no charge to driver)		\$5.00	
Immigration Checks		\$10.00	
Visa/Clearance Letters		\$10.00	
Fingerprint Cards	per card	\$12.00	
Record Checks/Non-Criminal Justice Agency inc. Military Services		\$10.00	
Work crew Sign-Up Fee		\$20.00	

ORDINANCE NO. 2715

AN ORDINANCE levying the ad valorem taxes
for obligations of the General Fund for fiscal year
ending December 31, 2015.

WHEREAS, the Council of the City of Camas has met and considered its budget for the calendar year 2015, and

WHEREAS, the Council of the City of Camas after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Camas requires a regular levy in the amount of \$10,024,130 which is equal to the property tax revenue from the previous year, and excludes amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMAS as follows:

SECTION I

The dollar amount of the increase over the actual levy amount from the previous year shall be \$99,250, which is a percentage increase of 1.00% from the previous year. This is exclusive of additional revenue resulting from the addition of new construction and improvements to property and any increase in the value of state assessed property, and any additional amounts resulting from any annexation that have occurred and refunds made.

SECTION II

A CERTIFIED BUDGET request or estimate shall be filed with the County Assessor's Office, separate from this ordinance. As required by RCW 84.52.020, that filing certifies the total

amount to be levied by the regular property tax levy. The form for this purpose is titled "Levy Certification" and is available through the Assessor's Office. Certification is made in a manner prescribed by the County Assessor's Office.

SECTION III

This Ordinance shall take force and be in effect five days from and after its publication according to law.

PASSED by the council and APPROVED by the Mayor this ____ day of December, 2014.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

ORDINANCE NO. 2716

AN ORDINANCE levying the ad valorem taxes
for obligations of the Emergency Rescue Fund for
fiscal year ending December 31, 2015.

WHEREAS, the Council of the City of Camas has met and considered its budget for the calendar year 2015, and

WHEREAS, the Council of the City of Camas after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Camas requires a levy in the amount of \$1,199,449 which is equal to the property tax revenue from the previous year, and excludes amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, for the purpose of providing emergency medical services;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMAS as follows:

SECTION I

The dollar amount of the increase over the actual levy amount from the previous year shall be \$11,876, which is a percentage increase of 1.0% from the previous year. This is exclusive of additional revenue resulting from the addition of new construction and improvements to property and any increase in the value of state assessed property, and any additional amounts resulting from any annexation that have occurred and refunds made.

SECTION II

This Ordinance shall take force and be in effect five days from and after its publication according to law.

PASSED by the council and APPROVED by the Mayor this ____ day of December, 2014.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

ORDINANCE NO. 2717

AN ORDINANCE levying the ad valorem taxes for the Unlimited Tax General Obligation Bonds for fiscal year ending December 31, 2015.

WHEREAS, the Council of the City of Camas has met and considered its budget for the calendar year 2015, and

WHEREAS, the Council of the City of Camas after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Camas requires a levy in the amount of \$625,000, which is a levy on the assessed valuation for the purposes of raising funds for payment of bonds and interest for the Unlimited Tax General Obligation Bonds authorized by a vote of the electorate of the City of Camas to be paid without limit on the tax levy.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMAS as follows:

SECTION I

No increase in the regular property tax levy from the previous year is hereby authorized for the 2015 levy.

SECTION II

A CERTIFIED BUDGET request or estimate shall be filed with the County Assessor's Office separate from this ordinance. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The form for this purpose is titled "Levy Certification" and is available through the Assessor's Office. Certification is made in a manner prescribed by the County Assessor's Office.

SECTION III

This Ordinance shall take force and be in effect five days from and after its publication according to law.

PASSED by the council and APPROVED by the Mayor this ____ day of December, 2014.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

ORDINANCE NO. 2718

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMAS, WASHINGTON AMENDING THE CITY'S 2014 BUDGET ORDINANCE 2689, ORDINANCE 2701, AND ORDINANCE 2707.

WHEREAS, the City Council of the City of Camas approved Ordinance No. 2689 and adopted a budget for the year 2014 and amended the 2014 Budget with Ordinance No. 2701 and Ordinance No. 2707; and,

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

WHEREAS, the City will receive additional revenues that were not anticipated at the time of adopting the budget for 2014; and,

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

WHEREAS, the City desires to undertake activities, which were not foreseen at the time of adopting the 2014 budget; and,

WHEREAS, the financial activities in the following funds could not have been reasonably foreseen at the time of adopting the 2014 budget;

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

SECTION 1

Budget Amendment: The City of Camas 2014 Budget as adopted in Ordinance No. 2689 and amended with Ordinance 2701 and 2707 is to be amended as follows:

1. Modify the 2014 Budget for replacement traffic signals to be funded with insurance recovery funds.
2. Modify the 2014 Budget for repair costs for the Fire Department's brush truck with funds from the wildland mobilization reimbursement.
3. Supplement the 2014 Budget for establishing a new Fire Marshal's Office.
4. Modify the 2014 Budget to align the correct transfer amount from General Fund to the Camas/Washougal Fire and EMS Fund.
5. Supplement the 2014 Budget with increase in CRESA charges due to increase in FTEs.
6. Modify the 2014 Budget for grant funds received and utilized to purchase new turnouts for the Fire Department.
7. Supplement the 2014 Budget for close out expenses for the 38th Avenue Phase I.
8. Modify the 2014 Budget for 38th Avenue Phase II with projected budget revenue and expenditures for 2015.
9. Modify the 2014 Budget for Friberg/Strunk Construction Project with projected budget revenue and expenditures for 2015.
10. Modify the 2014 Budget to close Fund 350 Lacamas Lodge Construction Fund.
11. Supplement the 2014 Budget with schedule vehicle and equipment replacements.
12. Modify the 2014 Budget for Equipment Repair and Replacement rate allocation.
13. Modify the 2014 Budget to close Fund 432 WWTP Construction Fund.
14. Supplement the 2014 Budget for Brady Road Design work.

SECTION 2

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

SECTION 3

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

PASSED by the Council and APPROVED by the Mayor this 1st day of December 2014.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

Attachment A

Adjustment #	Description	Note	Fund	Current Budget	Proposed Budget	Rev Increase Exp Decrease	Rev Decrease Exp Increase	Impact to Budget
1	Insurance Recoveries	Administrative	112	\$ -	\$ 60,000	112.00.398.000.00	\$ 60,000	\$ 60,000
1	Repairs and Maintenance	Administrative	112	\$ 12,000	\$ 72,000	112.00.542.300.48		\$ (60,000) \$ (60,000)
2	EMS Mobilization Reimbursement	Administrative	115	\$ -	\$ 30,000	115.00.342.604.00	\$ 30,000	\$ 30,000
2	Repairs and Maintenance	Administrative	115	\$ 45,369	\$ 75,369	115.09.522.210.48		\$ (30,000) \$ (30,000)
3	Temporary Adm. Srv. Help	Supplemental	115	\$ 56,702	80,862	115.09.522.300.11		\$ (24,160) \$ (24,160)
3	Temporary Adm. Srv. Help	Supplemental	115	\$ 11,610	\$ 14,582	115.09.522.300.21		\$ (2,972) \$ (2,972)
3	Annex Rent for Fire Marshall	Supplemental	115	\$ 15,456	\$ 23,566	115.09.522.300.45		\$ (8,110) \$ (8,110)
3	Fire Marshall Office	Supplemental	115	\$ 4,678	\$ 8,532	115.09.522.500.31		\$ (3,854) \$ (3,854)
3	Fire Marshall Office	Supplemental	115	\$ 1,671	\$ 12,140	115.09.522.500.35		\$ (10,269) \$ (10,269)
3	Adjust Fund Balance	Supplemental	115	\$ 244,609	\$ 195,244	115.00.508.000.00	\$ 49,365	\$ 49,365
4	Error Correction for Attachment A in May 14	Supplemental	001	\$ 2,022,882	\$ 2,173,555	001.00.597.115.00		\$ (150,673) \$ (150,673)
4	Adjust Fund Balance	Supplemental	001	\$ 3,467,076	\$ 3,316,403	001.00.508.000.00	\$ 150,673	\$ 150,673
5	CRESA - Emergency Management Increase	Supplemental	115	\$ 31,099	\$ 41,099	115.00.522.100.51		\$ (10,000) \$ (10,000)
5	Adjust Fund Balance	Supplemental	115	\$ 244,609	\$ 234,609	115.00.508.000.00	\$ 10,000	\$ 10,000
6	Private Contribution - Firehouse Subs	Administrative	115	\$ -	\$ 20,000	115.00.367.000.00	\$ 20,000	\$ 20,000
6	Supplies - Fire	Administrative	115	\$ 12,554	\$ 32,554	115.09.522.210.23		\$ (20,000) \$ (20,000)
7	Contract with Rotchy	Supplemental	313	\$ 20,000	\$ 65,000	313.00.595.300.65		\$ (45,000) \$ (45,000)
7	Transfer from GF	Supplemental	313	\$ -	\$ 45,000	313.00.397.000.01	\$ 45,000	\$ 45,000
7	Transfer to 38th Ave.	Supplemental	001	\$ -	\$ 45,000	001.00.597.313.00		\$ (45,000) \$ (45,000)
7	Adjust Fund Balance	Supplemental	001	\$ 3,467,076	\$ 3,422,076	001.00.508.000.00	\$ 45,000	\$ 45,000
8	Construction brought forward	Administrative	313	\$ 3,552,000	\$ 6,099,000	313.20.595.300.65		\$ (2,547,000) \$ (2,547,000)
8	Transfer from REET (Friberg)	Administrative	313	\$ -	\$ 600,000	313.00.397.000.50	\$ 600,000	\$ 600,000
8	Transfer from Water/Sewer	Administrative	313	\$ -	\$ 297,000	313.00.397.424.00	\$ 297,000	\$ 297,000
8	STP Grant - Phase II	Administrative	313	\$ 1,450,000	\$ 2,200,000	313.00.333.200.21	\$ 750,000	\$ 750,000
8	DOE Grant	Administrative	313	\$ -	\$ 900,000	313.00.334.030.10	\$ 900,000	\$ 900,000
8	Correct Transfer from Friberg to 38th	Administrative	300	\$ 600,000	\$ -	300.00.597.000.14	\$ 600,000	\$ 600,000
8	Correct Transfer from Friberg to 38th	Administrative	300	\$ -	\$ 600,000	300.00.597.000.13		\$ (600,000) \$ (600,000)
8	Transfer to 38th Ave.	Administrative	424	\$ -	\$ 297,000	424.00.597.000.13		\$ (297,000) \$ (297,000)
8	Adjust Fund Balance	Administrative	424	\$ 2,270,848	\$ 1,973,848	424.00.508.000.00	\$ 297,000	\$ 297,000
9	PWTF Loan Correction	Administrative	314	\$ 50,000	\$ 300,000	314.00.391.800.00	\$ 250,000	\$ 250,000
9	Transfer from Water/Sewer	Administrative	314	\$ -	\$ 320,000	314.00.397.424.00	\$ 320,000	\$ 320,000
9	Transfer from REET	Administrative	314	\$ 600,000	\$ -	314.00.397.000.50		\$ (600,000) \$ (600,000)
9	DOE Stowwater Grant	Administrative	314	\$ -	\$ 1,100,000	314.00.334.030.10	\$ 1,100,000	\$ 1,100,000
9	Construction	Administrative	314	\$ 3,550,000	\$ 4,620,000	314.00.595.300.65		\$ (1,070,000) \$ (1,070,000)
9	Transfer to Friberg/Struck Construction	Administrative	314	\$ -	\$ 320,000	424.00.597.314.00		\$ (320,000) \$ (320,000)
9	Adjust Fund Balance	Administrative	314	\$ 2,270,848	\$ 1,950,848	424.00.508.000.00	\$ 320,000	\$ 320,000
10	Close Fund 350 to Debt Service	Administrative	350	\$ -	\$ 4,651	350.00.597.000.40		\$ (4,651) \$ (4,651)
10	Adjust Fund Balance	Administrative	350	\$ 4,651	\$ -	350.00.508.000.00	\$ 4,651	\$ 4,651
10	Transfer from 350 for Debt Service	Administrative	240	\$ -	\$ 4,651	240.00.397.000.40	\$ 4,651	\$ 4,651
10	Transfer from 300 for Debt Service	Administrative	240	\$ 883,455	\$ 878,804	240.00.397.000.50		\$ (4,651) \$ (4,651)
10	Transfer to 240 from 300	Administrative	300	\$ 883,455	\$ 878,804	300.00.597.000.40	\$ 4,651	\$ 4,651
10	Adjust Fund Balance	Administrative	300	\$ 1,581,658	\$ 1,586,309	300.00.508.000.00		\$ (4,651) \$ (4,651)
11	Equipment Purchases for 2014	Supplemental	523	\$ 300,000	\$ 450,000	523.00.594.480.64		\$ (150,000) \$ (150,000)
11	Adjust Fund Balance	Supplemental	523	\$ 1,691,807	\$ 1,541,807	523.00.508.000.00	\$ 150,000	\$ 150,000
12	Adjust R&R Costs with reallocation of equip.	Administrative	112	\$ 113,702	\$ 162,817	112.00.542.300.45		\$ (49,115) \$ (49,115)
12	Adjust R&R Costs with reallocation of equip.	Administrative	112	\$ 20,484	\$ 103,000	112.00.544.200.45		\$ (82,516) \$ (82,516)
12	Adjust Fund Balance	Administrative	112	\$ 214,717	\$ 83,086	112.00.508.000.00	\$ 131,631	\$ 131,631
12	Adjust R&R Costs with reallocation of equip.	Administrative	125	\$ 8,586	\$ 30,600	125.00.536.500.41		\$ (22,014) \$ (22,014)
12	Increase General Fund Support to Cem.	Administrative	125	\$ 93,901	\$ 103,901	125.00.397.000.00	\$ 10,000	\$ 10,000
12	Adjust Fund Balance	Administrative	125	\$ 21,845	\$ 9,831	125.00.508.000.00	\$ 12,014	\$ 12,014
12	Increase General Fund Support to Cem.	Administrative	001	\$ 93,901	\$ 103,901	001.00.597.125.00		\$ (10,000) \$ (10,000)
12	Adjust Fund Balance	Administrative	001	\$ 3,467,076	\$ 3,457,076	001.00.508.000.00	\$ 10,000	\$ 10,000
12	Adjust R&R Costs with reallocation of equip.	Administrative	422	\$ 375,168	\$ 421,668	422.00.537.900.45		\$ (46,500) \$ (46,500)
12	Adjust Fund Balance	Administrative	422	\$ 648,871	\$ 602,371	422.00.508.000.00	\$ 46,500	\$ 46,500
12	Adjust Rental Rate Income	Administrative	523	\$ 1,380,485	\$ 1,580,630	523.00.348.100.00	\$ 200,145	\$ 200,145
12	Adjust Fund Balance	Administrative	523	\$ 1,691,807	\$ 1,891,952	523.00.508.000.00		\$ (200,145) \$ (200,145)
13	PWTF Construction Loan	Administrative	425	\$ -	\$ 500,000	425.00.391.800.00	\$ 500,000	\$ 500,000
13	Operating Transfer in from 432	Administrative	425	\$ 170,000	\$ 231,000	425.00.397.000.00	\$ 61,000	\$ 61,000
13	Close out Construction for WWTP	Administrative	425	\$ 170,000	\$ 292,000	425.00.594.350.65		\$ (122,000) \$ (122,000)
13	Adjust Fund Balance	Administrative	425	\$ -	\$ 439,000	425.00.508.000.00		\$ (439,000) \$ (439,000)
13	Operating Transfer out to 425	Administrative	432	\$ 170,000	\$ 231,000	432.00.597.100.25		\$ (61,000) \$ (61,000)
13	Adjust Fund Balance	Administrative	432	\$ 860,725	\$ 799,725	432.00.508.000.00	\$ 61,000	\$ 61,000
14	Design work for Brady	Supplemental	112	\$ -	\$ 20,000			\$ (20,000) \$ (20,000)
11	Adjust Fund Balance	Supplemental	112	\$ 214,717	\$ 194,717	112.00.508.000.00	\$ 20,000	\$ 20,000

ORDINANCE NO. 2719

AN ORDINANCE adopting the biennial budget for the City of Camas, Washington, for the fiscal year beginning January 1, 2015.

WHEREAS, the Mayor of the City of Camas, Washington completed and placed on file with the City Clerk a proposed budget and estimate of the amount of moneys required to meet the public expenses, bond retirement and interest, reserve funds and expenses of government of said City for the biennium beginning January 1, 2015, and a notice was published that the Council of said City would meet on the 1st day of December, 2013 at the hour of 7:00pm, in the Council Chambers in the City Hall of said City for the purposes of considering the budget for the biennium 2015-2016 and giving taxpayers within the limits of said city an opportunity to be heard upon said budget; and,

WHEREAS, the said City Council has met and considered the matter of the budget for the biennium 2015-2016; and,

WHEREAS, the said proposed budget does not exceed the lawful limit of taxation allowed by law to be levied on the property within the City of Camas for the purposes set forth in said budget, and the estimated expenditures set forth in said budget being all necessary to carry on the government of the said City for said years and being sufficient to meet the various needs of said city during said period; and,

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

SECTION I

The 2015-2016 budget of the City of Camas, Washington for the biennium beginning January 1, 2015 is adopted at the fund level in its final form and content as set forth in the document dated December 1, 2014 entitled City of Camas 2015-2016 Budget, three copies of which are on file in the Office of the Clerk. (Exhibit A)

SECTION II

The total estimated revenues and appropriations for each fund for the City of Camas and the aggregated total for all funds are as follows:

SUMMARY OF ESTIMATED REVENUES, APPROPRIATIONS (AND USE OF FUND BALANCE)

Fund	2015-2016 Revenues	2015-2016 Appropriation	Change in Fund Balance
General	\$ 37,688,373	\$ 38,322,346	\$ (633,973)
City Street	\$ 4,584,389	\$ 4,561,819	\$ 22,570
C/W Fire and EMS	\$ 16,951,011	\$ 16,544,415	\$ 406,596
Lodging Tax	\$ 14,454	\$ 29,000	\$ (14,546)
Cemetery	\$ 293,675	\$ 301,319	\$ (7,644)
Unlimited G.O. Bond Debt Service	\$ 1,250,000	\$ 1,244,774	\$ 5,226
Limited G.O. Bond Debt Service	\$ 1,659,706	\$ 1,659,706	\$ -
GMA Capital Projects	\$ 4,631,508	\$ 4,663,477	\$ (31,969)
NW 38th Ave. Construction	\$ 700,000	\$ 700,000	\$ -
Friberg/Strunk Street Construction	\$ 500,000	\$ 500,000	\$ -
Brady Road Construction	\$ 1,478,000	\$ 1,478,000	\$ -
NW 6th & Norwood Construction	\$ 1,900,000	\$ 1,900,000	\$ -
Street Lighting LED Project	\$ 2,500,000	\$ 2,500,000	\$ -
Storm Water Drainage Utility	\$ 2,430,844	\$ 2,438,657	\$ (7,813)
City Sanitary	\$ 4,390,634	\$ 3,398,805	\$ 991,829
Water-Sewer	\$ 30,260,810	\$ 32,436,850	\$ (2,176,040)
Water-Sewer Capital Reserve	\$ 2,867,399	\$ -	\$ 2,867,399
Water-Sewer Bond Reserve	\$ 2,000	\$ -	\$ 2,000
Equipment Rental	\$ 3,686,590	\$ 3,067,733	\$ 618,857
Firemen's Pension	\$ 117,217	\$ 32,441	\$ 84,776
Total City Budget 2015-2016	\$ 117,906,610	\$ 115,779,342	\$ 2,127,268

SECTION III

The Finance Director is directed to transmit a copy of this budget to the Office of the Auditor of the State of Washington, Municipal Research and Service Center, and to the Association of Washington Cities.

SECTION IV

This 2015-2016 City of Camas Budget for the biennium beginning January 1, 2015 is hereby adopted as the budget for the City of Camas.

SECTION V

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

PASSED by the Council and APPROVED by the Mayor this ____ day of December 2014.

SIGNED: _____

ATTEST: _____

Approved as to form:

City Attorney

**City of Camas
Final Budget for 2015-2016**

Fund	Projected Beginning Fund Balance	2015-2016 Revenues	2015-2016 Appropriation	Projected Ending Fund Balance	Change in Fund Balance
General	\$ 3,654,656	\$ 37,688,373	\$ 38,322,346	\$ 3,020,683	\$ (633,973)
City Street	\$ 459,382	\$ 4,584,389	\$ 4,561,819	\$ 481,952	\$ 22,570
C/W Fire and EMS	\$ 342,640	\$ 16,951,011	\$ 16,544,415	\$ 749,236	\$ 406,596
Lodging Tax	\$ 16,316	\$ 14,454	\$ 29,000	\$ 1,770	\$ (14,546)
Cemetery	\$ 48,195	\$ 293,675	\$ 301,319	\$ 40,551	\$ (7,644)
Unlimited G.O. Bond Debt Service	\$ 30,073	\$ 1,250,000	\$ 1,244,774	\$ 35,299	\$ 5,226
Limited G.O. Bond Debt Service	\$ -	\$ 1,659,706	\$ 1,659,706	\$ -	\$ -
GMA Capital Projects	\$ 1,478,122	\$ 4,631,508	\$ 4,663,477	\$ 1,446,153	\$ (31,969)
NW 38th Ave. Construction	\$ -	\$ 700,000	\$ 700,000	\$ -	\$ -
Friberg/Strunk Street Construction	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -
Brady Road Construction	\$ -	\$ 1,478,000	\$ 1,478,000	\$ -	\$ -
NW 6th & Norwood Construction	\$ -	\$ 1,900,000	\$ 1,900,000	\$ -	\$ -
Street Lighting LED Project	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -
Storm Water Drainage Utility	\$ 1,223,203	\$ 2,430,844	\$ 2,438,657	\$ 1,215,390	\$ (7,813)
City Sanitary	\$ 1,113,853	\$ 4,390,634	\$ 3,398,805	\$ 2,105,682	\$ 991,829
Water-Sewer	\$ 3,876,529	\$ 30,260,810	\$ 32,436,850	\$ 1,700,489	\$ (2,176,040)
Water-Sewer Capital Reserve	\$ 2,265,886	\$ 2,867,399	\$ -	\$ 5,133,285	\$ 2,867,399
Water-Sewer Bond Reserve	\$ 904,846	\$ 2,000	\$ -	\$ 906,846	\$ 2,000
Equipment Rental	\$ 1,702,166	\$ 3,686,590	\$ 3,067,733	\$ 2,321,023	\$ 618,857
Firemen's Pension	\$ 2,578,901	\$ 117,217	\$ 32,441	\$ 2,663,677	\$ 84,776
Total City Budget 2015-2016	\$ 19,694,767	\$ 117,906,610	\$ 115,779,342	\$ 21,822,035	\$ 2,127,268

City of Camas
 Summary of Budgeted Revenues, Expenditures and Reserves

	General Fund	Special Revenue Funds	Debt Funds	Capital Funds	Enterprise Funds	Internal Support Funds	Reserve Funds	Total
Estimated Beginning Fund Balance 1/1/2015	\$ 3,654,656	\$ 866,533	\$ 30,073	\$ 1,478,122	\$ 9,384,317	\$ 1,702,166	\$ 2,578,901	\$ 19,694,767
Revenues								
Taxes	\$ 28,667,071	\$ 2,506,449	\$ 1,250,000	\$ 1,832,110				\$ 34,255,630
Licenses and Permits	\$ 1,677,743							\$ 1,677,743
Intergovernmental	\$ 1,063,504	\$ 862,985		\$ 2,328,000	\$ 178,000			\$ 4,432,489
Charges for Services	\$ 5,259,581	\$ 8,530,932		\$ 1,659,711	\$ 28,926,864	\$ 3,661,567		\$ 48,038,655
Fines and Forfeitures	\$ 458,680	\$ 27,143						\$ 485,823
Miscellaneous Revenue	\$ 534,794	\$ 28,837		\$ 32,687	\$ 446,823	\$ 25,023	\$ 117,217	\$ 1,185,381
Non-Revenues	\$ -			\$ 5,400,000	\$ 10,400,000			\$ 15,800,000
Transfers	\$ 27,000	\$ 9,887,183	\$ 1,659,706	\$ 457,000				\$ 12,030,889
Total Revenue	\$ 37,688,373	\$ 21,843,529	\$ 2,909,706	\$ 11,709,508	\$ 39,951,687	\$ 3,686,590	\$ 117,217	\$ 117,906,610
Total Available Resources	\$ 41,343,029	\$ 22,710,062	\$ 2,939,779	\$ 13,187,630	\$ 49,336,004	\$ 5,388,756	\$ 2,696,118	\$ 137,601,377
Expenditures								
Salaries and Benefits	\$ 21,186,191	\$ 14,863,455			\$ 5,678,618	\$ 843,217	\$ 32,441	\$ 42,603,922
Supplies and Services	\$ 4,919,830	\$ 4,227,823		\$ 564,771	\$ 12,378,530	\$ 1,044,563		\$ 23,135,517
Intergovernmental	\$ 1,910,164	\$ 643,459			\$ 1,117,990			\$ 3,671,613
Capital	\$ 391,978	\$ 1,642,519		\$ 9,490,000	\$ 12,478,000	\$ 1,179,953		\$ 25,182,450
Debt Service		\$ 59,297	\$ 2,904,480		\$ 6,191,174			\$ 9,154,951
Transfers	\$ 9,914,183			\$ 1,686,706	\$ 430,000		\$ -	\$ 12,030,889
Total Expenditures	\$ 38,322,346	\$ 21,436,553	\$ 2,904,480	\$ 11,741,477	\$ 38,274,312	\$ 3,067,733	\$ 32,441	\$ 115,779,342
Estimated Ending Fund Balance	\$ 3,020,683	\$ 1,273,509	\$ 35,299	\$ 1,446,153	\$ 11,061,692	\$ 2,321,023	\$ 2,663,677	\$ 21,822,035
Total Expenditures and Reserve Balance	\$ 41,343,029	\$ 22,710,062	\$ 2,939,779	\$ 13,187,630	\$ 49,336,004	\$ 5,388,756	\$ 2,696,118	\$ 137,601,377

City of Camas
Final Revenue Budget Summary for 2015-2016

	2014 Estimated	2015 Budget	% Change	2016 Budget	% Change
General Fund					
Taxes	\$ 13,240,704	\$ 13,890,540	4.9%	\$ 14,776,531	6.4%
Licenses and Permits	\$ 787,203	\$ 868,583	10.3%	\$ 809,160	-6.8%
Intergovernmental	\$ 549,133	\$ 512,450	-6.7%	\$ 551,054	7.5%
Charges for Services	\$ 2,343,507	\$ 2,591,414	10.6%	\$ 2,668,167	3.0%
Fines and Forfeitures	\$ 217,147	\$ 225,174	3.7%	\$ 233,506	3.7%
Miscellaneous Revenue	\$ 261,362	\$ 265,356	1.5%	\$ 269,438	1.5%
Loan Proceeds	\$ 51,952	\$ -		\$ -	
Transfers from other funds		\$ 27,000	100.0%	\$ -	
Total General Fund	\$ 17,451,008	\$ 18,380,517	5.3%	\$ 19,307,856	5.0%
Special Revenue Funds					
Street Fund					
Intergovernmental	\$ 404,827	\$ 423,655	4.7%	\$ 439,330	3.7%
Miscellaneous Revenue	\$ 14,018	\$ 11,877	-15.3%	\$ 11,891	0.1%
Transfers from other funds	\$ 2,152,497	\$ 1,847,261	-14.2%	\$ 1,850,375	0.2%
Total Street Fund	\$ 2,571,342	\$ 2,282,793	-11.2%	\$ 2,301,596	0.8%
C/W Fire and EMS Fund					
Taxes	\$ 1,187,572	\$ 1,234,387	3.9%	\$ 1,257,879	1.9%
Intergovernmental	\$ 61,605	\$ -	-100.0%	\$ -	
Charges for Services	\$ 3,454,959	\$ 4,159,527	20.4%	\$ 4,274,454	2.8%
Fines and Forfeitures	\$ 12,849	\$ 13,325	3.7%	\$ 13,818	3.7%
Miscellaneous Revenue	\$ 2,186	\$ 2,199	0.6%	\$ 2,213	0.6%
Transfers from other funds	\$ 2,173,555	\$ 2,971,439	100.0%	\$ 3,021,770	1.7%
Total C/W Fire and EMS Fund	\$ 6,892,726	\$ 8,380,877	21.6%	\$ 8,570,134	2.3%
Lodging Tax Fund					
Taxes	\$ 6,714	\$ 6,963	3.7%	\$ 7,220	3.7%
Miscellaneous Revenue	\$ 123	\$ 131	6.5%	\$ 140	6.9%
Total Lodging Tax Fund	\$ 6,837	\$ 7,094	3.8%	\$ 7,360	3.7%
Cemetery Fund					
Charges for Services	\$ 46,098	\$ 47,595	3.2%	\$ 49,356	3.7%
Miscellaneous Revenue	\$ 220	\$ 187	-15.0%	\$ 199	6.4%
Transfers from other funds	\$ 93,901	\$ 96,718	3.0%	\$ 99,620	3.0%
Total Cemetery Fund	\$ 140,219	\$ 144,500	3.1%	\$ 149,175	3.2%
Debt Funds					
Unlimited GO Debt Service Fund					
Taxes	\$ 626,119	\$ 625,000	-0.2%	\$ 625,000	0.0%
Total Unlimited GO Debt Srv Fund	\$ 626,119	\$ 625,000	-0.2%	\$ 625,000	0.0%
Limited Debt Service Fund					
Transfers from other funds	\$ 883,455	\$ 848,228	-4.0%	\$ 811,478	-4.3%
Total Debt Service Fund	\$ 883,455	\$ 848,228	-4.0%	\$ 811,478	-4.3%

	2014 Estimated	2015 Budget	% Change	2016 Budget	% Change
Capital Fund					
Growth Management Capital Projects Fund					
Taxes	\$ 876,230	\$ 902,517	3.0%	\$ 929,593	3.0%
Intergovernmental	\$ 407,109	\$ 240,000	-41.0%	\$ 410,000	70.8%
Charges for Services	\$ 785,711	\$ 814,782	3.7%	\$ 844,929	3.7%
Miscellaneous Revenue	\$ 14,821	\$ 15,814	6.7%	\$ 16,873	6.7%
Transfers from other funds	\$ -	\$ 239,000	100.0%	\$ 218,000	-8.8%
Total GMA Capital Projects Fund	\$ 2,083,871	\$ 2,212,113	6.2%	\$ 2,419,395	9.4%
NW 38th Ave. Construction Fund					
Intergovernmental	\$ 3,452,000		-100.0%		
Loan Proceeds	\$ 120,000	\$ 700,000	483.3%		
Total NW 38th Ave. Constr. Fund	\$ 3,572,000	\$ 700,000	-80.4%	\$ -	
Friberg/Strunk Street Construction Fund					
Intergovernmental	\$ 2,900,000		-100.0%		
Loan Proceeds	\$ 300,000	\$ 500,000	66.7%		
Transfer from Other Funds	\$ 745,377		-100.0%		
Total Friberg Street Fund	\$ 3,200,000	\$ 500,000	-84.4%	\$ -	
Brady Road Construction Fund					
Intergovernmental		\$ 339,000	100.0%	\$ 639,000	88.5%
Loan Proceeds		\$ 500,000	100.0%		-100.0%
Total Brady Road Const. Fund	\$ -	\$ 839,000	100.0%	\$ 639,000	-23.8%
6th and Norwood Construction Fund					
Loan Proceeds		\$ 1,900,000	100.0%		-100.0%
Total 6th & Norwood Const. Fund	\$ -	\$ 1,900,000	100.0%	\$ -	-100.0%
Street Lighting Project Fund					
Intergovernmental		\$ 700,000	100.0%		-100.0%
Loan Proceeds		\$ 1,800,000	100.0%		-100.0%
Total Street Lighting Proj. Fund	\$ -	\$ 2,500,000	100.0%	\$ -	-100.0%
Enterprise Funds					
Storm Drainage Fund					
Intergovernmental	\$ 340,250	\$ -	-100.0%	\$ -	
Charges for Services	\$ 1,124,980	\$ 1,178,417	4.8%	\$ 1,234,392	4.8%
Miscellaneous Revenue	\$ 8,626	\$ 8,884	3.0%	\$ 9,151	3.0%
Total Storm Drainage Fund	\$ 1,473,856	\$ 1,187,301	-19.4%	\$ 1,243,543	4.7%
Sanitary Fund					
Charges for Services	\$ 2,101,262	\$ 2,159,047	2.8%	\$ 2,213,023	2.5%
Miscellaneous Revenue	\$ 8,879	\$ 9,145	3.0%	\$ 9,419	3.0%
Total Sanitary Fund	\$ 2,110,141	\$ 2,168,192	2.8%	\$ 2,222,442	2.5%
Water/Sewer Fund					
Intergovernmental	\$ 300,000	\$ 178,000	-40.7%		-100.0%
Charges for Services	\$ 9,145,212	\$ 9,477,424	3.6%	\$ 9,822,496	3.6%
Miscellaneous Revenue	\$ 197,419	\$ 188,616	-4.5%	\$ 194,274	3.0%
Loan Proceeds	\$ 11,000,000	\$ 10,400,000	-5.5%		-100.0%
Transfer from other funds	\$ 2,860,000		-100.0%		
Total Water/Sewer Fund	\$ 23,502,631	\$ 20,244,040	-13.9%	\$ 10,016,770	-50.5%

	2014 Estimated	2015 Budget	% Change	2016 Budget	% Change
Water/Sewer Capital Fund					
Charges for Services	\$ 1,345,440	\$ 1,395,221	3.7%	\$ 1,446,844	3.7%
Miscellaneous Revenue	\$ 12,116	\$ 12,480	3.0%	\$ 12,854	3.0%
Total Water/Sewer Cap. Fund	\$ 1,357,556	\$ 1,407,701	3.7%	\$ 1,459,698	3.7%
Water/Sewer Bond Reserve Fund					
Miscellaneous Revenue	\$ 800	\$ 1,000	25.0%	\$ 1,000	0.0%
Total Water/Sewer Res. Fund	\$ 800	\$ 1,000	25.0%	\$ 1,000	0.0%
Internal Support Funds					
Equipment Rental Fund					
Charges for Services	\$ 1,799,049	\$ 1,771,440	-1.5%	\$ 1,890,127	6.7%
Miscellaneous Revenue	\$ 11,346	\$ 12,106	6.7%	\$ 12,917	6.7%
Insurance Recoveries	\$ 8,265		-100.0%		
Total Equipment Rental Fund	\$ 1,818,660	\$ 1,783,546	-1.9%	\$ 1,903,044	6.7%
Reserve Funds					
Firemen's Pension Fund					
Miscellaneous Revenue	\$ 55,178	\$ 57,429	4.1%	\$ 59,788	4.1%
Total Firemen's Pension Fund	\$ 55,178	\$ 57,429	4.1%	\$ 59,788	4.1%

City of Camas
Final Expenditure Budget Summary for 2015-2016

	2014 Estimated	2015 Budget	% Change	2016 Budget	% Change
General Fund					
Salaries and Benefits	\$ 10,042,061	\$ 10,319,089	2.8%	\$ 10,867,102	5.3%
Supplies and Services	\$ 2,115,457	\$ 2,416,438	14.2%	\$ 2,503,392	3.6%
Intergovernmental	\$ 1,035,292	\$ 946,796	-8.5%	\$ 963,368	1.8%
Capital	\$ 400,087	\$ 247,385	-38.2%	\$ 144,593	-41.6%
Transfers to other funds	\$ 4,076,075	\$ 4,942,418	21.3%	\$ 4,971,765	0.6%
Total General Fund	\$ 17,668,972	\$ 18,872,126	6.8%	\$ 19,450,220	3.1%
Special Revenue Funds					
Street Fund					
Salaries and Benefits	\$ 663,688	\$ 521,922	-21.4%	\$ 543,995	4.2%
Supplies and Services	\$ 835,967	\$ 1,064,189	27.3%	\$ 1,029,615	-3.2%
Intergovernmental	\$ 21,000	\$ 21,336	1.6%	\$ 21,677	1.6%
Capital	\$ 650,000	\$ 669,500	3.0%	\$ 689,585	3.0%
Transfers to other funds	\$ 145,377		-100.0%		
Total Street Fund	\$ 2,316,032	\$ 2,276,947	-1.7%	\$ 2,284,872	0.3%
C/W Fire and EMS Fund					
Salaries and Benefits	\$ 4,825,890	\$ 6,689,297	38.6%	\$ 6,944,939	3.8%
Supplies and Services	\$ 689,752	\$ 976,834	41.6%	\$ 990,168	1.4%
Intergovernmental	\$ 221,812	\$ 297,840	34.3%	\$ 302,606	1.6%
Capital	\$ 215,000	\$ 283,434	31.8%		
Debt Payments	\$ 24,586	\$ 29,649	20.6%	\$ 29,648	0.0%
Total C/W Fire and EMS Fund	\$ 5,977,040	\$ 8,277,054	38.5%	\$ 8,267,361	-0.1%
Lodging Tax Fund					
Supplies and Services	\$ 5,000	\$ 15,000	200.0%	\$ 14,000	-6.7%
Total Lodging Tax Fund	\$ 5,000	\$ 15,000	200.0%	\$ 14,000	-6.7%
Cemetery Fund					
Salaries and Benefits	\$ 83,111	\$ 79,879	-3.9%	\$ 83,423	4.4%
Supplies and Services	\$ 48,488	\$ 68,461	41.2%	\$ 69,556	1.6%
Total Cemetery Fund	\$ 131,599	\$ 148,340	12.7%	\$ 152,979	3.1%
Debt Fund					
Unlimited GO Debt Service Fund					
Principal	\$ 486,000	\$ 500,000	2.9%	\$ 519,000	3.8%
Interest	\$ 140,119	\$ 122,137	-12.8%	\$ 103,637	-15.1%
Total Unlimited GO Debt Srv Fund	\$ 626,119	\$ 622,137	-0.6%	\$ 622,637	0.1%
Limited GO Debt Service Fund					
Principal	\$ 776,038	\$ 726,486	-6.4%	\$ 701,261	-3.5%
Interest	\$ 107,417	\$ 121,742	13.3%	\$ 110,217	-9.5%
Total Unlimited GO Debt Srv Fund	\$ 883,455	\$ 848,228	-4.0%	\$ 811,478	-4.3%

	2014 Estimated	2015 Budget	% Change	2016 Budget	% Change
Capital Fund					
Growth Management Capital Projects Fund					
Supplies and Services	\$ 917,675	\$ 192,049	-79.1%	\$ 372,722	94.1%
Capital	\$ 980,323	\$ 1,262,000	28.7%	\$ 1,150,000	-8.9%
Transfers to other funds	\$ 1,483,455	\$ 875,228	-41.0%	\$ 811,478	-7.3%
Total GMA Capital Projects Fund	\$ 3,381,453	\$ 2,329,277	-31.1%	\$ 2,334,200	0.2%
NW 38th Ave. Construction Fund					
Capital	\$ 3,572,000	\$ 700,000	-80.4%		
Total NW 38th Ave. Constr. Fund	\$ 3,572,000	\$ 700,000	-80.4%	\$ -	
Friberg/Strunk Street Construction Fund					
Capital	\$ 3,550,000	\$ 500,000	-85.9%		
Total Friberg Street Fund	\$ 3,550,000	\$ 500,000	-85.9%	\$ -	
Brady Road Construction Fund					
Capital		\$ 839,000	100.0%	\$ 639,000	-23.8%
Total Brady Road Construction Fund	\$ -	\$ 839,000	100.0%	\$ 639,000	-23.8%
6th & Norwood Construction Fund					
Capital		\$ 1,900,000	100.0%		-100.0%
Total 6th & Norwood Constr. Fund	\$ -	\$ 1,900,000	100.0%	\$ -	-100.0%
Street Lighting Project Fund					
Capital		\$ 2,500,000	100.0%		-100.0%
Total Street Lighting Project Fund	\$ -	\$ 2,500,000	100.0%	\$ -	-100.0%
Enterprise Funds					
Storm Drainage Fund					
Salaries and Benefits	\$ 281,725	\$ 364,819	29.5%	\$ 378,057	3.6%
Supplies and Services	\$ 335,959	\$ 449,541	33.8%	\$ 555,936	23.7%
Intergovernmental	\$ 46,529	\$ 47,274	1.6%	\$ 48,030	1.6%
Capital	\$ 984,500	\$ 435,000	-55.8%	\$ 160,000	-63.2%
Transfers to other funds	\$ 52,800		-100.0%		
Total Storm Drainage Fund	\$ 1,701,513	\$ 1,296,634	-23.8%	\$ 1,142,023	-11.9%
Sanitary Fund					
Salaries and Benefits	\$ 443,510	\$ 344,775	-22.3%	\$ 359,793	4.4%
Supplies and Services	\$ 1,268,504	\$ 1,239,907	-2.3%	\$ 1,259,746	1.6%
Intergovernmental	\$ 95,000	\$ 96,520	1.6%	\$ 98,064	1.6%
Total Sanitary Fund	\$ 1,807,014	\$ 1,681,202	-7.0%	\$ 1,717,603	2.2%
Water/Sewer Fund					
Salaries and Benefits	\$ 1,973,198	\$ 2,071,296	5.0%	\$ 2,159,878	4.3%
Supplies and Services	\$ 2,639,739	\$ 4,577,420	73.4%	\$ 4,295,980	-6.1%
Intergovernmental	\$ 404,296	\$ 410,765	1.6%	\$ 417,337	1.6%
Capital	\$ 8,616,165	\$ 11,429,000	32.6%	\$ 454,000	-96.0%
Debt Service Payments	\$ 3,560,013	\$ 3,113,921	-12.5%	\$ 3,077,253	-1.2%
Transfers to other funds		\$ 212,000	100.0%	\$ 218,000	2.8%
Total Water/Sewer Fund	\$ 17,193,411	\$ 21,814,402	26.9%	\$ 10,622,448	-51.3%

	2014 Estimated	2015 Budget	% Change	2016 Budget	% Change
Water/Sewer Capital Fund					
Transfers	\$ 3,020,000		-100.0%		-100.0%
Total Water/Sewer Cap. Fund	\$ 3,020,000	\$ -	-100.0%	\$ -	-100.0%

Water/Sewer Bond Reserve Fund					
Transfers	\$ -	\$ -	0.0%	\$ -	0.0%
Total Water/Sewer Res. Fund	\$ -	\$ -	0.0%	\$ -	0.0%

Internal Support Funds					
Equipment Rental Fund					
Salaries and Benefits	\$ 384,184	\$ 412,923	7.5%	\$ 430,294	4.2%
Supplies and Services	\$ 528,343	\$ 517,633	-2.0%	\$ 526,930	1.8%
Capital	\$ 325,656	\$ 893,100	174.2%	\$ 286,853	-67.9%
Total Equipment Rental Fund	\$ 1,238,183	\$ 1,823,656	47.3%	\$ 1,244,077	-31.8%

Reserve Funds					
Firemen's Pension Fund					
Salary and Benefits	\$ 14,240	\$ 15,522	9.0%	\$ 16,919	9.0%
Total Firemen's Pension Fund	\$ 14,240	\$ 15,522	9.0%	\$ 16,919	9.0%

Administrative Support Assistant II	Comm. Develop. Adm.	2.0	2.0	1.0	1.0	1.0	1.0
Engineering Manager	Engineering	1.0	1.0	1.0	1.0	1.0	1.0
Project Manager	Engineering	1.0	1.0	2.0	2.0	2.0	2.0
Engineer III	Engineering	2.0	2.0	1.0	1.0	1.0	1.0
Engineer I	Engineering	1.0	1.0	1.0	1.0	1.0	1.0
Senior Engineering Technician	Engineering	1.0	1.0	1.0	1.0	1.0	1.0
Engineering Technician	Engineering	2.0	2.0	2.0	2.0	2.0	2.0
Planning Manager	Planning				1.0	1.0	1.0
Senior Planner	Planning			1.0	1.0	1.0	1.0
Planner II	Planning	1.0	1.0				
Planner I	Planning	0.8	0.8	0.8	0.8	0.8	0.8
Permit Technician	Planning	1.0	1.0	1.0	1.0	1.0	1.0
Building Official	Building	1.0	1.0	1.0	1.0		
Building Division Manager/Bldg. Official	Building					1.0	1.0
Plans Examiner	Building	1.0	1.0	1.0	1.0	1.0	1.0
Building Inspector I	Building	1.0	1.0	1.0	1.0	2.0	2.0
Senior Permit Technician	Building	1.0	1.0	1.0	1.0	1.0	1.0
Public Works		45.1	45.6	45.6	47.1	48.1	48.1
Public Works Director	Public Works	1.0	1.0	1.0	1.0	1.0	1.0
Facilities Operations Specialist	Central Srv/Streets	1.0	1.0	1.0	1.0	1.0	1.0
Public Works Operations Supervisor	Streets/Cem/Storm/ER&R/Parks	1.0	1.0	1.0	1.0	1.0	1.0
Lead Maintenance Worker	Streets	1.0	1.0	1.0	1.0	1.0	1.0
Lead Utility Maintenance Worker	Water/Sewer	1.0	1.0	1.0	1.0	1.0	1.0
Chief Grounds Worker	Parks Maintenance	1.0	1.0	1.0	1.0	1.0	1.0
Senior Maintenance Worker	Streets/Cem/Storm	3.5	4.0	4.0	4.0	4.0	4.0
Grounds Worker II	Parks Maintenance	3.0	3.0	3.0	3.0	3.0	3.0
Maintenance Worker II	Streets/Storm/Parks	1.0	1.0	1.0	2.0	2.0	2.0
Maintenance Worker I	Streets/Storm/Parks	3.0	3.0	3.0	2.0	2.0	2.0
Chief Sanitation Worker	Sanitary	1.0	1.0	1.0	1.0	1.0	1.0
Sanitation Worker	Sanitary	3.0	3.0	3.0	3.0	3.0	3.0
Utilities Manager	Water/Sewer				1.0	1.0	1.0
Operations Supervisor	Water/Sewer	2.0	2.0	2.0	2.0	2.0	2.0
Water Supply Operator	Water/Sewer	1.0	1.0	1.0	1.0	1.0	1.0
Sewer Maintenance Worker	Water/Sewer	1.0	1.0	1.0	1.0	1.0	1.0
Senior Utility Maintenance Worker	Water/Sewer	2.0	2.0	2.0	2.0	2.0	2.0
Waste Water Treatment Plant Operator	Water/Sewer	5.0	5.0	5.0	5.0	5.0	5.0
Engineer II	Water/Sewer			1.0	1.0	1.0	1.0
Engineer I	Sewer	1.0					
Utility Maintenance Worker II	Water/Sewer	1.0	3.0	3.0	4.0	4.0	4.0
Utility Maintenance Worker I	Water/Sewer	4.0	2.0	2.0	1.0	1.0	1.0
Chief Mechanic	Equipment Rental	1.0	1.0	1.0	1.0	1.0	1.0
Mechanic	Equipment Rental	2.0	2.0	2.0	2.0	2.0	2.0
Senior Administrative Support Assistant	Public Works	1.0	1.0	1.0	1.0	2.0	2.0
Custodial Aide	Equipment Rental				0.5	0.5	0.5
Seasonal Help	Public Works	3.6	3.6	3.6	3.6	3.6	3.6
Parks and Recreation		8.1	8.2	7.5	7.1	7.1	7.1
Parks and Recreation Manager	Parks and Recreation	1.0	1.0	1.0	1.0	1.0	1.0
Recreation Coordinator	Parks and Recreation	2.4	2.4	2.1	1.8	1.8	1.8
Recreation Aides	Parks and Recreation	1.2	1.2	0.5	0.5	0.5	0.5
Administrative Support Assistant II	Parks and Recreation	1.0	1.0	1.0	1.0	1.0	1.0
Seasonal Help	Parks and Recreation	2.6	2.6	2.8	2.8	2.8	2.8
Total Employees		175.3	174.2	175.9	189.8	194.8	194.8

Note: * Administrative Services Department Is new in 2014, Human Resources and Information Services were separate departments