



CITY COUNCIL MEETING AGENDA
Monday, December 17, 2012, at 7 p.m.
Camas City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENT

V. CONSENT AGENDA

- A. Approve the minutes of the December 3, 2012, Camas City Council Meeting and the work session minutes of December 3, 2012.
- B. Approve claim checks as approved by the Finance Committee.
- C. Authorize Pay Estimate No. 4 (final) for Project SS-559 2012 NW Lake Road Invasive Species Removal to Sound Native Plants in the amount of \$3,339.90. This pay estimate includes the amount for Change Order No. 1 and the work covers the 4th maintenance period, Bid Item No. 5, and Change Order No. 1. In lieu of a bond, the City is withholding 50% of the total contract amount per RCW 39.08.010. This is a budgeted project.
- D. Authorize Release of Retainage for Project SS-559 2012 NW Lake Road Invasive Species Removal to Sound Native Plants in the amount of \$5,248.50. All required documentation has been received. Release of approval from Labor & Industries, the Department of Revenue and the Employment Security Department are not required as the contract amount is less than \$35,000. The contract amount is \$11,378.75. In lieu of a bond, the City is withholding 50% of the total contract amount per RCW 39.08.010. This is a budgeted project.
- E. Authorize Pay Estimate No. 4 (final) for Project SS-560 2012 NW Leadbetter Drive Wetland Area Invasive Species Maintenance to Sound Native Plants in the amount of \$542.71. The work covers the 4th maintenance period and Bid Item No. 5. In lieu of a bond, the City is withholding 50% of the total contract amount per RCW 39.08.010. This is a budgeted project.
- F. Authorize Release of Retainage for Project SS-560 2012 NW Leadbetter Drive Wetland Area Invasive Species Maintenance to Sound Native Plants in the amount of \$2,546.03. All required documentation has been received. Release of approval from Labor & Industries, the Department of Revenue and the Employment Security Department are not required as the contract amount is less than \$35,000. The

contract amount is \$5,519.78. In lieu of a bond, the City is withholding 50% of the total contract amount per RCW 39.08.010. This is a budgeted project.

- G. Authorize Pay Estimate No. 4 (final) for Project SS-561 2012 Grass Valley Park Invasive Species Maintenance to Sound Native Plants in the amount of \$646.34. The work covers the 6th and 7th maintenance periods and Bid Items No. 7 and 8. In lieu of a bond, the City is withholding 50% of the total contract amount per RCW 39.08.010. This is a budgeted project.
- H. Authorize Release of Retainage for Project SS-561 2012 Grass Valley Park Invasive Species Maintenance to Sound Native Plants in the amount of \$2,492.05. All required documentation has been received. Release of approval from Labor & Industries, the Department of Revenue and the Employment Security Department are not required as the contract amount is less than \$35,000. The contract amount is \$5,402.76. In lieu of a bond, the City is withholding 50% of the total contract amount per RCW 39.08.010. This is a budgeted project.
- I. Authorize the write-off of ambulance billings for October in the amount of \$62,452.13, and for November in the amount of \$56,175.08. These accounts are Medicare/Medicaid patients that the City has collected from all that is available. The balance is to be written off.
- J. Authorize the write-off of the \$180.53 balance on utility account No. 9914. The City Attorney advised the Finance Department to write-off this balance because the City tried to hold a new tenant responsible for a prior tenant's bill. The City has no recourse on payment from the prior tenant.
- K. Authorize the Mayor to sign the Professional Services Agreement with Miller Consulting Engineers (MCE) for Project WS-656C Wastewater Treatment Plant (WWTP) Fall Protection Evaluation for an amount not to exceed \$7,279. Working with the Operations Safety Committee, the engineering staff has researched various options for resolving a number of potential fall hazard issues at the Camas WWTP. A proposal has been solicited from MCE to evaluate (3) options for correcting the problem. MCE of Portland has agreed to perform this work for an amount not to exceed \$7,279.
- L. Approve the Energy Services Proposal Contract with Abacus Engineering in the amount of \$377,831. The contract for energy services is for the design, installation, and energy monitoring for the Camas Police Department HVAC system replacement and Library energy upgrades. This contract was developed under the guidance of the Washington State Department of Enterprise Services Agreement. As part of the contract, Abacus Engineering will assist the City in submitting a Department of Commerce Energy Grant Application which is due January 15, 2012. This item was presented at the December 3rd workshop.
- M. Authorize the Mayor to sign the Professional Services Contract with Capitol Asset and Pavement Services, Inc., for development of a pavement management system in the amount of \$18,500. This contract was discussed at the December 3, 2012, Council Workshop.
- N. Approve the Professional Services Contract with CH2MHill for Project WS-709 544 Foot Pressure Zone in an amount not to exceed \$747,911. This contract was discussed

at the December 3, 2012, Council Workshop. The Professional Service Agreement provides for the design of project.

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

VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

VII. MAYOR

- A. Announcements
- B. Camas City Council Committee Appointments
- C. Appointments to Boards and Commissions

VIII. COMMUNITY DEVELOPMENT

A. Public Hearing – 2012 Annual Comprehensive Plan Review

- 1. Details: 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 2012 announcement was published in the Camas Post Record and ran November 1st through December 6, 2011. Proposals considered by the Planning Commission are fully discussed in Section III of the attached Staff Report. All amendments must be considered concurrently so that the cumulative effect of the various proposals can be ascertained. The Planning Commission held a hearing on November 20, 2012, to consider the requests cumulatively and has forwarded on a recommendation as to amendments to the Comprehensive Plan Map and Zoning Map.

Department/Presenter: Phil Bourquin, Community Development Director

Recommended Action: Conduct a public hearing to consider the proposed amendments, deliberate and approve amendments to the City of Camas Comprehensive Plan Map and Zoning Map as presented in the Staff Report (pg. 8) dated November 28, 2012, and consistent with the Planning Commission recommendation.

B. Ordinance No. 2666 – 2012 Annual Comprehensive Plan Review

- 1. Details: Ordinance directing the Community Development Director to amend the City of Camas Comprehensive Plan Map and Zoning Map under the 2012 annual comprehensive planning process

Department/Presenter: Phil Bourquin, Community Development Director

Recommended Action: Adopt Ordinance No. 2666

C. Public Hearing – Parks Zoning

- 1. Details: Amendments to the Camas Municipal Code (CMC) establishing development standards for parks consistent with the goals and policies of the 2007 Park, Recreation, and Open Space Comprehensive Plan.

Department/Presenter: Phil Bourquin, Community Development Director

Recommended Action: Conduct a public hearing to consider the proposed amendments, deliberate and approve amendments to the CMC, Chapter 18.05 to include park zones, Chapter 18.07 to include a park use table, and adopting a new chapter under the CMC titled 18.32 Parks Zoning. These code revisions implement the Park Zoning designations proposed under the 2012 Annual Comprehensive Plan and Zoning Map update.

- D. Ordinance No. 2667 – Parks zoning and miscellaneous code amendments
 - 1. Details: Ordinance adopting amendments to the CMC, Chapter 18.05, Chapter 18.07, and adopting a new chapter under the CMC titled 18.32 Parks ZoningDepartment/Presenter: Phil Bourquin, Community Development Director
Recommended Action: Adopt Ordinance No. 2667
- E. Public Hearing – Amendments to the City of Camas Capital Facilities Plan (CFP) to include the “2013 Capital Facilities Plan List Update”
 - 1. Details: The proposed list updates the “2012 CFP List Update” to include project additions, deletions, and minor alterations. This update is being conducted in conjunction with the 2013 budget adoption process as allowed by state statute. These revisions are intended to create harmony between the proposed 2013 budget and the CFP list of projects for 2013.Department/Presenter: James Carothers, Engineering Manager
Recommended Action: Open the public hearing and take and consider public testimony
- F. Ordinance No. 2668 amending the CFP by revising the Capital Projects List
 - 1. Details: This ordinance adopts the revisions to the CFP list of projects in the Camas Comprehensive Plan. This update is being conducted concurrently with the adoption of the City Budget, as provided for by RCW 36.70A.130(2)(a)(iv) and WAC 365-196-640(3)(b)(iv).Department/Presenter: James Carothers, Engineering Manager
Recommended Action: Adopt Ordinance No. 2668

IX. FINANCE

- A. Public Hearing to consider the budget ordinance for the City of Camas for fiscal year 2013
 - 1. Details: The budget planning process started in July with significant analysis and input from the whole administrative team and legislative body. Ordinance No. 2669 adopting the budget for the City of Camas for the fiscal year beginning January 1, 2013, is being presented to Council for consideration.Department/Presenter: Joan Durgin, Finance Director
Recommended Action: Take public testimony and adopt ordinance No. 2669
- B. Ordinance No. 2670 appropriating \$150,000 from the Emergency Rescue Fund
 - 1. Details: The City received the SAFER grant to fund three new firefighters; when they were hired, one and half new employees were allocated to the Emergency Rescue Fund and one and half to the General Fund. This grant was not anticipated during the budget process so the hiring of new personnel was not budgeted; however the grant revenues cover most related expenses. Overtime costs have

exceeded the budget and this ordinance authorizes additional budget authority for that as well. Termination costs of an employee was also not planned or budgeted for.

Department/Presenter: Joan Durgin, Finance Director

Recommended Action: Adopt Ordinance No. 2670

C. Ordinance No. 2671 appropriating \$100,000 from General Fund

1. Details: The City received the SAFER grant to fund three new firefighters; when they were hired, one and half new employees were allocated to the Emergency Rescue Fund and one and half to the General Fund. This grant was not anticipated during the budget process so the hiring of new personnel was not budgeted; however the grant revenues cover most related expenses. Overtime costs have exceeded the budget and this ordinance authorizes additional budget authority for that as well.

Department/Presenter: Joan Durgin, Finance Director

Recommended Action: Adopt Ordinance No. 2671

D. Resolution No. 1255 authorizing the Emergency Rescue Fund to borrow \$84,939 from the General Fund

1. Details: This fund has insufficient cash to meet operating costs and will need a loan before year end. This cash shortage was anticipated during the construction of the budget.

Department/Presenter: Joan Durgin, Finance Director

Recommended Action: Adopt Resolution No. 1255

X. ADMINISTRATION

A. 2013 City of Camas Legislative Shortlist

1. Details: This is the official 2013 City of Camas Legislative Shortlist. This topic was previously discussed at prior Council Workshops.

Department/Presenter: Lloyd Halverson, City Administrator

Recommended Action: By motion, approve the 2013 City of Camas Legislative Shortlist

XI. ADJOURNMENT

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



CITY COUNCIL WORKSHOP MEETING MINUTES - Draft
Monday, December 3, 2012, at 4:30 p.m.
Camas City Hall, 616 NE 4th Avenue

Note: Due to technical issues with the Granicus video streaming, the video begins at IV.

I. CALL TO ORDER

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

II. ROLL CALL

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

Staff: Kristin Berquist, Phil Bourquin, James Carothers, Jan Coppola, Joan Durgin, Lloyd Halverson, Jim Hodges, Mitch Lackey, Eric Levison and Nick Swinhart

Press: Heather Acheson, Camas-Washougal Post Record

III. PUBLIC COMMENTS

Dave Sarchet, 223 NW 22nd Avenue, Camas, asked Council to consider applicable ordinances about nuisance lighting and video cameras relating to privacy. Mayor thanked Sarchet for the documents he distributed to Council and noted that staff would follow-up with him.

Ken Mattson, 206 NW 21st Avenue, Camas, co-chair of the Camas Sister City organization, gave Mayor and Council a commemorative photo book with photos of Hamamatsu and Hosoe, Japan. Mayor expressed his appreciation.

IV. SPECIAL PRESENTATIONS (Due to technical issues with Granicus video streaming the video begins here)

A. Downtown Camas Association (DCA)

Details: Review of 2012 DCA accomplishments and 2013 DCA goals
Department/Presenter: Brenda Schallberger, DCA Program Coordinator

2013 DCA Events

2013 Goals, etc.

B. Columbia River Economic Development Council (CREDC) Update

Details: This is an update on the economic development activities of the CREDC Department/Presenter: Lisa Nisenfeld, CREDC President

[CREDC Presentation](#)

V. COMMUNITY DEVELOPMENT DEPARTMENT

A. [2012 Annual Comprehensive Plan Review](#)

Details: 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 2012 announcement was published in the Camas Post Record and ran November 1st through December 6, 2011. There are several amendments to the City's Comprehensive Plan Map and Zoning Map that are proposed for consideration. The proposals are fully discussed in Section III of the attached Staff Report and the supporting application materials are provided as Staff Report attachments. All amendments must be considered concurrently so that the cumulative effect of the various proposals can be ascertained. The Planning Commission held a hearing on November 20, 2012, to consider the requests cumulatively and has forwarded on a recommendation for amendments to the Comprehensive Plan Map and Zoning Map.

Department/Presenter: Phil Bourquin, Community Development Director

[2012 Annual Comp Plan Review Staff Report](#)

[2012 Comp Plan Review Staff Report Attachments](#)

A public hearing is scheduled for the December 17, 2012, Council Meeting to consider the proposed 2012 Annual Comprehensive Plan and associated Zoning Map amendments.

B. [Parks Zoning Code Amendments](#)

Details: Amendments to the Camas Municipal Code (CMC) establishing development standards for parks consistent with the goals and policies of the 2007 Park, Recreation, and Open Space Comprehensive Plan. Recommended amendments in the Parks Zoning Staff Report include amending Chapter 18.05 to include park zones, amending Chapter 18.07 to include a park use table and adopting a new chapter to Title 18.32 Parks Zoning. These code revisions implement the Park Zoning designations proposed under the 2012 Annual Comprehensive Plan and Zoning Map update.

Department/Presenter: Phil Bourquin, Community Development Director

[Parks Zoning Staff Report](#)

A public hearing is scheduled for the December 17, 2012, Council Meeting to consider implementing Camas Municipal Code (CMC) revisions to the Park Zoning designations proposed under the 2012 Annual Comprehensive Plan and

Zoning Map update. The CMC revisions need to be adopted concurrent with the Comprehensive Plan and Zoning Map updates.

C. WS-656C Waste Water Treatment Plant (WWTP) Fall Protection Consultant Proposal

Details: There are several areas at the Camas WWTP that need additional hand rails and harnessed employee tie-off points. Miller Consulting Engineers (MCE) specializes in the design of these types of facilities which must comply with the state's Washington State Health Authority (WSHA) and the federal Occupational Safety Health Act (OSHA) workplace safety requirements. MCE's proposal is in the amount of \$7,279 and includes evaluating various options and completing the final design drawings for these new facilities. This work will be funded by the Wastewater Treatment Facilities construction fund. The project is well within our current budget and spending authority.

Department/Presenter: James Carothers, Engineering Manager

WS656C Consultant Proposal

The consultant proposal will be on the December 17, 2012, Council Meeting Consent Agenda for Council's consideration.

D. Miscellaneous and Updates

Details: Updates on miscellaneous or emergent items

Department/Presenter: James Carothers, Engineering Manager

Carothers, gave an update on Project No. S-545 NW 38th Avenue/SE 20th Street Extension Roadway Improvements, Phase I.

VI. PUBLIC WORKS DEPARTMENT

A. Professional Service Contract with Duval Engineering

Details: Staff is to develop a scope of work to establish a Pavement Management Program to provide an accurate tool to guide expenditures for pavement preservation. The scope will include developing a GIS compatible street segment database, converting and populating historical data and providing a citywide pavement rating.

Department/Presenter: Eric Levison, Public Works Director

B. Miscellaneous and Updates

Details: Updates on miscellaneous or emergent items

Department/Presenter: Eric Levison, Public Works Director

There were no miscellaneous or emergent items.

VII. POLICE DEPARTMENT

A. Animal Control Agreement Update

Details: The Animal Control Inter-local Agreement with the City of Washougal needs to be revised. Over the years, the practice of picking up dogs and impounding them in the kennel has changed, including the fees associated with the impound. Many of these changes have never been brought before the Council.

Department/Presenter: Mitch Lackey, Chief of Police

Schedule of Fees for Services

Issues for City Council

Staff will bring a new animal control interlocal agreement during the first quarter of 2013 for Council's consideration.

VIII. CITY ADMINISTRATION

A. 2013 City of Camas Legislative Shortlist

Details: There will be opportunity for further discussion about the 2013 City of Camas Legislative Shortlist.

Department/Presenter: Lloyd Halverson, City Administrator

2013 Legislative Shortlist

The 2013 City of Camas Legislative Short List will be on the December 17, 2012 Council Meeting Agenda for Council's consideration.

B. Miscellaneous and Scheduling

Details: Updates on miscellaneous or scheduling items

Department/Presenter: Lloyd Halverson, City Administrator

Halverson briefly updated Council regarding a performance based refund check that the City of Camas will be receiving from the Association of Washington Cities (AWC) Retro Program.

IX. COUNCIL COMMENT AND REPORTS

Mayor discussed making the 2013 Council Committee appointments and the appointments to the various boards and commissions at the December 17, 2012, Council Meeting. He officially recognized the Economic Development Strategy Committee for Economic Incentives and the Fire Emergency Medical Services (EMS) Partnership Committee. Mayor gave a brief update on the City Administrator selection

process and schedule. He added that the City will begin advertising on December 4, 2012, for the Parks and Recreation Commission's open position.

Anderson stated that a coal train export hearing will be held in Vancouver on Wednesday, December 12th from 4-7 p.m., and a rally will begin at 3 p.m. He also commented about the out-of-state license plates.

Hogan announced that the First Friday Hometown Holidays event will begin at 6:00 p.m. on December 7th.

Mayor expressed his appreciation for the community's strong support for of the Camas High School football team.

X. PUBLIC COMMENTS

There were no comments from the public.

XI. ADJOURNMENT

The meeting adjourned at 6:10 p.m.

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

Quick Preview of Dec. 3rd Agenda and Supporting Documents 

Mayor

City Clerk



CITY COUNCIL REGULAR MEETING MINUTES - Draft
Monday, December 3, 2012, at 7:00 p.m.
Camas City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Staff: Kristin Berquist, Phil Bourquin, James Carothers, Jan Coppola, Roger Knapp, Lloyd Halverson and Eric Levison

Press: Members of the press were not present.

IV. PUBLIC COMMENT

Dave Lattanzi, 2535 NW Quartz Street, Camas, commented about the Lacamas Lake Lodge Project and C-Tran.

Dave Sarchet, 223 NW 22nd Avenue, Camas, briefly updated Council about the situation in his backyard and asked Council to consider applicable ordinances.

V. CONSENT AGENDA

- A.** Approve the minutes of the November 19, 2012, Camas City Council Meeting and the work session minutes of November 19, 2012.

[November 19, 2012, Camas City Council Meeting Minutes](#) 

[November 19, 2012, Camas Workshop Meeting Minutes](#) 

- B.** Approve claim checks numbered 115443-115568, in the amount of \$848,705.13.

- C.** Award contract for Project WS-713 Waste Water Treatment Facility (WWTF) Improvements, Phase 2B, to Contractors Northwest, Inc., with a base bid of \$3,023,858.11. Staff recommends that Council accept the bids for Alternative Additive Items No. 1 and No. 5, in the amounts of \$25,582.40 and \$49,538.80 respectively. The construction budget for this project has a 3.5 million dollar balance leaving ample budget authority to complete the project.

WS-713 Bid Tab 

Bid Award Letter 

- D. Authorize Pay Estimate No. 2 FINAL to Gregg Roofing, Inc. in the amount of \$3,878.68 for Project P-871 Community Center Roof Replacement and accept the project as complete. Installation of the new roof at the Camas Community Center has been completed. Change Order No. 1 in the amount of \$4,066.24 was approved at the November 5, 2012, Council Meeting.

P-871 Pay Estimate No. 2 FINAL 

- E. Authorize the Mayor to sign a professional services contract with Otak Engineering in an amount not to exceed \$26,880 for Project SS-568 Vactor Waste Facility. The project encompasses designing an upgrade to the existing vactor facility located at the Operation Center. This project is funded through a grant from the Department of Ecology.

Vactor Scope of Work 

Vactor Professional Services Agreement 

- F. Authorize the Mayor to sign Change Order No. 7 (final) to McClure & Sons, Inc. in the amount of \$131,267 plus sales tax for Project WS-656 Wastewater Treatment Facilities Improvements, Phase 2A. The majority of the items included in the change order were discussed at the November 5th Council Workshop. The total cost of the change order is 4% of the total construction cost. After all current costs, the construction account balance is approximately 3.5 million. Project WS-656 remains within the City's budget and current spending authority.

WS-656 Change Order No. 7 

- G. Authorize bid award to CivilWorks, NW, Inc., in the amount of \$59,165.80 for Project SS-571 Cedar Street Storm Realignment. The 2012 Budget includes \$75,000 for the repair of the City's stormwater facilities. These budgeted funds will be used to construct this project.

SS-571 Bid Tab 

It was moved by Don Chaney, seconded by Melissa Smith 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

Mayor introduced Rylie Hein and Olivia Moar who represent the Camas High School Youth Advisory Council.

There were no comments from staff.

B. Council

Hogan invited all to attend the First Friday Hometown Holidays event on Friday, December 7th.

Hazen, Mayor and Smith attended Clifford Burt Duncan's funeral and expressed appreciation for his dedication to the Camas community. Council echoed their comments.

VII. MAYOR

A. Announcements

Mayor expressed his appreciation for the community's strong support and the Camas Papermakers.

VIII. COMMUNITY DEVELOPMENT

A. 2013 Capital Facilities Plan (CFP) Update List - Discussion

Details: The proposed updates to the CFP include project additions, deletions, and minor alterations. This update is being conducted in conjunction with the 2013 Budget adoption process as allowed by state statute. These revisions are intended to create harmony between the proposed 2013 Budget and the CFP list of projects for 2013. Changes were made to the list at the November 19th Workshop to more accurately depict the predicted timing and cost of ambulance purchases. It was staff's recommendation at the November 19th Council Workshop to schedule a public hearing on December 3, 2012. The notice for this hearing did not get published in time for the December 3rd Meeting.

Department/Presenter: James Carothers, Engineering Manager and Phil Bourquin, Community Development Director

Capital Facilities Plan 2013 to 2030

There were no comments from the public.

A public hearing is scheduled for the December 17, 2012, Council Meeting to consider the 2013 Capital Facilities Plan Update List.

IX. PUBLIC WORKS

A. Resolution No. 1254 adopting the Boulder Creek and Jones Creek Watershed Forest Management Plan

Details: The Boulder Creek and Jones Creek Watershed Forest Management Plan provides an outline to manage the City of Camas watershed. The goals of the plan include protecting and maintaining water quality, generating periodic income from the sale of wood products, providing an access road network for operational, maintenance and asset protection and improving forest health. The plan was discussed at the July 16, 2012, Workshop and was issued a determination of non-significance through the State Environmental Protection Agency (SEPA) process.

Department/Presenter: Eric Levison, Public Works Director

[Resolution 1254 Forest Management Plan](#)

[Forest Management Plan](#)

It was moved by Linda Dietzman, seconded by Steve Hogan that Resolution No. 1254 the Boulder Creek and Jones Creek Watershed Forest Management Plan to be read by title only. The motion carried unanimously.

It was moved by Greg Anderson, seconded by Melissa Smith to adopt Resolution No. 1254 adopting the Boulder Creek and Jones Creek Watershed Forest Management Plan. The motion carried unanimously.

X. ADJOURNMENT

The meeting adjourned at 7:22 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 person with special needs have opportunities to participate. For more information, please call 360.834.6864.

[Quick Preview of December 3rd Agenda and Supporting Documents \(large file - it may take a few minutes to load\)](#) 

Mayor

City Clerk

CITY OF CAMAS PROJECT NO. SS-559 DESCRIPTION: 2012 NW Lake Road Invasive Species Removal			PAY ESTIMATE: FOUR-FINAL PAY PERIOD: December 22, 2012 WORK PERIOD: October-December, 2012 (Work Period-Bid Item #5 - Final Maintenance for 2012 & CO #1) Original Contract Total: \$5,208.00 (Does Not Include Sales Tax)			Sound Native Plants P.O. Box 7505 Olympia, WA 98507 360.352.4122								
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	\$852.00	\$852.00	1.00	\$852.00	0.00	\$0.00	1.00	\$852.00			
2	Invasive Species Removal (March/April) (Himalayan blackberries, Reed canarygrass, Bull & Canada thistle)	LS	1.00	\$1,781.00	\$1,781.00	1.00	\$1,781.00	0.00	\$0.00	1.00	\$1,781.00			
3	Invasive Species Removal (May/June) (Himalayan blackberries, Reed canarygrass, Bull & Canada thistle)	LS	1.00	\$1,290.00	\$1,290.00	1.00	\$1,290.00	0.00	\$0.00	1.00	\$1,290.00			
4	Invasive Species Removal (July/August) (Himalayan blackberries, Reed canarygrass, Bull & Canada thistle)	LS	1.00	\$855.00	\$855.00	1.00	\$855.00	0.00	\$0.00	1.00	\$855.00			
5	Invasive Species Removal (October/November) (Himalayan blackberries, Reed canarygrass, Bull & Canada thistle)	LS	1.00	\$430.00	\$430.00	0.00	\$0.00	1.00	\$430.00	1.00	\$430.00			
Subtotal					\$5,208.00		\$4,778.00		\$430.00		\$5,208.00			
Change Orders														
1	Plantings:													
	Fraxinus latifolia, Oregon Ash, 2-gallon	EA	100	\$12.60	\$1,260.00	0.00	\$0.00	100.00	\$1,260.00	100.00	\$1,260.00			
	Spirea douglasii, Douglas Spirea, 2-gallon	EA	100	\$14.41	\$1,441.00	0.00	\$0.00	100.00	\$1,441.00	100.00	\$1,441.00			
	Rosa pisocarpa, Clustered rose, 1-gallon	EA	200	\$7.17	\$1,434.00	0.00	\$0.00	200.00	\$1,434.00	200.00	\$1,434.00			
	Symphoricarpos albus, Snowberry, 2-gallon	EA	100	\$11.54	\$1,154.00	0.00	\$0.00	100.00	\$1,154.00	100.00	\$1,154.00			
					\$5,289.00		\$0.00		\$5,289.00		\$1,154.00			
					ORIGINAL CONTRACT TOTAL		TOTAL PREVIOUS		TOTAL THIS EST.		TOTAL TO DATE			
					\$5,208.00		\$4,778.00		\$430.00		\$5,208.00			
					CHANGE ORDERS TO DATE		\$0.00		\$5,289.00		\$5,289.00			
					SUBTOTAL		\$4,778.00		\$5,719.00		\$10,497.00			
					SALES TAX (8.4%)		\$401.35		\$480.40		\$881.75			
					TOTAL CONTRACT		\$5,179.35		\$6,199.40		\$11,378.75			
					WITHHOLDING 50% IN LIEU OF BOND		(\$2,604.00)		(\$2,859.50)		(\$5,248.50)			
					TOTAL LESS 50% WITHHOLDING		\$3,041.47		\$3,339.90		\$6,130.25			
Account Number: 419-00-538-300-48					\$3,339.90									
Anita Ashton		12/10/12	Date		Contractor		12/16/12	Date		James Hodges		12/10/12	Date	
Project Engineer										Project Manager				

CITY OF CAMAS PROJECT NO. SS-559 DESCRIPTION: 2012 NW Lake Road Invasive Species Removal			PAY ESTIMATE: FOUR-FINAL PAY PERIOD: December 22, 2012 WORK PERIOD: October-December, 2012 (Work Period-Bid Item #5 - Final Maintenance for 2012 & CO #1) Original Contract Total: \$5,208.00 (Does Not Include Sales Tax)			Sound Native Plants P.O. Box 7505 Olympia, WA 98507 360.352.4122					
---	--	--	--	--	--	---	--	--	--	--	--

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	\$852.00	\$852.00	1.00	\$852.00	0.00	\$0.00	1.00	\$852.00
2	Invasive Species Removal (March/April) (Himalayan blackberries, Reed canarygrass, Bull & Canada thistle)	LS	1.00	\$1,781.00	\$1,781.00	1.00	\$1,781.00	0.00	\$0.00	1.00	\$1,781.00
3	Invasive Species Removal (May/June) (Himalayan blackberries, Reed canarygrass, Bull & Canada thistle)	LS	1.00	\$1,290.00	\$1,290.00	1.00	\$1,290.00	0.00	\$0.00	1.00	\$1,290.00
4	Invasive Species Removal (July/August) (Himalayan blackberries, Reed canarygrass, Bull & Canada thistle)	LS	1.00	\$855.00	\$855.00	1.00	\$855.00	0.00	\$0.00	1.00	\$855.00
5	Invasive Species Removal (October/November) (Himalayan blackberries, Reed canarygrass, Bull & Canada thistle)	LS	1.00	\$430.00	\$430.00	0.00	\$0.00	1.00	\$430.00	1.00	\$430.00
Subtotal					\$5,208.00		\$4,778.00		\$430.00		\$5,208.00

Change Orders						QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Plantings:										
	Fraxinus latifolia, Oregon Ash, 2-gallon	EA	100	\$12.60	\$1,260.00	0.00	\$0.00	100.00	\$1,260.00	100.00	\$1,260.00
	Spirea douglasii, Douglas Spirea, 2-gallon	EA	100	\$14.41	\$1,441.00	0.00	\$0.00	100.00	\$1,441.00	100.00	\$1,441.00
	Rosa pisocarpa, Clustered rose, 1-gallon	EA	200	\$7.17	\$1,434.00	0.00	\$0.00	200.00	\$1,434.00	200.00	\$1,434.00
	Symphoricarpos albus, Snowberry, 2-gallon	EA	100	11.54	\$1,154.00	0.00	\$0.00	100.00	\$1,154.00	100.00	\$1,154.00
					\$5,289.00	\$0.00	\$5,289.00		\$1,154.00		

	ORIGINAL CONTRACT TOTAL		TOTAL PREVIOUS		TOTAL THIS EST.		TOTAL TO DATE
ORIGINAL CONTRACT TOTAL		\$5,208.00		\$4,778.00		\$430.00	\$5,208.00
CHANGE ORDERS TO DATE		-----		\$0.00		\$5,289.00	\$5,289.00
SUBTOTAL		\$5,208.00		\$4,778.00		\$5,719.00	\$10,497.00
SALES TAX (8.4%)		\$437.47		\$401.35		\$480.40	\$881.75
TOTAL CONTRACT		\$5,645.47		\$5,179.35		\$6,199.40	\$11,378.75
WITHHOLDING 50% IN LEIU OF BOND		(\$2,604.00)		(\$2,389.00)		(\$2,859.50)	(\$5,248.50)
TOTAL LESS 50% WITHHOLDING		\$3,041.47		\$2,790.35		\$3,339.90	\$6,130.25

Account Number: 419-00-538-300-48 \$3,339.90

Anita Ashton
 Project Engineer

 Contractor

James Hodge
 Project Manager

12/10/12
 Date

12/6/12
 Date

12/10/12
 Date

CITY OF CAMAS PROJECT NO. SS-560 DESCRIPTION: 2012 NW Leadbetter Drive Wetland Area Invasive Species Maintenance			PAY ESTIMATE: FOUR-FINAL PAY PERIOD: December 22, 2012 WORK PERIOD: October-November, 2012 (Work Period-Bid Item #5 - Final Maintenance Period for 2012) Original Contract Total: \$5,092.05 (Does Not Include Sales Tax)			Sound Native Plants P.O. Box 7505 Olympia, WA 98507 360.352.4122					
---	--	--	---	--	--	---	--	--	--	--	--

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	\$852.00	\$852.00	1.00	\$852.00	0.00	\$0.00	1.00	\$852.00
2	Invasive Species Maintenance - April Reed canarygrass & Himalayan blackberry	LS	1.00	\$1,750.70	\$1,750.70	1.00	\$1,750.70	0.00	\$0.00	1.00	\$1,750.70
3	Invasive Species Maintenance - May Reed canarygrass & Himalayan blackberry	LS	1.00	\$819.55	\$819.55	1.00	\$819.55	0.00	\$0.00	1.00	\$819.55
4	Invasive Species Maintenance - June Reed canarygrass & Himalayan blackberry	LS	1.00	\$740.50	\$740.50	1.00	\$740.50	0.00	\$0.00	1.00	\$740.50
5	Invasive Species Maintenance - October Reed canarygrass & Himalayan blackberry	LS	1.00	\$929.30	\$929.30	0.00	\$0.00	1.00	\$929.30	1.00	\$929.30
Subtotal					\$5,092.05		\$4,162.75		\$929.30		\$5,092.05
Change Orders											
1											
						\$0.00		\$0.00		\$0.00	

	ORIGINAL CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$5,092.05	\$4,162.75	\$929.30	\$5,092.05
CHANGE ORDERS TO DATE	-----	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$5,092.05	\$4,162.75	\$929.30	\$5,092.05
SALES TAX (8.4%)	\$427.73	\$349.67	\$78.06	\$427.73
TOTAL CONTRACT	\$5,519.78	\$4,512.42	\$1,007.36	\$5,519.78
WITHHOLDING 50% IN LIEU OF BOND	(\$2,546.03)	(\$2,081.38)	(\$464.65)	(\$2,546.03)
TOTAL LESS 50% WITHHOLDING	\$2,973.76	\$2,431.05	\$542.71	\$2,973.76

Account Number: 419-00-538-300-48 \$542.71

Project Engineer




Contractor

Project Manager

Date: 12/10/12

Date: 12/16/12

Date: 12/10/12

CITY OF CAMAS PROJECT NO. SS-560 DESCRIPTION: 2012 NW Leadbetter Drive Wetland Area Invasive Species Maintenance			PAY ESTIMATE: FOUR-FINAL PAY PERIOD: December 22, 2012 WORK PERIOD: October-November, 2012 (Work Period-Bid Item #5 - Final Maintenance Period for 2012) Original Contract Total: \$5,092.05 (Does Not Include Sales Tax)			Sound Native Plants P.O. Box 7505 Olympia, WA 98507 360.352.4122					
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	\$852.00	\$852.00	1.00	\$852.00	0.00	\$0.00	1.00	\$852.00
2	Invasive Species Maintenance - April Reed canarygrass & Himalayan blackberry	LS	1.00	\$1,750.70	\$1,750.70	1.00	\$1,750.70	0.00	\$0.00	1.00	\$1,750.70
3	Invasive Species Maintenance - May Reed canarygrass & Himalayan blackberry	LS	1.00	\$819.55	\$819.55	1.00	\$819.55	0.00	\$0.00	1.00	\$819.55
4	Invasive Species Maintenance - June Reed canarygrass & Himalayan blackberry	LS	1.00	\$740.50	\$740.50	1.00	\$740.50	0.00	\$0.00	1.00	\$740.50
5	Invasive Species Maintenance - October Reed canarygrass & Himalayan blackberry	LS	1.00	\$929.30	\$929.30	0.00	\$0.00	1.00	\$929.30	1.00	\$929.30
Subtotal					\$5,092.05		\$4,162.75		\$929.30		\$5,092.05
Change Orders											
1											
						\$0.00		\$0.00		\$0.00	
						ORIGINAL CONTRACT TOTAL		TOTAL PREVIOUS		TOTAL THIS EST.	TOTAL TO DATE
						\$5,092.05		\$4,162.75		\$929.30	\$5,092.05
						CHANGE ORDERS TO DATE		\$0.00		\$0.00	\$0.00
						SUBTOTAL		\$4,162.75		\$929.30	\$5,092.05
						SALES TAX (8.4%)		\$349.67		\$78.06	\$427.73
						TOTAL CONTRACT		\$4,512.42		\$1,007.36	\$5,519.78
						WITHHOLDING 50% IN LIEU OF BOND		(\$2,081.38)		(\$464.65)	(\$2,546.03)
						TOTAL LESS 50% WITHHOLDING		\$2,431.05		\$542.71	\$2,973.76
Account Number: 419-00-538-300-48 \$542.71 <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">  Anita Ashtor Project Engineer </div> <div style="text-align: center;">  Contractor </div> <div style="text-align: center;"> 12/16/12 Date </div> <div style="text-align: center;">  James Hodges Project Manager </div> <div style="text-align: center;"> 12/10/12 Date </div> </div>											

CITY OF CAMAS PROJECT NO. SS-561 DESCRIPTION: 2012 Grass Valley Park Invasive Species Maintenance			PAY ESTIMATE: FOUR-FINAL PAY PERIOD: December 22, 2012 WORK PERIOD: October-November, 2012 (Work Period-Bid Items #7 & #8 Final Maintenance for 2012) Original Contract Total: \$5,092.05 (Does Not Include Sales Tax)			Sound Native Plants P.O. Box 7505 Olympia, WA 98507 360.352.4122					
--	--	--	--	--	--	---	--	--	--	--	--

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	\$852.00	\$852.00	1.00	\$852.00	0.00	\$0.00	1.00	\$852.00
2	Invasive Species Maintenance - April Reed canarygrass & Himalayan blackberry	LS	1.00	\$1,345.40	\$1,345.40	1.00	\$1,345.40	0.00	\$0.00	1.00	\$1,345.40
3	Invasive Species Maintenance - May Reed canarygrass & Himalayan blackberry	LS	1.00	\$641.90	\$641.90	1.00	\$641.90	0.00	\$0.00	1.00	\$641.90
4	Invasive Species Maintenance - June Reed canarygrass & Himalayan blackberry	LS	1.00	\$561.95	\$561.95	1.00	\$561.95	0.00	\$0.00	1.00	\$561.95
5	Invasive Species Maintenance - July/August Canada & Bull thistle	LS	1.00	\$352.90	\$352.90	1.00	\$352.90	0.00	\$0.00	1.00	\$352.90
6	Invasive Species Maintenance - August Bird's foot trefoil	LS	1.00	\$123.20	\$123.20	1.00	\$123.20	0.00	\$0.00	1.00	\$123.20
7	Invasive Species Maintenance - September Bird's foot trefoil	LS	1.00	\$123.20	\$123.20	0.00	\$0.00	1.00	\$123.20	1.00	\$123.20
8	Invasive Species Maintenance - October Reed canarygrass & Himalayan blackberry	LS	1.00	\$983.55	\$983.55	0.00	\$0.00	1.00	\$983.55	1.00	\$983.55
Subtotal					\$4,984.10		\$3,877.35		\$1,106.75		\$4,984.10
Change Orders											
1							\$0.00		\$0.00		\$0.00

	ORIGINAL CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$4,984.10	\$3,877.35	\$1,106.75	\$4,984.10
CHANGE ORDERS TO DATE	-----	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$4,984.10	\$3,877.35	\$1,106.75	\$4,984.10
SALES TAX (8.4%)	\$418.66	\$325.70	\$92.97	\$418.66
TOTAL CONTRACT	\$5,402.76	\$4,203.05	\$1,199.72	\$5,402.76
WITHHOLDING 50% IN LIEU OF BOND	(\$2,492.05)	(\$1,938.68)	(\$553.38)	(\$2,492.05)
TOTAL LESS 50% WITHHOLDING	\$2,910.71	\$2,264.37	\$646.34	\$2,910.71

Account Number: 419-00-538-300-48 \$646.34

Anita Ashton 12/10/12
 Project Engineer Date

Contractor 12/16/12 Date

James Hedges 12/10/12
 Project Manager Date

CITY OF CAMAS PROJECT NO. SS-561 DESCRIPTION: 2012 Grass Valley Park Invasive Species Maintenance			PAY ESTIMATE: FOUR-FINAL PAY PERIOD: December 22, 2012 WORK PERIOD: October-November, 2012 (Work Period-Bid Items #7 & #8 Final Maintenance for 2012) Original Contract Total: \$5,092.05 (Does Not Include Sales Tax)			Sound Native Plants P.O. Box 7505 Olympia, WA 98507 360.352.4122					
--	--	--	--	--	--	---	--	--	--	--	--

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	\$852.00	\$852.00	1.00	\$852.00	0.00	\$0.00	1.00	\$852.00
2	Invasive Species Maintenance - April Reed canarygrass & Himalayan blackberry	LS	1.00	\$1,345.40	\$1,345.40	1.00	\$1,345.40	0.00	\$0.00	1.00	\$1,345.40
3	Invasive Species Maintenance - May Reed canarygrass & Himalayan blackberry	LS	1.00	\$641.90	\$641.90	1.00	\$641.90	0.00	\$0.00	1.00	\$641.90
4	Invasive Species Maintenance - June Reed canarygrass & Himalayan blackberry	LS	1.00	\$561.95	\$561.95	1.00	\$561.95	0.00	\$0.00	1.00	\$561.95
5	Invasive Species Maintenance - July/August Canada & Bull thistle	LS	1.00	\$352.90	\$352.90	1.00	\$352.90	0.00	\$0.00	1.00	\$352.90
6	Invasive Species Maintenance - August Bird's foot trefoil	LS	1.00	\$123.20	\$123.20	1.00	\$123.20	0.00	\$0.00	1.00	\$123.20
7	Invasive Species Maintenance - September Bird's foot trefoil	LS	1.00	\$123.20	\$123.20	0.00	\$0.00	1.00	\$123.20	1.00	\$123.20
8	Invasive Species Maintenance - October Reed canarygrass & Himalayan blackberry	LS	1.00	\$983.55	\$983.55	0.00	\$0.00	1.00	\$983.55	1.00	\$983.55
Subtotal					\$4,984.10		\$3,877.35		\$1,106.75		\$4,984.10

Change Orders			
1			
		\$0.00	\$0.00

	ORIGINAL CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$4,984.10	\$3,877.35	\$1,106.75	\$4,984.10
CHANGE ORDERS TO DATE	-----	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$4,984.10	\$3,877.35	\$1,106.75	\$4,984.10
SALES TAX (8.4%)	\$418.66	\$325.70	\$92.97	\$418.66
TOTAL CONTRACT	\$5,402.76	\$4,203.05	\$1,199.72	\$5,402.76
WITHHOLDING 50% IN LIEU OF BOND	(\$2,492.05)	(\$1,938.68)	(\$553.38)	(\$2,492.05)
TOTAL LESS 50% WITHHOLDING	\$2,910.71	\$2,264.37	\$646.34	\$2,910.71

Account Number: 419-00-538-300-48 \$646.34

Anita Ashton 12/10/12
 Project Engineer Date

Contractor 12/16/12 Date

James Hedges 12/10/12
 Project Manager Date

Utility Billing

Account History Report

User Name: dmillhollin
City Name: City of Camas
Printed: 11/13/2012 - 12:06:PM

Account Status: Delete
Connect Date: 03/12/2002 Final Date: 01/15/2009

Customer Name: [REDACTED]
Customer Address: 735 NE 6TH AVE
CAMAS, WA 98607-2014

Home Phone: [REDACTED] Ext.

Business Phone: () - Ext.

Customer Number: 009914 000

Reference Number: 04-1551-00

\$68⁵⁸ remaining balance
pd by CCI 12/6/12,
leaving \$ but after write-off of
\$180⁵³



Total Acct Balance: 249.11
Deposits: 0.00 Refunds: 0.00
Owner name: [REDACTED]
Service Address: 735 NE 6TH AVE

Tran Date	Tran Type	Amount	Description	Water	Sewer	Garbage	Recycle	Misc	Penalty	Storm	
Current Balance By Service				72.96	67.04	0.00	0.00	0.00	0.00	109.11	0.00
10/11/2012	Adjustment	-72.32	tran CCI payment fr 30252							-72.32	
10/10/2012	Payment	-454.55			-102.23	-79.20	-13.28		-227.65	-32.19	
03/15/2012	Adjustment	140.90	Tran Bal from acct 30252						56.00	84.90	
10/24/2011	Adjustment	180.53	refund \$180.83 to Schneider	needs to be	written off acct, city error in				84.00	96.53	
05/18/2011	Adjustment	454.55	Transferred from 30252	72.96	169.27	79.20	13.28	holding	87.65	32.19	
11/16/2010	Payment	-180.53							-84.00	-96.53	
05/19/2010	Adjustment	96.53	Tran collections due fr 30252							96.53	
05/19/2010	Adjustment	84.00	Tran collections due fr 30252						84.00		
12/31/2009	Adjustment	0.00	Interfund Transfer								
12/22/2009	Payment	-40.41							-21.57	-18.84	
11/30/2009	Adjustment	0.00	Interfund Transfer								
11/10/2009	Payment	-162.51		-19.06	-48.10	-37.90	-1.19		-46.84	-9.42	
10/30/2009	Payment	-160.44		-36.42	-48.10	-37.90	-10.41		-27.61		
04/30/2009	Billing	363.36	Balance from History Purge	55.48	96.20	75.80	11.60	for pmnt.	96.02	28.26	

Route Sequence Serial	320 - 02460 - 41054524	Read Date	Reading	Consumption	Meter Status
	Final Bill	01/15/2009	3,139	0	
	H4	01/02/2009	3,139	0	
	H4	11/04/2008	3,139	0	
	H4	09/03/2008	3,139	0	
	H1	06/30/2008	3,139	5	
	H1	05/01/2008	3,134	19	
	H1	03/03/2008	3,115	28	
	H1	01/02/2008	3,087	5	



STRUCTURAL ENGINEERING SERVICES AGREEMENT

STRUCTURAL ENGINEER: **Miller Consulting Engineers ("MILLER" or "ENGINEER")**

Client City of Camas **Date:** December 4, 2012
Mr. Jim Hodges **Project No.** 120792
616 NE 4th Ave., Camas, WA 98607
Phone 360.817.7234

Project Name: Camas WWTP Fall Protection
Project Location: 1129 SE Polk, Camas, Washington

A. SCOPE OF SERVICES. Client hereby engages Miller to perform the following engineering services:
Reference proposal letter dated November 19, 2012 for a description of the scope of services.

B. FEE ARRANGEMENT: Unless stated as a fixed fee, the Fee is an estimate, based on the above Scope. Invoices shall be based on the time expended on the project by professional, technical and clerical personnel, charged at MILLER's schedule of rates and charges in effect on the date services are provided.

Fee: Services to be performed for an amount Not to Exceed \$7,279

Retainer (if any): _____ [Retainers are credited on the final invoice]
Special Conditions: _____

C. RISK ALLOCATION: THIS RISK ALLOCATION PROVISION IS CONSPICUOUSLY DISCLOSED HERE, MILLER CONSULTING ENGINEERS' RATES AND THE AMOUNT OF MILLER CONSULTING ENGINEERS' COMPENSATION TO BE PAID UNDER THIS AGREEMENT IS BASED ON THE OWNER'S AGREEMENT TO THIS RISK ALLOCATION LIMITATION.

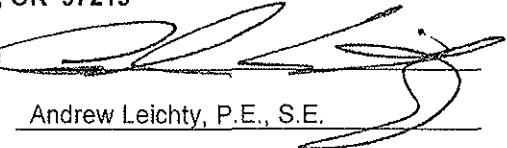
The maximum combined joint, several and individual liability of MILLER (including, without limitations, its partners, members, shareholders, officers, directors, employees and consultants) to CLIENT and all contractors of any tier in connection with this Agreement and the Project, for any claims or damages whatsoever, irrespective of the number of claims and whether in contract, tort (including, without limitation, ordinary and professional negligence) or otherwise (the "Maximum Aggregate Liability"), shall in no event exceed the amount of MILLER's professional liability and/or commercial general liability insurance coverage applicable to and actually making payment for such claim(s).

Nothing in this section shall be interpreted as an implied obligation of CLIENT to indemnify MILLER. It is intended that this limitation apply to any and all liability or causes of action, however alleged or arising, except to the extent otherwise prohibited by law.

CLIENT City of Camas

Miller Consulting Engineers, Inc.
9570 SW Barbur Blvd., Suite 100
Portland, OR 97219

Signature _____

Signature 

Name SCOTT HIGGINS

Name Andrew Leichty, P.E., S.E.

Title MAYOR

Title Principal

Date _____

Date December 4, 2012

MILLER CONSULTING ENGINEERS TERMS OF SERVICE

1. PROFESSIONAL SERVICES. This Agreement includes no construction phase services or construction observation, unless expressly described, in detail, in the Scope of services. This Agreement is not intended for the benefit of any person or entity other than the signatory parties. MILLER and its personnel have no authority or duty to exercise any control over any construction contractor or their employees in connection with their performance or work or any health or safety precautions relating thereto. The contractor shall have sole responsibility to determine the construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating its Work.

2. REIMBURSABLE EXPENSES; OUTSIDE CONSULTANTS; ADDITIONAL CHARGES. Items of direct expense incurred and necessary in the performance of the services (such as outside consultants, permit fees, transportation expenses, delivery, postage, blueprints and other copying expenses, etc.) will be billed at our direct cost, plus 10% for overhead and handling. Any such costs incurred in-house by MILLER will be charged per MILLER'S rate schedule at the time the services are provided. Supplementary or specialized services by others may be needed. When considered necessary, such services will be included in our invoice as a Reimbursable Expense. Changes after the start of MILLER's performance, additional services required by governing jurisdictions (including, but not limited to, design review, appeals, special inspection), or services not listed in Scope of Services, will constitute additional services and will be billed at current hourly rates.

3. PAYMENT; SUSPENSION; TERMINATION. Unless otherwise agreed in writing, invoices will be submitted monthly for services and are due when rendered. Invoice shall be considered PAST DUE if not paid within 25 days after the invoice date. In the event any portion for any invoice is past due, MILLER may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, immediately suspend services, and thereafter MILLER may terminate this Agreement upon the expiration of 72 hours after giving written notice to Client of nonpayment. A monthly service charge of 1.5% of the unpaid balance (18% true annual rate) will be added to PAST DUE accounts. A construction lien may be claimed for all material, labor and services furnished.

This agreement may be terminated by either party for material breach if the breach is not cured within 72 hours after receipt of such notice of termination. In the event of termination by MILLER, Client shall pay MILLER for all services rendered to the date of termination, all reimbursable expenses and reasonable expenses of termination.

Either party may terminate this agreement without cause upon written notice submitted no sooner than 10 calendar days prior to termination. MILLER shall be paid for services rendered up to the termination date, as calculated in accordance with the hourly rates included herein.

4. INDEMNITY. Client and MILLER each agrees to defend, indemnify and hold harmless the other, and its respective directors, officers, members, shareholders, agents and employees from and against any and all claims, suits, actions, demands, losses, expenses, damages and liabilities of any kind, including, without limitation, reasonable attorney's and expert's fees, to the extent caused by or contributed to by its ordinary or professional negligence, including, without limitation, the ordinary or professional negligence of those for whose acts or omissions they are legally responsible.

5. HIDDEN CONDITIONS. When advised by MILLER, investigating structural conditions concealed by existing finishes shall be authorized and paid for by the Client. If investigation is NOT authorized, MILLER shall not be responsible for evaluating the condition of the existing structure (except to the extent of simple visual observation).

6. OWNERSHIP OF DRAWINGS. Plans, drawings, designs and specifications prepared by MILLER are instruments of service for use by Client only in connection with this Project. Such documents remain the property of MILLER and MILLER shall be deemed their author and shall retain all common law, statutory and other reserved rights, including copyright. Such documents are recoverable upon demand by MILLER, unless otherwise expressly agreed in writing.

7. NEGOTIATION; MEDIATION. The parties agree to exercise their best efforts in good faith to amicably resolve all disputes via direct negotiations or in mediation, including, without limitation, disputes involving other participants in the Project in a combined mediation. In the event of a dispute between the parties arising out of or relating to this contract that is not settled by direct negotiations, the parties agree to submit such dispute to a mediator agreed to by both parties as soon as practicable after the dispute arises, and preferably before commencement of litigation or arbitration. Cost of a mediator shall be split evenly among the parties participating.

8. ATTORNEY FEES. In the event of any agreed arbitration or action (including any appeals therefrom, and on denial of any petition for review or rehearing, and in connection with collection or enforcement of any arbitral award or judgement), brought by either party against the other to resolve an issue arising out of or relating to this Agreement or the Project, the prevailing party shall be entitled to recover from the losing party its reasonable attorney fees, expert witness fees, costs and expenses, as shall be awarded by the arbitrator or court.

9. APPLICABLE LAW; FORUM: This Agreement shall be governed by the laws of the State of Oregon. Any action arising out of or relating to this Agreement shall be brought and maintained in an appropriate forum in Oregon.



MILLER
CONSULTING
ENGINEERS

2012 RATE SCHEDULE

Professional, Technical and Project Staff

Services performed by **Miller Consulting Engineers, Inc.** shall be compensated at the following hourly billing rates:

<u>Position</u>	<u>Hourly Billing Rate</u>
Senior Engineer	\$156.00
Principal Engineer III	\$144.00
Principal Engineer II	\$136.00
Principal Engineer I	\$132.00
Associate Engineer	\$124.00
Project Engineer II	\$116.00
Project Engineer I	\$108.00
Technician/Drafter	\$ 64.00
Administrative Assistant	\$ 84.00

The hourly rates shown above are subject to modification as costs and policies change. Client will be promptly notified in the event of change.

PREMIUM TIME

Salary premiums are paid to non-exempt staff for premium time when it is approved by the client. Time expended by exempt personnel is paid on a straight-time basis.

EXPENSES

Expenses for services by Miller Consulting Engineers, Inc. shall be invoiced at reasonable and normal rates. All expenses for "outside" services properly incurred in the performance of the work, including traveling and living expenses, long-distance telephone calls, deliveries, reproduction and blueprinting, equipment purchases and other such services and materials, as may be required, shall be invoiced at cost plus 10 percent, as an administrative allowance.



MILLER
CONSULTING
ENGINEERS

November 19, 2012

Mr. Jim Hodges
City of Camas
616 NE 4th Ave.
Camas, WA 98607

**Subject: Camas WWTP Fall Protection
1129 SE Polk, Camas, Washington
MCE Project Number: 120792**

Dear Mr. Hodges:

Thank you for considering our firm to provide structural engineering services relating to the installation of a fall protection system at the Camas Waste Water Treatment Plant. As we discussed on site, it is our understanding that the roof of Digester No. 1, Digester No. 2, and the Sludge Holding Tank will be the focus of this scope of work.

SCOPE OF WORK

The scope of services for this project will be separated into two phases. Phase 1 will consist of preparing schematic details for three options to address the fall protection concerns.

The three options that will be reviewed as part of Phase 1 are the following:

1. Horizontal lifeline (cable) system
2. Guardrail system
3. Fixed anchor point system

The deliverables for Phase 1 will be preliminary schematic drawings for each option to allow contractor estimates to be obtained.

Phase 2 will consist of preparing final stamped structural calculations and structural drawings for the selected option.

Exhibit A (attached) provides a more detailed breakdown of services for each project phase.

Camas WWTP Fall Protection
1129 SE Polk, Camas, Washington
Project Number: 120792
November 19, 2012
Page 2 of 2

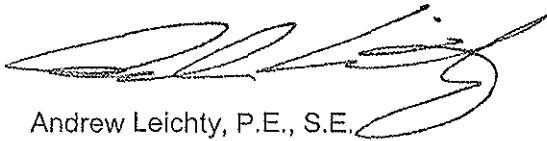
PROPOSED FEE

Our proposed fee to provide the above noted services will be \$7,279. Exhibit A (attached) provides a breakdown of the estimated hours and fee associated with each phase of the project.

We look forward to working with the City of Camas on this project. If you have any questions or comments regarding this proposal, please do not hesitate to contact me.

Respectfully,

Miller Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read 'Andrew Leichty', with a stylized flourish at the end.

Andrew Leichty, P.E., S.E.
Principal





EXHIBIT A - SUMMARY OF STRUCTURAL ENGINEERING SERVICES AND FEE ESTIMATE

Project: Camas WWTP Fall Protection
Date: 11/19/2012

Project Number: 120792
Project Location: Camas, Washington

THIS IS AN EXHIBIT ATTACHED TO AND MADE PART OF THE AGREEMENT BETWEEN MILLER CONSULTING ENGINEERS, INC., AND THE CITY OF CAMAS. THE SERVICES OF MILLER CONSULTING ENGINEERS, INC., FOR THIS PROJECT INCLUDE THOSE SUMMARIZED BELOW. SERVICES NOT INCLUDED IN THIS EXHIBIT CONSTITUTE ADDITIONAL SERVICES.

Phase	Basic Services	Included	Not Included	Remarks	Administrative		Drafter		Project Engineer		Quality Control Eng	
					Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate
						\$ 60		\$ 64		\$ 132		\$ 144
Schematic Design (Phase 1)	1. ESTABLISH STRUCTURAL DESIGN CRITERIA	X			0	\$ -	0	\$ -	4	\$ 528	0	\$ -
	2. STUDY ALTERNATIVE STRUCTURAL SYSTEMS	X			0	\$ -	0	\$ -	8	\$ 1,056	0	\$ -
	3. PRELIMINARY STRUCTURAL ANALYSIS OF TANK TO SUPPORT EACH ALTERNATIVE SYSTEM	X			0	\$ -	0	\$ -	8	\$ 1,056	1	\$ 144
	4. PREPARE SCHEMATIC STRUCTURAL PLANS FOR THREE ALTERNATIVE SYSTEMS	X			0	\$ -	12	\$ 768	4	\$ 528	0	\$ -
	5. COORDINATION	X			0	\$ -	0	\$ -	2	\$ 264	0	\$ -
					0	\$ -	12	\$ 768	26	\$ 3,432	0	\$ 144
									Schematic Design (Phase 1) Total		\$	4,344
Construction Documents (Phase 2)	1. PREPARE FINAL STRUCTURAL DESIGN FOR SELECTED OPTION	X			0	\$ -	0	\$ -	4	\$ 528	0	\$ -
	2. ATTEND COORDINATION MEETINGS		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	3. ASSIST IN COORDINATING STRUCTURAL REQ'TS w/BLDG. OFFICIAL	X			0	\$ -	0	\$ -	0.25	\$ 33	0	\$ -
	4. PREPARE STRUCTURAL CALCULATIONS	X			0	\$ -	0	\$ -	5	\$ 660	0	\$ -
	5. PREPARE STRUCTURAL DRAWINGS & STRUCTURAL NOTES	X			0	\$ -	12	\$ 768	2	\$ 264	0	\$ -
	6. PREPARE SPECIFICATIONS		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	7. CHECK AND COORDINATE STRUCTURAL DOCUMENTS	X			0	\$ -	0	\$ -	2	\$ 264	2	\$ 288
	8. ASSIST ESTABLISHMENT OF TESTING & INSPECTION PROCEDURES		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	9. PREPARE STATEMENT OF SPECIAL INSPECTIONS	X			0	\$ -	1	\$ 64	0.5	\$ 66	0	\$ -
	10. APPLY FOR BUILDING PERMIT (FEE IS REIMBURSABLE EXPENSE)		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
					0	\$ -	13	\$ 832	13.75	\$ 1,815	2	\$ 288
									Construction Documents (Phase 2) Total		\$	2,935
Construction Administration	1. ISSUE STRUCTURAL ADDENDA AND CLARIFICATIONS		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	2. ASSIST IN BIDDER AND BID EVALUATION		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	3. ATTEND PRE-CONSTRUCTION MEETING		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	4. ASSIST TO CONFIRM TESTING AND INSPECTION REPORTING AND SCHEDULING PROCEDURES AND SELECTION OF INSPECTION AND TESTING AGENTS		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	5. ADVISE CLIENT/ARCHITECT AND CONTRACTOR OF STRUCTURAL ELEMENTS NEEDING OBSERVATION		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	6. ATTEND PERIODIC JOB MEETINGS		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	7. REVIEW SUBMITTALS FOR ITEMS DESIGNED BY THE ENGINEER		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	8. REVIEW SUBMITTALS FOR PRE-ENGINEERED STRUCTURAL ELEMENTS		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	9. INTERPRET AND CLARIFY STRUCTURAL DOCUMENTS		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	10. MAKE CONSTRUCTION OBSERVATION VISITS AND REPORTS AS NOTED		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	11. CONDUCT A REVIEW TO DETERMINE IF THE STRUCTURAL WORK IS SUBSTANTIALLY COMPLETE AND IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	12. REVIEW TESTING, INSPECTION, AND/OR SPECIAL INSPECTOR REPORTS AND RESPOND AS REQUIRED		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
	13. PREPARE RECORD DRAWINGS		X		0	\$ -	0	\$ -	0	\$ -	0	\$ -
					0	\$ -	0	\$ -	0	\$ -	0	\$ -
									Construction Administration Phase Total		\$	-
									Total Project Fee		\$	7,279

DEFINITIONS:

Primary Structural System:

The combination of elements which supports the building's self weight and the applicable live load based on occupancy, use of the spaces and environmental loads such as wind, snow and seismic forces.

Secondary Structural Elements:

Elements that are structurally significant for the function they serve, but do not contribute to the overall strength or stability of the Primary Structural System. Examples of Secondary Structural Elements include elevator support rails and beams, stairway systems, curtain wall systems, and seismic restraints for architectural, mechanical and electrical elements.

Non-Structural Elements:

Elements of a building that are not part of the Primary Structural System or of Secondary Structural Elements. Examples of Non-Structural Elements include non-bearing partitions, suspended ceilings, handrails/guardrails and cladding.

Specialty Structural Elements:

Structural elements which are designed by the Specialty Structural Engineer. These elements, normally fabricated off-site, may require specialized fabrication equipment or a proprietary fabrication process not usually available at the job site (for example, open web steel joists, wood trusses, combination wood and metal or plywood joists, precast concrete elements, and prefabricated wood or metal buildings).

Record Drawings:

Drawings which represent the final drawings issued and which normally incorporate such items as addenda, change orders, and significant modifications made during construction. Site measurements are not incorporated onto these drawings unless significant differences from the specified dimensions occur. Record drawings are prepared based on information provided by others, and the Structural Engineer of Record shall not be responsible for any errors or omissions that may be incorporated as a result of erroneous information provided by others.

ENERGY SERVICES PROPOSAL

City of Camas **Camas Police Station & Camas Library** HVAC System and Controls Improvements



Presented by:

Abacus Resource Management Company

12655 SW Center Street, Suite 250
Beaverton, Oregon 97005

Contact: Steve Rubbert
SteveR@AbacusRM.com
503-936-6526



December 11, 2012

TABLE OF CONTENTS

	Page
Executive Summary	3
I. Facility Description	4
II. ESCO Equipment	6
III. ESCO Services	7
IV. Project Costs	11
V. Project Accounting	13
VI. Standards of Comfort Service	14
VII. Estimated Annual Savings Amount.....	14
VIII. Method of Calculating Energy and Energy Cost Savings	14
IX. Energy Cost Savings Guaranty.....	15
X. Financing	15
XI. Insurance and Bonding	15
XII. Modifications to Baseline by Owner.....	16
XIII. Project Schedule.....	16

APPENDIX A Investment Grade Energy Audits

APPENDIX B Financial Table

EXECUTIVE SUMMARY

Abacus Resource Management Company (Abacus) is pleased to present this proposal for the implementation of energy efficiency measures at the City of Camas Police Station and Library.

This Proposal follows the outline contained in the Conditions of the Master Energy Services Agreement No. 2011-169 A(1). As such, it presents the contractual terms under which Abacus, the City of Camas, and the State of Washington will work together over the term of the project. This agreement describes the services rendered, payment methods, guarantees, and other aspects of the project.

An estimated \$48,191 in Clark Public Utility District and Northwest Natural incentives are expected for this project. In addition, Abacus will assist the City of Camas in applying for the Washington State Department of Commerce Energy Efficiency Grant Program for the 2011-2013 biennium. Single grants may be obtained up to \$500,000 for local agencies.

Description of the Project

Camas Police Department:

The overall project consists of replacing two rooftop Multi-zone HVAC systems with new variable air volume multi-zone systems, installing day-lighting controls, and low flow faucet and shower heads.

Camas Library:

The overall project consists of reprogramming and recommissioning the direct digital controls and graphical user interface for the HVAC systems, and installation of a variable frequency drive for the basement HVAC system.

Scope of Services

The scope of services under this Proposal includes the design, construction, and commissioning of the proposed measures and the verification of savings.

Financial Benefits

The project will produce an estimated \$17,155 annually in utility savings and \$15,025 in maintenance savings as described in the Investment Grade Audit (IGA).

Guarantees

Abacus is providing three guarantees under this Proposal. First, we are guaranteeing the Maximum Project Cost as defined in paragraph IV will not exceed \$377,831. Second, Abacus is guaranteeing that the City of Camas realizes actual energy/utility savings of not less than 205,243 kWh and 8,045 Therms, which at the baseline utility rates (as defined in the Energy Audit), represents an annual cost savings of \$17,155. Third, we are guaranteeing the energy equipment will perform at or above the levels of service defined in Paragraph VI.

In addition to these guarantees, we will provide the City of Camas an "open book" process regarding the actual construction costs. If the actual construction costs are less than we forecast,

the City of Camas will realize the financial savings. City representatives will be invited to review the quotes and/or bids from subcontractors and interview the subcontractors to be used on this project.

I. FACILITY DESCRIPTION

Camas Police Station

Facility Description: The Police Station is comprised of a single story building constructed in a single stage in 1997. The building footprint is approximately 15,000 square feet. The building contains administration offices, training rooms, conference rooms, detective offices, locker rooms, restrooms, storage rooms, a sally port, and detaining rooms where perpetrators are held for up to 24 hours before being delivered to the jail.

Energy Supply: The building receives electricity from Clark Public Utilities, and natural gas from Northwest Natural Gas. There is a single electric meter, and a single natural gas meter.

Lighting: Lighting is predominantly T8 fluorescent lights with standard efficiency electronic ballasts. There are also some compact fluorescent lights inside and metal halide lights used on the exterior. We evaluated upgrading some of the interior and exterior lighting to LED fixtures, but the paybacks exceeded 20 years and therefore, are not currently recommended.

Hot Water: Domestic hot water is generated by a natural gas water heater, located in a closet. Water is heated to about 115 F, and circulated throughout the building through a small circulating pump.

HVAC: The majority of the building is heated and cooled by (2) rooftop units. Each unit is a multi-zone air handler with mechanical cooling and natural gas heating. These units are constant volume units that operate with 7 ½ hp supply fans and ¾ hp return fans.

HVAC Controls: The building has an old version of Johnson DDC controls for the HVAC systems. The controls are antiquated and are no longer functioning properly.

Camas Library

Facility Description: The Library is comprised of a two story Georgian Revival-style building originally constructed in 1940. It was expanded and modernized in 1975 and renovated again in 2001. The building footprint is about 34,700 square feet. The building primarily contains rooms with racks of bookshelves, and it is supplemented with administration offices, meeting rooms, collections areas, an art gallery, a courtyard, a garden room, restrooms, storage areas, and mechanical rooms.

Energy Supply: The building receives electricity from Clark Public Utilities, and natural gas from Northwest Natural Gas. There is a single electric meter, and a single natural gas meter.

Lighting: Lighting is predominantly T8 fluorescent lights with standard efficiency electronic ballasts. T5 fluorescent lights are found in the second floor meeting room and atop several bookshelves. The library has installed a few LED lights for testing purposes. The building also has many compact fluorescent (CFL) lamps in recessed cans and ceiling mounted bowl fixtures, a few 75 watt MR-16 halogen lamps, and LED exit signs. Skylights provide excellent daylight along the main lobby and south reading room.

Hot Water: Domestic hot water is generated by an A.O. Smith model DVE electric water heater, located in the boiler room. It has a total input capacity of 6 kW and heats water to about 110°F for hand washing. Domestic hot water is circulated throughout the building through a small circulating pump.

HVAC: Five air handling units (AHUs) supply conditioned air to the various zones throughout the building. Four of these units are variable air volume (VAV) units, and one unit is a constant air volume (CAV) unit. Each AHU has a hot water coil and a chilled water coil, mixing and economizer dampers, supply and return fans. The VAV units all have variable speed drives. Four units are located in the basement and one unit (AHU 5) is located on the roof. There are two natural gas boilers located in the basement boiler room that provide hot water for the air handling units. They are both Well-McDain Model 578 boilers that have an input of 641 MBH and an output of 521 MBH (81% thermal efficiency). Chilled water is provided by a McQuay AGR075AS air-cooled 70-ton chiller located on the roof. The unit has two 40 HP compressors, an energy efficiency ratio (EER) of 9.6, and an integrated part load value (IPLV) of 12.1.

HVAC Controls: The building has Barber-Colman Network 8000 DDC controls for the HVAC systems. The DDC system Host has failed and operators can no longer access the system to view alarms, unit status or make system adjustments.

For more details about the existing buildings see the Detailed Energy Audits presented in Appendix A.

II. ESCO EQUIPMENT

The overall scope of the work is the following:

Camas Police Department

Replacement of 2 rooftop constant volume multi-zone air handling units with new triple deck variable air volume multi-zone units. Installation of new DDC control system for new AHU's. Installation of lighting controls that will automatically turn off the lights located underneath the skylights when there is sufficient daylight available. Installation of new low flow showerheads in the men's and women's locker rooms, and a low flow faucet aerator in the locker room sink.

Specific tasks will include:

1. Provide all required permits and inspections.
2. Remove and recycle 2 existing rooftop multi-zone units.
3. Modify the roof curb and structure as required to accept the new rooftop VAV units.
4. Install new triple deck variable air volume multi-zone units.
5. Connect required duct smoke detectors to shutdown unit and fire alarm system.
6. Connect to existing low pressure ductwork.
7. Repair roofing as required.
8. Replace control system with new DDC control system and operator Host. Include web access utilizing owner's internet connection.
9. Installation of lighting controls for day-lighting control of fixtures located near skylights.
10. Installation of new low flow showerheads and aerator to reduce water consumption.
11. Clean work areas and remove all construction debris on a regular basis.
12. Test, adjust, and balance all HVAC systems (including existing systems that will remain).
13. Commission all HVAC systems and controls to establish optimum operational performance.
14. Provide operator training on all systems.
15. Supply Operation & Maintenance Manuals.

Camas Library

This measure proposes to make adjustments, repairs and additions to the existing DDC HVAC control system which will provide both improved comfort and reduce the energy use. A variable frequency drive will also be added to AHU 4 to allow operation at reduced speeds during low load conditions.

Specific tasks will include:

1. Provide all required permits and inspections.
2. Recondition existing Host system, if feasible and cost effective, to operate again for operator interface. Alternate to provide operator terminal to access menu driven programming from central GCM control panel.
3. Reprogram system to include the following control strategies:
 - Static Pressure control
 - Discharge air temperature reset
 - Optimal Start/Stop programming
 - Demand control ventilation with CO2 sensors
 - Free-Cooling airside economizer
 - Controlled morning warm-up
4. Supply and install 1 new variable frequency drive and associated controls to allow reduced speed operation of AHU 4 during low load conditions.
5. Commission controls to establish optimum operational performance.
6. Provide Owner training on modifications.
7. Supply Operation & Maintenance manuals, as applicable.

III. ESCO SERVICES

ESCO will provide the following services:

A. CONSTRUCTION SERVICES

1. Construction: Provide, or cause to be provided, all material, labor, and equipment, including paying for permits, fees, bonds, and insurance, required for the complete and working installation of the ESCO equipment. The ESCO intends to solicit construction costs from selected mechanical subcontractors and equipment suppliers who will competitively acquire all material, labor and subcontractors, except the following tasks will be completed by ESCO's own staff:
 - a) Field Superintendent: Daily supervision of the work.
 - b) Control System Programmer: Abacus has an employee that has factory certified training on the Barber-Colman Network 8000 control system installed

at the Camas Library. Since this system is no longer being manufactured, there are not other readily available sources of programming support. As such, Abacus will provide programming labor as part of the direct construction costs of the project.

When ESCO has completed the installation of the Equipment, including start-up and operation verification and training in accordance with the Proposal, ESCO shall provide to Owner a "Notice of Commencement of Energy Savings" and Owner shall have 14 days within which to accept or challenge the Notice.

2. Performance Verification: Complete the M&V protocols outlined in the Energy Audit and work with Clark PUD, Northwest Natural Gas / Energy Trust of Oregon, and the Owner to document the savings upon which the utility incentives will be based.
3. Performance Maintenance: The ESCO will monitor system performance and will review expected performance and actual performance with the Owner on a quarterly basis during the first year following the commencement of energy savings. The Owner may elect to continue performance maintenance and monitoring beyond the first year by executing a separate performance maintenance agreement.
4. Equipment Maintenance: The ESCO will provide no equipment maintenance other than warranty services. Following the completion of the installation and Owner acceptance of the Equipment, Owner shall provide all necessary service, repairs, and adjustments to the Equipment so that the Equipment will perform in the manner and to the extent set forth in the Proposal. ESCO shall have no obligation to service or maintain the Equipment after Completion and Acceptance unless ESCO and Owner have entered into a separate maintenance agreement. ESCO shall coordinate manufacturer's standard warranty on equipment and materials.
5. Hazardous Waste: ESCO intends to notify the Owner of all locations where the work may encounter hazardous materials and request the Owner abate the hazard prior to the work. However, upon the request of Owner, ESCO may, without assuming the ownership thereof and acting in the name and on behalf of the Owner, have the hazardous material or substances removed and disposed of or contained and the cost of such work is not included in the project. Owner agrees and acknowledges that it has not relied on or employed ESCO to analyze or identify the presence of any hazardous substance on the Owner's premises.
6. Operation and Maintenance Measures: None.
7. Warranty: ESCO will respond to and correct all warranty claims initiated by the Owner for a period of one year following the "Notice of Commencement of Energy Savings."

B. PROFESSIONAL SERVICES

1. Project Management: Overall development and management of the project throughout the term of the agreement. Specific tasks include project development, management of Owner/Designer issues, Management of Owner/Constructor issues, and management of warranty issues. ESCO will keep Owner informed on project status via regular emails and project meetings. ESCO will issue formal meeting minutes of all meetings.
2. Energy Audit: Detailed engineering analysis to establish scope and feasibility of conservation measures.
3. Design Services: Provide sketches, material lists, drawings, specifications, and other documentation which may be required for Owner's review and to obtain permits and negotiate or receive competitive prices for construction of the ESCO equipment. Design services include all mechanical, electrical, structural, and architectural design required for the project. Specific tasks will include:
 - a. Collect record drawings and conduct site surveys.
 - b. Meet with Owner to determine design standards.
 - c. Preliminary design submittal and review.
 - d. Final design submittal and review.
 - e. Negotiating & Bidding (including document reproduction and distribution).
 - f. Contractor interviews and selection.
 - g. Submittal/shop drawing review.
 - h. As-built drawing preparation as applicable.
 - i. Six month and one year warranty inspections.
4. Construction Management: Provide construction management services to coordinate and supervise the work. Specific tasks will include:
 - a. Execute all subcontracts.
 - b. Secure all required bonds, permits, and insurance coverage.
 - c. Coordinate and control the construction schedule.
 - d. Maintain complete and accurate project accounting records including invoicing.
 - e. Coordinate and control all construction activities.
 - f. Execute project closeout.
 - g. Resolve all warranty claims.

The owner is expected to coordinate day-to-day communications with tenants and any scheduling of tenant relocations in and around the work.

5. Start-Up, Testing and Operation Training: The ESCO will provide:
 - a. Complete start-up, testing, balancing, and commissioning of ESCO equipment.

- b. Training of building staff to perform basic adjustments and scheduling of the affected equipment.
- 6. Ongoing Services: For a period one year following the "Notice of Commencement of Energy Savings" the ESCO will provide:
 - a. Remote monitoring, quarterly reporting, and meetings as needed to address concerns related to actual performance of the ESCO equipment.
 - b. Coordination with subcontractors and suppliers as required to resolve warranty claims made by Owner.

IV. PROJECT COSTS

- A. ESCO guarantees that the Maximum Project Cost for scope items listed in paragraph II will not exceed \$377,831 (all costs are **not** including sales tax). In addition to these costs which are included in the agreement, there are costs budgeted outside the agreement for sales tax and General Administration project management fee (\$56,538 total) bringing the total project budget to \$434,368.
- B. Maximum Project Cost includes:
1. Construction Services \$ 262,193
 2. Professional Services (ESCO Fees) \$ 97,646
 3. Other Costs (Contingency)... \$ 17,992
- C. Construction Services: Will be charged at actual costs not to exceed the guaranteed maximum price of \$262,193. These costs are estimated as follows:

A. CONSTRUCTION COSTS		Proposed Cost
Labor and Material:		
PD EEM-1	Replace 2 existing MZU's with new VAV MZU's	\$ 223,688
	Temporary adjustments - existing MZU's	\$ 1,055
PD EEM-5	Skylight Photocells	\$ 1,500
PD EEM-7	Low flow showerheads and faucets	\$ 250
Library	HVAC Controls Optimization	\$ 24,000
Library	VSD on Basement AHU	\$ 6,000
Subtotal Labor and Materials Cost		\$ 256,493
	Permits (included in PD EEM-1)	\$ -
	Construction Bond	2.0% \$ 5,700
TOTAL CONSTRUCTION COST		\$ 262,193

Invoicing for the construction services will be on a monthly basis based on percentage of work completed. Invoicing backup data will be provided including schedule of values and corresponding subcontractor invoices or other source of costs.

The ESCO shall provide a Schedule of Values at the end of construction bidding. At a minimum, the schedule shall identify the costs of subcontractors, ARMCO direct purchased material, bonds, permits, and direct project expenses.

- D. Professional Services: Will be lump sum fees and will be billed as a percentage of completion. The total fee for all professional services is \$97,646 which breaks down as follows:

B. PROFESSIONAL SERVICES FEES			
	Audit Fee (Partially Paid by Utility, Amount Paid by City)		\$ 8,500
	Design M,E,C,S	8.0%	\$ 20,975
	Construction Management	6.0%	\$ 15,732
	ESCO M and V Cost	2.0%	\$ 5,244
	Overhead and Profit	18.0%	\$ 47,195
TOTAL ESCO FEES			\$ 97,646

- E. Energy Performance Monitoring and Verification Fee: Is included in Professional Services Fees above and will be billed at the end of the first year of energy savings (one year after commencement of energy savings).
- F. Contingency: Within the Guaranteed Maximum Price, a contingency of \$ 17,992 is available to the ESCO to cover unanticipated costs associated with the work. These additional costs can be added to the agreement via a Change Order request from ESCO. Any unspent contingency will revert to the Owner at project closeout.
- G. Other Costs: The following costs are not guaranteed by the ESCO and are listed here for budgetary or funding authorization purposes only:
1. GA Project Management Fee: \$24,800.
 2. Sales Tax: \$31,738 sales tax will be charged at the prevailing rate.

V. PROJECT ACCOUNTING

A. Accounting Records

The ESCO shall check all material, equipment and labor entering into the Work and shall keep such full and detailed accounts as may be necessary for proper financial management under this Agreement. The accounting system shall be satisfactory to the Owner. The Owner shall be afforded access to all the ESCO's records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda and similar data relating to this Contract, and the ESCO shall preserve all such records for a period of three years, or for such longer period as may be required by law, after the final payment.

B. Construction Services

Project accounting records will be used for the sole purpose of documenting actual cost of the Construction Services.

C. Reconciliation of Actual Project Costs

1. The guaranteed maximum project cost is based on an estimate of construction services costs. In recognition that actual costs may vary from the estimate, the following procedures are established to reconcile this difference:
 - a. When actual costs exceed the estimate, the additional expense will be borne by the ESCO.
 - b. When actual costs are less than the estimate, the remaining funds will be returned to the Owner by executing a deductive change order at project completion.

VI. STANDARDS OF COMFORT SERVICE

- A. Heating: 70-74F occupied/55F unoccupied.
- B. Cooling: 73-77F occupied/85F unoccupied.
- C. Ventilation: Washington Ventilation Code minimum occupied/infiltration only unoccupied.

VII. ESTIMATED ANNUAL SAVINGS AMOUNT

- A. The ESCO estimates that annual utility savings will be 205,243 kWh and 8,045 Therms.
- B. The ESCO estimates that annual utility cost savings will be \$17,155.

VIII. METHOD OF CALCULATING ENERGY AND ENERGY COST SAVINGS (M&V PLAN)

Actual energy cost savings will be computed based on actual electric bills. Savings will be tabulated on a monthly basis and summed to an annual total for the purposes of the energy savings guarantee as follows.

- A. Main meter based for electric and natural gas service, utilizing the rates currently in effect as documented in the investment grade audits – see Appendix A
- B. Weather correlated, if significant
- C. Corrected for any changes in space use or occupancy

IX. ENERGY COST SAVINGS GUARANTY

The ESCO guarantees that the actual energy/utility savings will not be less than 205,243 kWh and 8,045 Therms, which at the baseline utility rates (as defined in the Energy Audit), represents an annual cost savings of \$17,155.

In the event that actual energy cost savings, pursuant to Section VIII Method of Calculating Energy and Energy Cost Savings, are less than this guaranteed minimum, the ESCO shall pay the Owner the difference between the actual cost savings and the guaranteed amount. This savings guarantee will be in effect only for the first year after the commencement of savings unless the Owner executes a separate performance maintenance agreement for additional year(s) of Performance Monitoring and Verification Services.

X. FINANCING

Project financing will be provided by the Owner. The ESCO agrees to waive any finance fees related to the financing of project costs (as described in Section IV) provided the Owner agrees to make monthly progress payments to the ESCO based on the percentage of completion of each task. Progress payments will be less 5% for retention. Retention amounts will be due after project completion per the ESCO Agreement.

XI. INSURANCE AND BONDING

- A. The ESCO shall provide a payment and performance bond in the amount of 100% of the Construction Services cost plus applicable sales tax on that cost. The Bond shall be in the form of AIA Document A312. The "Sum Amount of Bond" shall specifically exclude coverage for those portions of the Energy Services Agreement and/or Energy Services Agreement Addendum pertaining to design services, energy cost savings guarantee, maintenance guarantee, utility incentives, efficiency guarantees, and any other clauses which do not relate specifically to construction management and supervision of work for purchasing and installing of ESCO Equipment, or for work to be accomplished by the Owner. The Bond must be with a Surety or Bonding Company that is registered with the State of Washington Insurance Commissioner's Office.
- B. For the purposes of this Agreement, the "Sum Amount of Bond" shall be \$262,193 (\$262,193 construction services plus \$22,024 sales tax).
- C. Certificates of General Liability insurance will be provided prior to contract signing. The State of Washington shall be named as an additional insured on all insurance certificates.

XII. MODIFICATIONS TO BASELINE BY OWNER

- A. The Owner shall maintain all existing facilities and installed ESCO equipment during the term of this contract at or above current maintenance levels. Owner agrees to maintain the energy efficiency of the systems installed.
- B. The energy savings are based on operating the energy systems in a similar manner that was represented and logged during our analysis period. In the event the Owner elects to operate the energy systems differently, thereby increasing the energy usage of the system or load in the spaces served, the ESCO will prepare a calculation of the additional energy used for such additional usage and be allowed to adjust the baseline use and savings accordingly.

XIII. PROJECT SCHEDULE

ESCO proposes the following schedule for completion of design and construction activities:

City of Camas acceptance of ESP	December 17, 2012
Equipment pre-order	December 20, 2012
ESCO Notice to Proceed	January 15, 2013
Subcontractor Bids Awarded	February 15, 2013
Construction Begins	April 15, 2013
Construction Substantially Complete	May 15, 2013
Commencement of Energy Savings	June 1, 2013

These dates are preliminary. A more definitive schedule will be produced upon execution of contract documents and equipment selection for lead time.

APPENDICES

The following documents are attached to this proposal and included as part intended to be a part of the proposal:

The Investment Grade Energy Audits for the Camas Police Station and Camas Library are included in this proposal as Appendix A.

The Project Financial Tables are included as Appendix B.

APPENDIX A – ATTACHED SEPARATELY

APPENDIX B – FINANCIAL TABLES

Camas Police Station

EEM-1	Mechanical Estimate for replacement of 2 Multizone Units and Control System	Cost
	2 Multizone Units - Material and Delivery to site	150,318
	Mechanical Markup for equipment & subs	15,000
	Smoke detectors (included with units, wired by low voltage sub)	-
	Disconnect existing units and rig for removal	2,280
	Labor for prep & crane lift	2,660
	Crane Fee	12,000
	No adapter curbs required. No additional support bracing required. Add attachment clips as needed.	3,280
	Reconnect piping, curb, electrical, etc	
	Disposal of old units	2,500
	Roofer - possible repairs or curb sealing	1,200
	Installation and wiring of controls, smoke detectors and sensors	6,100
	Power wiring, disconnect and reconnect, breakers	2,600
	Controls Graphical User Interface (GUI) and programming, training	12,000
	Start Check and adjust Rooftop units	1,330
	Air Balance	2,880
	Commissioning Assistance	760
	Warranty	1,500
	Project Management	3,680
	Permits - electrical and mechanical	3,600
	Subtotal - direct costs:	\$ 223,688

EEM-5 Skylight Photocells \$ 1,500

EEM-7 Low flow showerheads and faucets \$ 250

Camas Library

EEM-1	HVAC Controls Optimization	Cost
	New computer hardware, control panels and equipment	5000
	CO2 sensors, power supplies, wiring and panels	6000
	Installation	6000
	Programming	7000
	Subtotal - direct costs:	\$ 24,000

VSD on Basement AHU \$ 6,000



Budget Summary			
Project:	Camas Police Department & Library Camas, Washington	Measure:	HVAC Improvements
		Date:	12/11/2012
		Phase:	ESPC Proposal
A. CONSTRUCTION COSTS		Proposed Cost	
Labor and Material:			
PD EEM-1	Replace 2 existing MZU's with new VAV MZU's	\$	223,688
	Temporary adjustments - existing MZU's	\$	1,055
PD EEM-5	Skylight Photocells	\$	1,500
PD EEM-7	Low flow showerheads and faucets	\$	250
Library	HVAC Controls Optimization	\$	24,000
Library	VSD on Basement AHU	\$	6,000
Subtotal Labor and Materials Cost		\$	256,493
Permits (included in PD EEM-1)		\$	-
Construction Bond		2.0% \$	5,700
TOTAL CONSTRUCTION COST		\$	262,193
B. PROFESSIONAL SERVICES FEES			
	Audit Fee (Partially Paid by Utility, Amount Paid by City)	\$	8,500
	Design M,E,C,S	8.0% \$	20,975
	Construction Management	6.0% \$	15,732
	ESCO M and V Cost	2.0% \$	5,244
	Overhead and Profit	18.0% \$	47,195
TOTAL ESCO FEES		\$	97,646
C. OTHER COSTS			
	Project Contingency	5.0% \$	17,992
TOTAL OTHER COSTS		\$	17,992
D. TOTAL GUARANTEED CONSTRUCTION & ESCO SERVICES		\$	377,831
E. NON-GUARANTEED COSTS			
	Sales Tax	8.4% \$	31,738
	GA Admin. Fee	\$	24,800
	GA M and V Fee		
TOTAL NON GUARANTEED COSTS		\$	56,538
F. TOTAL PROJECT COST		\$	434,368
	Utility Audit Reimbursement	\$	4,500
	Utility Incentives (Estimate)	\$	48,191
	Commerce Grant (Estimate)	\$	115,000
	Net Project Cost	\$	271,177
	Estimated Annual Utility & Maintenance Cost Savings (\$17,155 energy savings and \$15,025 maintenance savings)	\$	32,238

**CAPITOL ASSET & PAVEMENT SERVICES INC.
PROFESSIONAL SERVICES CONTRACT**

THIS AGREEMENT is made this 17th day of December, 2012, by and between the City of Camas, an agency of the state of Washington, hereinafter referred to as "City" and Capitol Asset & Pavement Services Inc. PO Box 7840, Salem, OR 97303, hereinafter referred to as "Contractor".

It is mutually agreed between the City and Contractor as follows:

1. Duration and Termination

This Agreement shall continue in effect for approximately 180 days or 6 months, commencing January 1st, 2013, and expiring on July 31st, 2013. This agreement shall be subject to termination by either party on ten (10) working days of prior written notice.

2. Performance

Contractor agrees to perform services as an independent contractor. Contractor's duties under this agreement shall include:

- a. Perform a detailed distress rating on all 105 miles of city streets to be included in the newly developed pavement management database as explained in exhibit #1. All city maintained streets will be segmented and approved by City staff, prior to any inspections being performed on them.
- b. Supply to the City three (3) hardbound comprehensive 'Budget Options Reports' at the conclusion of the pavement distress ratings. These reports shall contain all pertinent information relating to the current condition of the city's street network, details of current and future deferred maintenance dollars, future forecasting concerning budget needs, as well as at least four (4) multiple funding scenarios. These reports shall also display a street by street breakdown of sections being selected for treatment, with cost associated with each segment.
- c. Perform one four (4) hour on site computer training, as requested by the City to train staff in proficient use of the Streetsaver pavement management software. This agreement also requires for Contractor to attend up to two (2) meetings at the City's discretion, to present or explain results of the pavement management program to the City decisions-makers.
- d. Contractor shall perform all task listed in the attached document entitled "**Exhibit "A"**" in a timely and professional manner.

3. Time for Performance

Services under this contract will be provided at the request of the City during normal working hours (8 a.m. to 5 p.m., Monday through Friday), or different if specifically stated herein, provided that City will give a minimum of 24 hours notice of its intention to use Contractor's services, but that the notice requirements may be waived at the sole discretion of Contractor.

4. Payment

a. The maximum amount payable under this contract is **\$18,500.00**.

b. Payment will be made by City check to Capitol Asset & Pavement Services Inc., Federal Tax ID #26-1549572. PO Box 7840 Salem, OR 97303. Payment is conditioned upon services performed during the predetermined period which begins upon both parties signatures of this document or January 1st, 2013, whichever occurs first, and concludes on July 31st, 2013. If an invoice is received after the due date specified on the invoice, payment may be deferred until the succeeding month without penalty or interest. Contractor agrees to send one (1) single invoice to the City upon completion of the pavement management project. Payment is due to Contractor within 30 days of receipt by the City.

Indemnification Clause

Contractor agrees to jointly and severally indemnify, defend and hold the City harmless from and against all liability, loss, damage, or expense, including attorney's fees which may be incurred or sustained by reason of the failure of Contractor to fully perform and comply with the terms and obligations of this Agreement. Contractor agrees to supply to the City the "Contractors" insurance certificate of General Liability, Auto, and Workmen Compensation before commencement of any services.

5. Assignment

This contract may not be assigned or transferred by either party without the prior written consent of the other party.

6. Compliance With Laws & Regulations

Contractor agrees as a condition of the City's duty to perform under terms on this contract, to be in compliance with all applicable laws and regulations of the State and Federal governments, including, but not limited to the provisions for Equal Employment Opportunity and Occupational Health and Safety. Contractor personnel will meet and comply with City rules and regulations while on the City maintained streets and property.

7. Integration

This agreement contains the entire contract between the parties, and any representations that may have been made before the signing of this contract is nonbonding, void, and of no effect. Neither party has relied on such prior representations in entering into this Agreement.

8. Non-availability of Funds

Notwithstanding any other provisions of this contract, if funds anticipated for the continued fulfillment of this contract are at any time not forthcoming, or insufficient, either through failure of the Federal Government, or the State of Washington, to appropriate funds or the discontinuance or material alteration of the contract under which funds were provided, then the City shall have the right to terminate this contract without penalty by giving not less than thirty (30) days written notice documenting the lack of funding.

- a. Unless otherwise agreed by the parties, this contract shall become null and void on the last day of the fiscal year for which appropriations were received.
- b. If an appropriation to cover the costs of this contract becomes available within sixty (60) days subsequent to termination under this clause, City agrees to re-enter a contract with the terminated Contractor under the same provision, terms and conditions as the original award.

This agreement is executed by the parties as of the date stated at the beginning.

By _____
CITY OF CAMAS

By _____
Capitol Asset & Pavement Services Inc.

Title _____

Title _____

Date _____

Date _____

(Attachment of Exhibit #1 &2)

EXHIBIT #1
Capitol Asset & Pavement Services Inc.
Scope of Services

Exhibit #1	Capitol Asset & Pavement Services Inc. -Deliverables	City of Camas Receivables
<p style="text-align: center;">FIELD DATA COLLECTION</p> <p>A-1 Build the pavement management database by measuring and inventorying each and every city maintained street into a Streetsaver version 9.0 software program. This would also entail gathering all relevant historical maintenance and rehabilitation data from city staff that has taken place in the past 5-10 years. All information such as begin and ending locations, length, and widths, year constructed, functional class and other essential information would be recorded. Once the initial segmentation is complete, a list would be provided to city staff for their acceptance. Upon approval of the completed street inventory list, the inspection process would begin and follow these steps:</p>		
A-2 Pavement Inspections	Capitol Asset & Pavement Services Inc. will inspect all pavement sections that reside in the new City of Camas pavement management database.	The City of Camas will get accurate and up-to-date data regarding the current health of the city's pavement condition
<p>A-3 QC & QA of Data and GIS Centerline Files (GIS linkage shall be an option)</p> <ul style="list-style-type: none"> <i>This will enable the City of Camas to produce GIS maps through the Streetsaver mapping utility. This utility can be used to produce many maps, including: Current pavement condition, Maintenance and Rehabilitation history, Functional Class, Scenarios - Sections selected for treatments (most cost effective maintenance treatments selected for treatment at given funding levels). Maps can be printed directly from the program, exported to pdf, or exported to ESRI compatible shape-file.</i> 	<p>Capitol Asset & Pavement Services Inc. Project Manager shall conduct all pavement ratings and field data collection to assure that only the highest quality of data is captured. Our GPS equipped data collection vehicle shall run all city streets while capturing true centerline data.</p> <p>This process assures that the City of Camas will get accurate data as collected by the person who has more pavement ratings experience than anyone on the West Coast. We do not use field technicians for this very crucial step in the process.</p>	<p>Capitol Asset & Pavement Services, Inc. shall link each street section in the Streetsaver program to a GIS centerline shape-file. The most up-to-date US census (TIGER) centerline shape-file will be used as the base for the GIS map, and any street section maintained by the City of Camas that is not in the TIGER file will be added. A sub meter GPS unit will be used to collect points along missing streets, and then integrated with the TIGER shape-file through the use of a GPS collection unit.</p> <p>Disclaimer: TIGER file and GPS data points collected will be mapping grade, but should not be used for survey work.</p>
A-4 Uploading of Field Data & PCI Calculations	<p>Capitol Asset & Pavement Services Inc. will upload all field data collected into the city's newly purchased pavement management database as well as run the new PCI calculation process, thus assigning a 0-100 PCI number for each and every paved street segment.</p> <p>B-1 FINANCIAL REPORTING</p>	<p>City of Camas will have their database brought into an up-to-date status. Of course, forecasting is more accurate with more than one point on the PCI history curve, so our advice is to complete a second series of inspections within 2 years, or as the city budget will allow.</p>
B-2 Maintenance & Rehabilitation History (M & R)	Capitol Asset & Pavement Services Inc. shall enter into the current city database all maintenance and rehabilitation work that has been	A current inventory and historical record of all recent M & R work completed. This system will now allow a central database to track all

EXHIBIT #2 (COMPENSATION)

Capitol Asset & Pavement Services Inc shall be compensated in the dollar amount of **\$18,500.00** for successful completion of the segmenting/inspections & follow up reporting of all 105.0 centerline miles of paved streets within the City of Camas maintenance responsibilities. There is also an optional fee of \$1,500.00 that MTC will charge us to convert your GIS data after we update it if so requested.

The total fee shall include all labor, equipment, printing materials, and any and all travel expenses for completing tasks described in Exhibit #1, with a not to exceed clause of **\$18,500.00**.

**This not to exceed number of \$18,500 may be exceeded with the city's request to increase the centerline miles to be surveyed. If additional miles are requested it shall be in written request by the city employee that will be referred to as "Project Manager". Each additional mile above and beyond 105 centerline miles shall be billed at a rate of \$150.00 per centerline mile.*

The City of Camas shall agree to pay Capitol Asset & Pavement Services Inc. for satisfactory segmenting and inspections of all 105.0 centerline miles of the city's street network, as described in Exhibit number one (#1) for a total sum of **\$18,500.00**

- *The pavement management software of choice for cities in the Pacific Northwest is the MTC Streetsaver program out of Oakland CA. It has an annual cost of \$1,500 for the subscription fee. The actual fee paid to Capitol Asset for the entire study is only \$17,000.00 + the \$1,500 for the software purchase, for a total fee of \$18,500.00. This would cover the entire cost for the pavement management implementation and software purchase, (plus the optional \$1,500 for the GIS feature if requested)*
- *The 2014 annual subscription of \$1,500 would be paid to MTC by Capitol Asset to cover the City of Camas's fee that calendar year.*
- *Other agencies near the City of Camas using the MTC Streetsaver Pavement Management software program are, City of Gresham, City of Lake Oswego, City of Portland, City of Hillsboro, City of Oregon City, City of Hood River, Multnomah County, Hood River County, Wasco County, City of West Linn.*
- *Some of the other agencies in the State of Washington using the Streetsaver program are Seattle, Spokane, Yakima, Lacey, Sequim, Bellevue, Bellingham, and Goldendale.*

THIS PRICE QUOTE IS VALID THROUGH JULY 31ST, 2013

Table 1

Estimated Cost of Professional Services for City of Camas 544 Foot Pressure Zone Project - 11 Dec 2012

Task number	Task description	Total Hours per Task	Total Estimate CH2M Hill Labor Cost	Total Estimated Expenses	Subcontract	Task Total	Notes
Permitting							
1.1	Permitting and SEPA	329	\$39,824	\$176	\$0	\$40,000	Forest Moratorium Waiver, Clark Co Health Department Review Application, SEPA
1.2	Short Plat Survey	70	\$9,580	\$420	\$0	\$10,000	Finalize preliminary and final plats, set property corner pins
1.3	Geological Hazard Study	11	\$2,264	\$137	\$0	\$2,400	Finalize geological hazard review for site plan and preliminary plat
1.4	Cultural Resources Surveys	109	\$13,790	\$210	\$0	\$14,000	Pipeline and Camp Currie
Design							
2.1	Design Survey	0	\$0	\$0	\$28,896	\$28,896	Survey Subcontract - KC Development
2.2	Geotechnical Foundation Study - 2 pipeline test pits, 3 treatment plant borings, laboratory analyses	216	\$28,939		\$19,061	\$48,000	City of Camas will excavate test pits and arrange traffic control with Clark County
2.3	Treatment Plant Design (Includes raw and finished water pipelines)	2984	\$394,850	\$3,150	\$0	\$398,000	Contingencies included in line item contingency below
2.4	Design of 20,000 feet of 12-inch pipeline	1017	\$125,160	\$840	\$0	\$126,000	Contingencies included in line item contingency below
2.5	Design for Camp Lacamas and Camp Currie	80	\$9,790	\$210	\$0	\$10,000	Includes work at Camp Currie, City will perform work at Camp Lacamas
Construction Phase							
2.1	Water Treatment Plant Construction Phase Services	0	\$0	\$0	\$0	\$0	Will be negotiated at conclusion of design
2.2	Pipeline Construction Phase Services	0	\$0	\$0	\$0	\$0	Will be negotiated at conclusion of design
2.3	Construction Observation	0	\$0	\$0	\$0	\$0	Will be negotiated at conclusion of design
2.4	Construction Staking	0	\$0	\$0	\$0	\$0	Will be negotiated at conclusion of design
Project Management and Project Closeout							
3.1	Project Management - Permitting and Design Only	260	\$34,895	\$105		\$35,000	
3.2	Project Closeout	0	\$0	\$0	\$0		Will be negotiated at conclusion of design
Total for Permitting and Design Phases Without Contingencies		5076	\$659,092	5248	\$47,957	\$712,296	Total Before Contingencies
4	Contingencies					\$35,615	Project contingency budget of 5% for possible changes in scope
Total for Permitting and Design Phases						\$747,911	Total Permitting and Design Budget

Attachment A
CH2M HILL Engineering Scope of Work and Fee Estimate
For
The City of Camas
544 Foot Pressure Zone Project

Project Description

This scope of work describes the services CH2M HILL will provide for permitting, design, and design phase project management services for the City of Camas 544 Foot Pressure Zone Project and provides a fee estimate for those services.

CH2M HILL has organized our services into four areas, permitting, design, and project management and closeout, and contingencies for currently unidentified scope items that may be added to the project.

Permitting

Permitting services will include:

- 1.1 Completion of land use permitting and platting, including environmental studies, a SEPA analysis, Forest Moratorium Waiver application, Clark County Health Department Application, and Site Plan submittal. The deliverables from this task include completed permit applications and supporting documents for submittal to Clark County.
- 1.2 Completion and submittal of preliminary and final plats and setting of property corner monuments.
- 1.3 Completion of a geological hazard study meeting Clark County plat submittal requirements.
- 1.4 Cultural resources surveys for 20,000 feet of pipeline to be constructed in existing County and State rights of way, well improvements and Camp Currie, and structure removal at Camp Lacamas.

Wetlands delineation services are not included in the scope of work. Existing wetlands delineations prepared by Clark County and available in the Clark County GIS will be used to support permit applications.

Design

Design services will include:

- 2.1 Design surveying for approximately 20,000 feet of new 12-inch diameter pipe in county roads and state highways and for the water treatment plant. CH2M HILL will subcontract this work to KC Development, LLC. KC Development, LLC is a Camas-based certified disadvantaged and woman-owned business. The survey work will include:

- 2.1.1 A full topographic survey will be accomplished over the Northwest 4.5 Acres of that Clark County Tax Parcel Number 137501000, located at the SE Corner of the intersection of NE Winters Road and NE Lessard Road, together with the street frontage.
- 2.1.2 A street topographic survey, bound by approximate edge of right of way or existing fence, at 25-foot intervals, for 20,000 lineal feet will be completed.
- 2.1.3 A topographic survey bounded by the edge of the logging road will be provided for the new raw water and finished water pipelines at the new water treatment plant site.
- 2.1.4 One-foot contours will be generated and the associated surface files will be provided.
- 2.1.5 The existing driveway, gate and other features will be accurately located.
- 2.1.6 Existing utilities will be shown based upon surface structures, utility paint markings and as-builts.
- 2.1.7 Inverts will be provided for storm and sanitary sewer manholes, catch basins and drain inlets.
- 2.1.8 Trees, 6-inch Diameter and larger will be depicted.
- 2.1.9 Existing monuments will be located.
- 2.1.10 Horizontal Datum will be Washington South Zone or other approved datum.
- 2.1.11 Vertical Datum will be Clark County or other approved datum.
- 2.1.12 The survey will be based on control previously established by CH2MHill.
- 2.1.13 Deliverables to include AutoCAD drawings, electronic plots and signed, certified paper copies.
- 2.2 Geotechnical investigations and foundation analysis. This work will include:
 - 2.2.1 Three borings at the water treatment plant site (total of 75 feet of drilling). We do not believe we need to drill to 100 feet depth in rock even if the facility is determined to be 'essential'.
 - 2.2.2 After reviewing the possibility of completing boring along the pipeline route to provide groundwater elevations, soil conditions affecting excavation and backfill, and depth to rock to assist bidders in evaluating trench conditions, the City of Camas has decided to limit geotechnical evaluations along the pipeline route to two excavations. The City of Camas will excavate two pits along the pipeline route to maximum of 4 feet.
 - 2.2.3 One day of test pits at the water treatment plant site to better define depth to rock and variability in depth across the site. CH2M HILL has assumed that Camas will provide a backhoe and operator to dig the pits.
 - 2.2.4 Private utility locates by our subcontractor.
 - 2.2.5 The City of Camas will provide traffic control for excavations along County roads.
 - 2.2.6 The City of Camas will provide right-of-entry if required.

- 2.2.7 Assumptions:
 - 2.2.8 We assume that there are no environmental contaminants of concern in soil and we can dispose of cuttings on-site without paying to drum and dispose of them.
 - 2.2.9 The work includes developing seismic design parameters for essential facilities, but a separate report for this work will not be required.
 - 2.2.10 Deliverables: The deliverable from this task will be a technical memorandum outlining design recommendations for the treatment plant. The design memorandum will include logs of the borings and notes summarizing observation of the excavations along the County roads.
- 2.3 Design of a new 2.2 mgd slow sand filter water treatment plant at the intersection of NE Lessard Road and NE Winter Road. The plant will be constructed on a 12 acre site being purchased from Longview Timberland, LLC. This task includes support for pilot testing, completion of the preliminary engineering report, submittal of the preliminary engineering report to the Washington Department of Health, and coordination with DOH.

The design will include:

- 2.3.1 Three parallel treatment trains including roughing filters and slow sand filters,
- 2.3.2 A new water treatment operations and maintenance building,
- 2.3.3 New chemical storage and feed systems for sodium hydroxide, sodium hypochlorite, and fluoride,
- 2.3.4 Site improvements including an access road, interconnecting piping, sand storage area, storm water management, and lighting.
- 2.3.5 CH2M HILL made the following assumptions to develop our scope of work for design of the slow sand water treatment plant:
 - 2.3.5.1 The design work will be completed in the first half of 2013.
 - 2.3.5.2 The design will be based on federal, state, and local codes and standards in effect on the effective date of the authorization to proceed. Any changes in these codes may necessitate a change in scope.
 - 2.3.5.3 CH2M HILL master specifications will be used as the basis for all specifications, including CH2M HILL standard Division 0 and Division 1 documents.
 - 2.3.5.4 Approximately 70 design drawings will be prepared for bidding. The proposed drawing list for the treatment plant is included in Appendix A.
 - 2.3.5.5 The drawings will follow CH2M HILL CAE/CAD standards. Microstation will be used to develop the drawings.
 - 2.3.5.6 Any investigation and remediation of possible hazardous waste, asbestos, lead paint or other types of contamination will be conducted as a separate contract.
 - 2.3.5.7 Conventional spread foundations will be used for all new facilities. Over excavation, preload, piles, or underdrain systems are not required.
 - 2.3.5.8 Uplift due to high groundwater levels, if any, will be addressed with thickened base slabs or pressure relief valves in slabs. No underdrain systems or tension systems will be required.

- 2.3.5.9 Any required sprinkler systems will be provided by performance specifications.
- 2.3.5.10 The new instrumentation and control system will be based on the use of programmable logic controllers.
- 2.3.5.11 CH2M HILL will not perform the work of developing process control system software for both the PLC and the PC interface. CH2M Hill assumes this work will be completed by a consultant working under contract with the City of Camas.
- 2.3.5.12 Performance specifications will be used for interior lighting requiring detailed design by the contractor and vendor.
- 2.3.5.13 The treatment plant design work will be completed in four phases: Project Definition, Schematic Design, Design Development, and Contract Document Preparation. CH2M Hill will facilitate workshops with City staff to determine design requirements, review options, and solicit comments. Design submittals will be made at the conclusion of each design phase for City comment.

2.4 Design of approximately 20,000 feet of new 12-inch water main in NE 292nd Avenue, NE Reilly Road NE 277th Avenue, NE 9th Street, NE 267th Avenue, NE 3rd Street, NE 252nd Avenue, and NE Robinson Road. Coordination with Clark County Public Works, Washington Department of Transportation and Clark Public Utilities. This task includes design of a pressure regulating station at NE 312th Avenue and NE Reilly Road using a prefabricated pressure reducing valve and vault assembly. CH2M Hill estimates that a total of 40 design drawings will be prepared for the pipeline. Pipeline design will be completed in four phases: Project Definition, Schematic Design, Design Development, and Contract Document Preparation. Design submittals will be made at the conclusion of each design phase for City comment.

2.5 Design of a new well pump to be installed in an existing casing, package UV disinfection system, and treatment shed at Camp Currie.

Construction Phase Services

Construction phase services will be negotiated at the completion of design and are not included in the current estimate of the cost of professional services to be provided by CH2M Hill.

Project Management and Project Closeout

Task 3.1 includes management of permitting and design phase services. Project management will include coordination with the Department of Health for Revolving Loan Fund Requirements, support for stakeholder and City Council meetings, and coordination with Clark Public Utilities.

A separate budget for project management services during the construction and closeout phases and project closeout services will be negotiated at the completion of the permitting and design phases.

Contingencies

CH2M HILL has included a contingency budget of approximately 5 percent of permitting and design services for possible changes in scope that may occur during design and permitting.

Fee Proposal

Table 1 presents the estimated cost of professional services for the permitting and design phases of the 544 Foot Pressure Zone Project. The contract will be a time and materials contract at a multiplier of 3.3 times raw salary, not to exceed \$747,911.

Appendix A – Preliminary Drawing List

Sheet No.	DWG No.	Title
GENERAL		
1	G-1	Cover Sheet
2	G-2	Drawing Index
3	G-3	Basis of Design and Flow Schematic
4	G-4	Hydraulic Profile
CIVIL		
5	C-1	Civil Legend
6	C-2	Existing Site and Survey Control Plan
7	C-3	Overall Site and Grading Plan
8	C-4	Temporary Erosion and Sedimentation Control Plan
9	C-5	Access Road Profile, Sections, and Details
10	C-6	Yard Piping Plan
11	C-7	Yard Piping Profiles and Details
12	C-8	Septic Tank and Drainfield
13	C-9	Details
14	C-10	Details
15	C-11	Details
ARCHITECTURAL		
16	A-1	Architectural Legend
17	A-2	Floor plan
18	A-3	Roof Plan and Reflected Ceiling Plan
19	A-4	Elevations
20	A-5	Elevations
21	A-6	Enlarged Plan/Interior Elevations
22	A-7	Building Sections
23	A-8	Sections and Details
24	A-9	Sections and Details
25	A-10	Standard Details
STRUCTURAL		
26	S-1	Structural Notes
27	S-2	QA/QC
28	S-3	QA/QC
29	S-4	Building Foundation
30	S-5	Filter Basin Foundation

31	S-6	Roughing Filter Foundation
32	S-7	Filter Basin Plan
33	S-8	Filter Basin Sections and Details
34	S-9	Building Sections and Details
35	S-10	Building Sections and Details
36	S-11	Standard Details
37	S-12	Standard Details
PROCESS MECHANICAL		
38	M-1	Legend and Flow Stream Identification
39	M-2	Pipe Schedule
40	M-3	Filter Basin Plan
41	M-4	Filter Basin Sections and Details
42	M-5	Roughing Filter Plan and Sections
43	M-6	Chemical Room Plan
44	M-7	Sections and Details
45	M-8	Sections and Details
46	M-9	Standard Details
47	M-10	Standard Details
BUILDING MECHANICAL		
48	H-1	Legend and Abbreviations
49	H-2	Schedules
50	H-3	Building Mechanical Plan
51	H-4	Sections and Details
52	H-5	Plumbing Diagrams
53	H-6	Standard Details
ELECTRICAL		
54	E-1	Legend
55	E-2	Abbreviations
56	E-3	One-Line Diagram and Elevations
57	E-4	Power Plan
58	E-5	Lighting Plan
59	E-6	Control Diagrams
60	E-7	Schedules
61	E-8	Overall Electrical Plan
62	E-9	Sections and Details
63	E-10	Standard Details
64	E-11	Standard Details
INSTRUMENTATION AND CONTROL		
65	I-1	Legend
66	I-2	Legend
67	I-3	P&ID - Filtration
68	I-4	P&ID - Chemicals
69	I-5	Control System Block Diagram

COUNCIL APPOINTMENTS - 2013

Effective January - 2013

Camas/Washougal Chamber of Commerce Liaison:

Melissa Smith – Liaison
Linda Dietzman - Alternate

Parks and Recreation Commission

Liaison:

Tim Hazen - Liaison
Melissa Smith - Alternate

Design Review Committee:

Greg Anderson

Fire/Emergency Medical Services (EMS)

Partnership:

Mayor Scott Higgins
Greg Anderson

Finance Committee:

Don Chaney
Tim Hazen
Shannon Turk

Planning Commission Liaison:

Melissa Smith – Liaison
Tim Hazen - Alternate

Economic Development Strategy Committee for Economic Incentives:

Mayor Scott Higgins
Greg Anderson
Tim Hazen

Shoreline Management Review

Committee:

Don Chaney

Georgia Pacific Mill Advisory Committee:

Steve Hogan
Mayor Scott Higgins - Alternate

Sister City Committee Liaison:

Linda Dietzman - Liaison
Mayor Scott Higgins - Alternate

Library Board Liaison:

Linda Dietzman - Liaison
Shannon Turk - Alternate

U.C.A.N. Liaison:

Vacant

Mayor Pro-Tem:

(To be determined by City Council during 12/17/12,
Council meeting)

C-Tran – 2-Year Term:

Connie Jo Freeman, Washougal
Linda Dietzman - Alternate
(2-year term expires 12/31/13)

Mosquito Control Board – 2 Year Term:

Linda Dietzman
(2-year term expires 12/31/14)

CDBG:

Mayor Scott Higgins

Community Center Development Committee (CCDC):

Shannon Turk - Liaison
Linda Dietzman – Alternate

CREDC:

Mayor Scott Higgins

CRESA – Small Cities – 1 Year Term:

Don Chaney, Camas
(1-year term expires 12/31/13)

Camas Youth Advisory Council:
Mayor Scott Higgins

Regional Transportation Council (RTC)
2-Year Term:
Melissa Smith, Camas
Jennifer McDaniel, Washougal
(Alternate)
(2-year term expires 12/31/13)

Lower Columbia Fish Recovery Board:
Tim Leavitt – Vancouver

Camas-Washougal Economic
Development Association (CWEDA):
Mayor Scott Higgins
Steve Hogan – Alternate
Lloyd Halverson

Port of Camas-Washougal:
Don Chaney

Regional Fire Authority Planning
Committee (established 2/21/12):
Greg Anderson
Don Chaney
Linda Dietzman

Lodging Tax Advisory Committee:
Linda Dietzman

East County Ambulance Advisory
Board:
Greg Anderson - Liaison
Don Chaney - Alternate

School/City:
Mayor Scott Higgins
Don Chaney

Downtown Camas Association:
Steve Hogan – Liaison
Melissa Smith - Alternate



COMMUNITY DEVELOPMENT DEPARTMENT

2012 COMPREHENSIVE PLAN AMENDMENT

STAFF REPORT

TO: Mayor Scott Higgins
City Council

FROM: Sarah Fox, Senior Planner on behalf of the city's Planning Commission

DATE: November 27, 2012

HEARING DATE: December 17, 2012

Notice to State Agencies: Confirmation of 60-day notice received on October 11, 2012, with Material ID # 18549. SEPA Determination of Non-Significance (Non Project Action) comment period ended on October 23, 2012.

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 of each proposed change.

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 2012 announcement was published in the Camas Post Record and ran November 1st through December 6, 2011.

There are several amendments to the City's comprehensive plan map and zoning map that are proposed for consideration. The proposals are fully discussed at Section III of this report and the supporting application materials are provided as attachments. All amendments must be considered concurrently so that the cumulative effect of the various proposals can be ascertained.

At a public hearing on November 20, 2012, the Planning Commission forwarded approval of the recommendations contained in this report at Section VI.

Following a public hearing, the City Council must make a decision, which includes 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:

Eight years ago, the City enacted Ordinance No. 2361, which adopted a revised Comprehensive Plan in accordance with the goals and requirements of Chapter 36.70A, Revised Code of Washington, also known as the Growth Management Act. The Comprehensive Plan designations were created to accommodate the projected population and employment forecast for twenty (20) years. In 2004, the population was approximately 18,205, and has grown at a rate of 1.5% to a current population of 20,020. In 2007, Clark County amended the urban growth boundaries based upon updated population estimates. The City soon followed by responding to annexation requests of a large portion of the expanded UGA. The OFM† and Clark County project that the City will have a 2% growth rate over the next 20 years, to approximately 34,809 citizens. The City's Comprehensive Plan must be consistent with planning for this additional population. The following analysis will review this growth since 2004 and compliance with the Clark County's Community Framework Plan.

Also, since 2004, there have been significant changes to environmental regulations. The adoption of critical area regulations in 2006, the stormwater regulations in 2010, and the shoreline and frequently flooded areas regulations this year, have cumulatively decreased the amount of developable land in our City. These constraints are not included in the gross acreage calculations that follow (Tables 1 or 2), or within the county's framework plan. Also, the economic crisis of the past few years has affected the utilization of newer, flexible zoning regulations, and therefore the impacts of local legislative changes are unknown at this time.

Residential lands: In 20 years, if the population of Camas increases as projected, then it will create a demand for approximately 5,710 additional dwelling units. The number of dwelling units is calculated at 2.59 persons per household. At the writing of this report, the City has approximately 1,200 lots that are approved yet vacant, which means that only 4,510 new dwelling units are necessary to meet these goals. According to the City's TAZ‡ forecast, the 4,510 additional dwelling units can be accommodated throughout the City. The TAZ's at the north of Camas are expected to provide 2,081 dwelling units (484 within the Northshore area), and the south TAZ districts are expected to provide 2,614 dwelling units, which combined (total of 4,695) satisfies the targeted amount required by GMA. The Clark County Community Framework Plan requires cities to provide six (6) units per net acre (4.5 per gross acre). This plan also requires that cities meet a standard for housing stock that provides a minimum of 25% multi-family and no more than 75% single-family.

The City's comprehensive plan is consistent with the county's plans, as demonstrated by the Residential Focus statement, Policy LU-7, and Strategy LU-5, which address the importance of housing diversity. The land use policy, LU-8 states, "Provide the opportunity for a broad range of housing choices to meet the changing needs of the community." There also objectives for housing diversity within the "Housing Element" of the plan at Section V. Moving forward from 2004, the City has adopted several amendments to the City's zoning regulations that are intended to allow for flexible lot sizes and housing types, consistent with our plan goals and that of the county's framework plan. These code amendments include (not all inclusive): Planned Residential Development code (CMC Chapter 18.23); Accessory Dwelling Units code (CMC Chapter 18.27); Mixed Use codes (CMC

Table 1 - Current Plan Acreage

Comprehensive Plan Designations	Current Acres*
Single Family Residential	
• Low Density	617.00
• Medium Density	3,495.60
• High Density	104.69
Multi-Family	
• Low Density	182.00
• High Density	207.16
Commercial	616.70
Industrial	
• Light Industrial	35
• Heavy Industrial	943
Light Industrial/Business Park	1,506.50
Park**	120.37
Green Space**	451.2
Public facility**	36.2
Total acreage: (approx. 15 sq. miles) <i>Through Ordinance #2629 *</i>	9,870.59
*Does not include 1,566.30 acres in the UGA. **Acreage for parks is also included within residentially zoned areas and is therefore not included in total.	

* The most recent annexation (ANNEX10-03) was adopted by Ord. #2629 on 11/7/2011.

† OFM means Office of Financial Management, which is a state agency that provides population statistics, monitors changes in the state economy and labor force, and conducts research on a variety of issues affecting the state budget and public policy.

‡ Transportation Analysis Zone

Chapters 18.22 and 18.24); and Flexible Development code (CMC Chapter 18.26). **In brief, the City's zoning code amendments are consistent with the goals of the county's Community Framework Plan.**

Under the current comprehensive plan, there have been 58 approved residential developments, with a total of 2,618 approved dwelling units. Three of those approved developments are PRDs (Lacamas Meadows PRD, Windust Meadows and the Hills at Round Lake), and the Hills at Round Lake is currently completing site improvements for final plat approval. The proportion of the dwelling units that were approved with multi-family residential zoning is 34%. As a comparison, Table 1 (this page) indicates that of the approximately 4,606 acres of residentially zoned land, 91% is single-family and 9% is multi-family (refer to Attachment "A"). Given that 34% of the dwelling units approved under the current comprehensive plan are multi-family and 66% are single-family, it would appear that the city satisfies the housing ratio as required by GMA.

In terms of housing size, there were 1,100 new homes built since 2004, with 70% of the housing sizes exceeding 3,000 square feet (Attachment "B") ---keeping in mind that only 43% of those built were under the current plan. The reason for this analysis is to discuss how the City will meet the needs of the population that will purchase one of the *future 4,510* dwelling units, and what actions will be necessary to keep our neighborhoods vital. Studies indicate that future housing will need to accommodate an aging population. The U.S. Census predicts that 35 %§ of the nation's population will be over 65 by 2030, and that this aging population will live longer. Various research suggests that the aging population will require certain accommodations that may include (*in order of preference***): housing retrofits (to age in place); relocating to accessible facilities (e.g. nursing care); or moving to homes that are more appropriately sized.

At Section III of this report, staff will provide more details on the proposed comprehensive plan amendments; however, on the subject of housing, both the North Shore and North Dwyer Creek propose amending industrial lands to high-density single-family or multi-family residential designations. Factors that are being analyzed in favor of these amendments would be the potential need for more land zoned for these purposes.

Also, the City will need to consider the suitability of the proposed areas, which have steep slopes in common, as to whether they are more suited for residential or industrial development.

In summary, the City's comprehensive plan allocation for residential land seems on track to meet the goals of the Community Framework Plan and GMA. However, it is unknown whether the zoning of lots is the singular factor in determining the type of homes that will be built, and warrants more study.

Findings: The City's zoning code amendments in combination with the TAZ calculations indicate that the City satisfies the housing targets of the Community Framework Plan (2007) at the required ratios. However, the City may want to consider how the zoning and land development codes will accommodate an aging population.

Employment lands: In the comprehensive plan (page IV-2), the lands set aside for commercial, industrial and retail jobs was projected to accommodate 4,000 additional jobs. There were approximately 6,040 jobs in 2004. Currently, there are approximately 1,712 firms†† in Camas that employ approximately 5,985 persons. The largest‡‡ employers in Camas are Wafertech, Georgia Pacific, Linear Tech, Tidland, Sharp, and Fisher Investments. According to the 2010 US Census, the median income in Camas was \$77,334, compared to \$57,244 statewide. The census also notes that approximately 86% of the City's population travels outside the City to work (Attachment "K"). The City has also been experiencing a surge of new companies locating to the City, building and hiring from the region, meaning that the percentage of residents that work elsewhere could see a change in the coming years.

The City has approximately 3,101 acres designated for commercial and industrial uses. As noted at the beginning of this report, the recently adopted stormwater regulations, critical area regulations and shoreline program have reduced the amount of developable land in our City, although the precise acreage is unknown. There are 513 acres of the Northshore properties that are designated as Light Industrial / Business Park (LI/BP).

§ Source: 2010 US Census

** "Housing an Aging Population", US Center for Housing Policy (2012)

†† Source: 2010 US Census

‡‡ Two sources: Camas-Washougal Chamber of Commerce, and "County's top 10 employers remain steady" (2/10/12) The Columbian.

Most of the 650 acres of the North Dwyer Creek Master Plan area is also LI/BP. Combined, these two areas comprise 37% of the City's industrial lands—again, not discounting critical lands that must be set aside. The Northshore properties must also consider potential developments that are compatible with known airport restrictions (Attachments “D” and “E”). The restrictions are generally in regard to limiting residential development in flight pattern areas, with a preference for industrial or commercial development.

Findings: The City's employment level has remained relatively constant, with the capacity in the industrial and commercial lands to serve the city's future employment needs.

III. SUMMARY OF APPLICATIONS

- A. **CPA12-01 Northshore:** The Lacamas North Shore application was submitted by land owners representing 513 acres north of Lacamas Lake. The original proposal included amending the LI/BP comprehensive plan area, to be in part industrial and commercial comprehensive plan areas, which would be delineated by the future arterial road. This proposal was intended to be consistent with a development agreement that was recorded on October 6, 2010 (file #DA09-03 and Attachment “H”). Within these comprehensive plan areas, the applicant proposed to add a new industrial zone of “Business Park” (hereinafter referred to as “BP”) and a new commercial zone of Mixed Use (hereinafter referred to as “MU”). The proposed Business Park zoning code was recommended for approval at the Planning Commission public hearing on October 16, 2012.

A comprehensive plan change to commercial and associated zoning of MU is proposed for the lands that are south of the proposed arterial road and to the lake edge. The development agreement has a requirement for every new development within the MU zone to include a combination of 25-50% residential, commercial and office uses§§. Through further discussion this year, the applicant and Staff were concerned that the stipulated ratios for every proposal could be a barrier to development, particularly on smaller parcels. To date, the applicant has not submitted detailed development standards for MU zoning, aside from proposed amendments to the Use Authorization table of CMC§18.07.030. Staff recommends that further analysis of the feasible implementation of MU zoning, and alternative zoning of the area be conducted.

There are land constraints to consider with the proposed comprehensive plan amendments. The application included a Land Use Table (May 11, 2012) and a Gross Acreage Summary, which quantified the amount of developable land, minus critical areas, right-of-way dedication, and shoreline park dedication, to be approximately 309.39 acres. The City also received comments from the Washington State Department of Transportation (WSDOT, Attachments “D” and “E”), which applied additional land use constraints on the Northshore area. In brief, WSDOT provided a map and comments that were supportive of the BP areas, but were not supportive of residential zoning. In further discussion, Carter Timmerman, WSDOT, said that they could support housing attached to commercial structures, such as second story apartments. There was limited support for detached (single and multi-family) housing unless it was clustered with large areas of open space. Combined, this additional information clearly constrains the implementation of a mix of uses. Therefore, absent additional analysis, Staff cannot provide a recommendation of approval of this proposal as it was submitted.

Findings: Staff finds that the new “Industrial” comprehensive plan district of a “Business Park” zone is consistent with the development agreement (DA09-03), the guidance of WSDOT, and the City's comprehensive plan employment goals. However, Staff cannot support amending the City's comprehensive plan or zoning maps at this time without further analysis of the critical area constraints and WSDOT land use restrictions.

- B. **North Dwyer Creek Master Plan:** This update was a stated priority that was set by City Council as

§§ The precise requirement is as follows: A minimum of 25% of each of the following uses will be created as residential, office, and commercial. No more than 50% of any of the uses will be created on the property.

part of their 2012 Work Program. There has been initial analysis and data gathering on amending the North Dwyer Creek Master Plan along with an open house in July and a first meeting with property owners in August. Since that meeting, staff has met individually with property owners, and has set another meeting with the majority of owners in December.

To document some of the proposed changes to the North Dwyer Creek Master Plan at this point, Chris Wamsley and Karen Dayley (Attachments "I" and "J") submitted letters to the City. Chris Wamsley, County Properties East (referencing areas of Camas Meadows), proposes amendments to the LI/BP designation to residential designations for approximately 14 acres. These amendments include 3.14 acres of single-family designation along the golf course, 10.95 acres of multi-family across from the Camas Meadows club house, and another few acres near the Ambiance development for attached cottages (long term rentals for business travelers). These 14 acres are generally located on lands that contain steeper slopes and critical areas, which lend itself to smaller lot development. Also, initial meetings with property owners have shown that there is general support for these proposals.

Karen Stanley, Chinook Landowners Group (referencing areas that include the archery range), proposes amendments to 56 acres of LI/BP and 5.5 acres of Residential designated lands to a combination of commercial and residential designations. In brief, these amendments include 10 acres designated multi-family high for a potential "over 50 community". Factors in favor of this proposal would be the steep topography, the relative close proximity to services (192nd corridor) and recreation at the golf course. Three to five acres that are adjacent to Lacamas Shores would match the adjacent single-family low designation, and 5.5 acres of residential land would be amended to commercial. Approximately 17.5 acres would remain industrial land. The amendments as proposed by the Chinook Landowners Group have not yet been discussed and vetted with the property owners within the plan area.

Findings: Initial analysis and meetings with North Dwyer Creek area property owners have contributed to the proposed amendments at this time. However, more analysis of the North Dwyer Creek Master Plan, known environmental constraints and the impact of the amendments on the city's overall comprehensive plan must still be conducted.

C. Parks Comprehensive Plan and Zoning: The city's comprehensive plan map and zoning map are proposed to be amended to include park designations. The comprehensive plan, page IV-2, includes the park zones as proposed in this amendment; however those zones were not designated areas on the City's maps or in city acreage calculations. Also, the underlying zoning of parks is residential, which means that park development is subject to residential development standards. Among other differences, the proposed park development standards include greater setbacks than would be found in the residential zones. The proposed development standards are consistent with Chapter VII of the Comprehensive Plan (2004) and the 2007 Park, Recreation and Open Space Comprehensive Plan. For more analysis and the full text of the proposed Parks Zoning code, refer to the Staff Reports to the Planning Commission that are dated September 26th, October 16th, and November 20th.

Staff does not find any conflicts with the proposed amendments and that of the other proposals. It should be noted that, if approved, the acreage of parks would be deducted from the residential acreage calculation, therefore providing more accurate land allocation data.

Findings: Amendments to the comprehensive plan and zoning maps will provide clarity for park development and citywide zoning analysis.

D. Zoning at Camas Produce: The City received a letter from Manoj Kripalani (October 8, 2012, Attachment "F"), in regard to amending the zoning of properties owned by Camas Lakeland, LLC, also described as Tax Parcels #124524-000, 124503-000, or 124502-000, from Neighborhood Commercial to a more intensive zone. The primary reason for the zone change as stated in the letter from Mr. Kripalani is for more flexibility, *"With the mixed use zone or one that is appropriate, the Specialty Produce piece of the approved proposal can then have the needed flexibility to occupy without any additional*

permitting.” The only area in the City that is zoned mixed use (MX) and subject to the development standards of CMC Chapter 18.24, are single-family lots that are located adjacent and south of the Safeway store. The development standards were intended to meet the needs of infill development, and allow the existing residential structures to be considered “conforming” rather than “non-conforming” when the neighborhood was previously zoned Regional Commercial. Staff has not had the opportunity to explore whether this MX zone would be appropriate at the tax parcels described by Mr. Kripalani. For example, the proposed amendment to other commercial zones would require analyzing the development standards (setbacks and height limitations) of Table 1 of CMC§18.09.030, and all the permitted commercial uses for each potential zone as listed in Table 1 of CMC§18.07.030.

In lieu of conducting this zoning amendment analysis, and to provide a possible remedy to allow for more flexible development, Staff proposes to amend the City’s use table under the NC zone to **allow** (“P” or permitted) for a small scale grocery store (structures between 6,000 and 30,000 square feet). Staff has used the term “grocery”, given that there is not a “*Specialty produce*” use (*as proposed in the letter*) regulated in CMC; however there are three types of “**grocery**” defined.

Another potential remedy to consider is to repeal the definitions of “grocery” in CMC Chapter 18.03 for reasons of being arbitrary or unnecessary; and consolidate the three categories of “grocery” within the use table of CMC18.07.030 to a singular “Grocery store”. The size limitations under the “grocery” definitions at CMC§18.03.030 appear to be arbitrary, particularly since all commercial developments must allocate area on the site for parking, landscaping and utilities, which are all calculated by the size of the structure. In summary, the site area alone will limit the gross floor area of a proposed grocery store, without the need to further regulate. Further, grocery stores could be allowed in all commercial zones as either permitted or as conditional uses, understanding that the size of the land and other regulations will balance the size of the use.

Findings: The affect of changing the zoning of Tax Parcels #124524-000, 124503-000, or 124502-000 from Neighborhood Commercial (NC) Zone to a more flexible zone have not been fully analyzed, in order to provide a recommendation. Staff recommends that the most straight forward approach would be to allow small scale grocery stores as a permitted use in the NC zone.

E. Comprehensive Plan and Zoning west of NE Ingle Road: The City received a letter from Steve Adams and Pat Lydon (November 8, 2012, Attachment “G”) in regard to amending the comprehensive plan map from Commercial (zoned Community Commercial) to Single-family Low, and an associated zone change to Residential 20,000 (R-20) at **six tax parcels** that are numbered as follows: 171701-000, 171701-010, 172344-010, 172344-005, 172343-000, and 172344-000***, which are located west of NE Ingle Road. The properties are currently occupied with single-family homes, and the amendment as proposed would be consistent with the current use of the land. Lands adjacent to these properties (north, south and west) are outside City limits and not in the City’s urban growth boundary (Attachment “G-1”). Adjacent properties that are within the City limits are located to the east, across NE Ingle Road. These properties are designated Single-family Medium and Low. All of these properties are accessed off a private, dead end road from NE Ingle Road.

The limited access and the compatibility of surrounding properties are reasons that would lend to a favorable recommendation to amend the plan as requested. The requested amendment would match the designation of the adjacent properties within the city limits.

Findings: It appears that Single-family Low and R-20 will not negatively affect the City’s comprehensive plan, and the requested amendment is consistent with current use and that of adjacent properties.

*** Please note that Planning Commission confirmed the included parcels as illustrated on the 2012 Comprehensive Plan and Zoning Map, by testimony of the property owners at the public hearing that was held on November 20, 2012.

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

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

Findings: Staff has provided details of the proposed amendments in Section III (A to E) 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: Staff has provided details of the proposed amendments in Section III (A to E) of this report.

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

Findings: Staff has explained why the current comprehensive plan should include Parks, at Section III (C) and for amending lands west of NE Ingle Road as proposed per Section III (E). Staff has not conducted an analysis of the proposed changes of Section III (A, B, or D) and has requested more time to analyze or develop these proposals.

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

Findings: At Section II of this report, staff demonstrated that the City has the capacity (land and policies) to support the growing population, and the associated need for jobs and dwelling units. The implementation of the proposed BP Zoning will further these goals to support job creation, consistent with GMA.

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 (C and E) as discussed in this report would not require changing the City's functional plans. Additional work is necessary to evaluate the Northshore (Sec. III-A) and North Dwyer Creek (Sec. III-B) proposals.

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 (C and E) as discussed in this report would not require changing the City's functional plans. Additional work is necessary to evaluate the Northshore (Sec. III-A) and North Dwyer Creek (Sec. III-B) proposals.

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: There are proposals to amend the City's zoning codes to include two new zones: "Park Zoning" and "Business Park".

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

Findings: The City published a SEPA Determination of Non-Significance (Non Project Action) on October 9, 2012, with a comment period that ended on October 23, 2012.

V. PUBLIC COMMENT

At the writing of this report, two comments from the public were received. These comments have been included in this report under items D and E as proposed amendments.

VI. RECOMMENDATIONS

That City Council review the amendments, conduct a public hearing, deliberate, and render a decision on the following:

A. Park Comprehensive Plan and Zoning: APPROVE proposed amendments to the Comprehensive Plan map and Zoning map to add park designations.

B. CPA12-01 Northshore: TABLE the proposed amendments and reconsider under the 2013 annual comprehensive plan cycle.

C. North Dwyer Creek Master Plan: TABLE the proposed amendments and reconsider under the 2013 annual comprehensive plan cycle.

D. Zoning at Camas Produce: REJECT the proposed zoning amendment. Instead of amending the City's zoning map, Planning Commission recommends an amendment to the City's commercial use table at CMC§18.07.030, to allow a **small scale grocery store** to be a **permitted** use in the Neighborhood Commercial (NC) Zone.

E. Comprehensive Plan and Zoning west of NE Ingle Road: APPROVE the amendment to change six tax parcels from the designation of Commercial, to be Single-family Low, with an associated zone change to Residential 20,000. The tax parcels are numbered as follows: 171701-000, 171701-010, 172344-010, 172344-005, 172343-000, and 172344-000, which are all located west of NE Ingle Road.

Table 2 –Proposed 2012 Comprehensive Plan Acreage (approx.)

Comprehensive Plan Designations	Current Acres*	2012 Amendments (proposed)
Single Family Residential		
• Low Density	617	647
• Medium Density	3,495.60	2,887.83
• High Density	104.69	104.69
Multi-Family		
• Low Density	182	182
• High Density	207.16	228.11
Commercial	616.7	692.88
Industrial		
• (new) Business Park	0	403.56
• Light Industrial	35	35
• Heavy Industrial	943	943
Light Industrial/Business Park	1,506.50	973.17
Park	120.37**	607.77
Green Space	451.2**	(see above)
Public facility	36.2**	(see above)
Total acreage*:	7,707.65	7707.65
(approx. 15 sq. miles)		
*Does not include 1,566.30 acres in the UGA. (Total with UGA is 9,870.59 ac.)		
**Acreage included within single family zoned areas and is therefore not included in total.		

2012 Comprehensive Plan Amendments

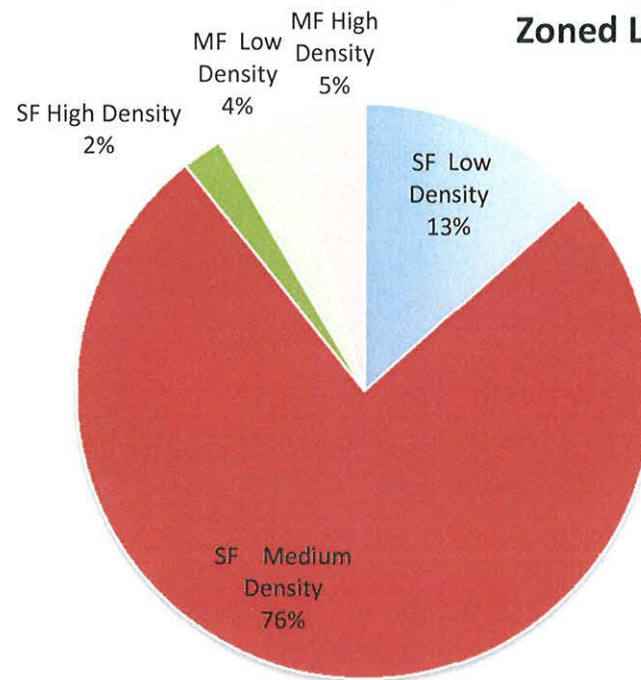
List of Attachments:

- A. Chart of Residentially Zoned Land Citywide
- B. Chart of Housing Square Footage
- C. U.S Census Quick Facts for Camas
- D. Washington State Department of Transportation Airport Zones (Northshore)
- E. Appendix F “Compatibility Criteria”, WSDOT Airports and Compatible Land Use Guidebook (January 2011)
- F. Letter from Manoj Kripalani, regarding a zoning amendment request (October 8, 2012)
- G. Letter from Steve Adams and Pat Lydon, regarding a comprehensive plan and zoning amendment request (November 8, 2012)
- H. Application materials for Lacamas NorthShore (file #CPA12-01)
(The proposal is currently being revised. A copy of the application materials that were received on January 31, 2012, will be available at the November 20th Public Hearing and are available upon request)
- I. Letter from Christine Wamsley, regarding North Dwyer Creek amendments (October 10, 2012)
- J. Letter from Karen Dayley and Adam Kluka, regarding North Dwyer Creek amendments (October 8, 2012)
- K. Inflow/Outflow Report, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2010)

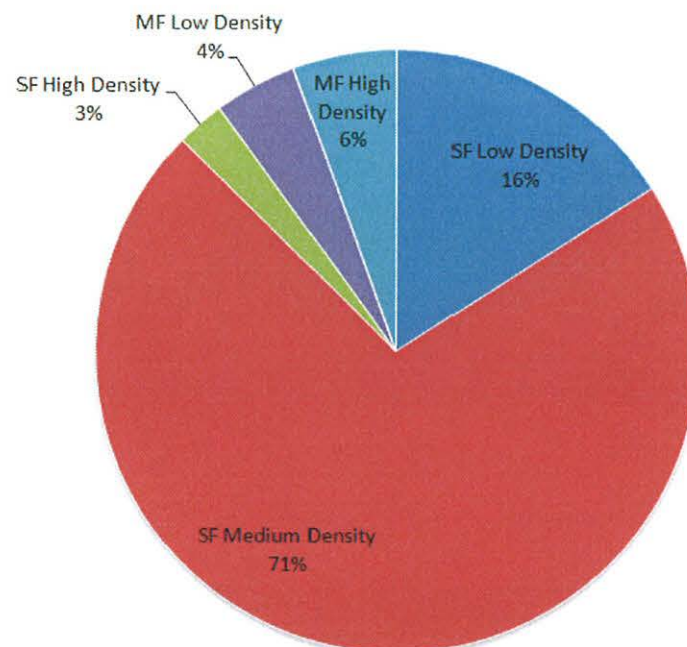
ATTACHMENT – A

2012 Comprehensive Plan Amendments

Current Residentially Zoned Land



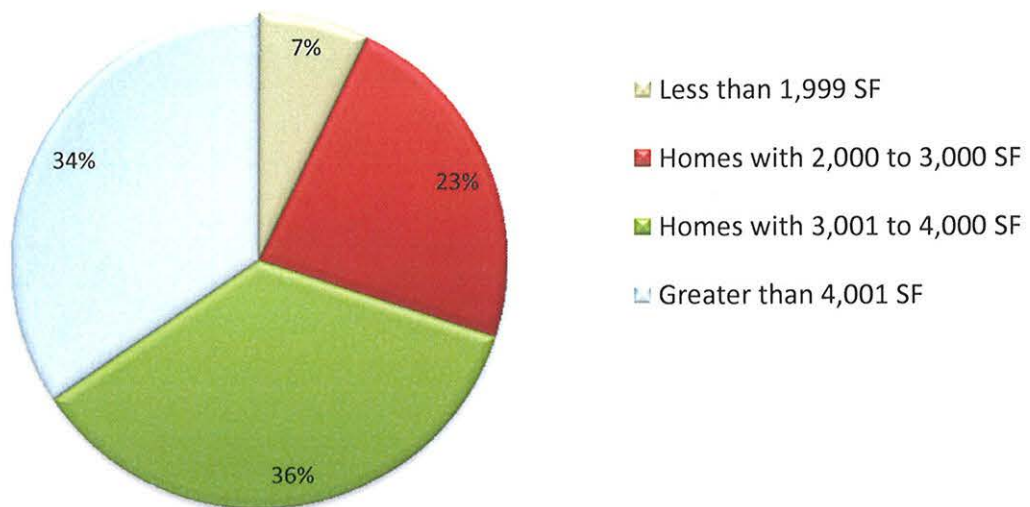
2012 Proposed Amendments to Residentially Zoned Lands



ATTACHMENT – B

2012 Comprehensive Plan Amendments

Housing Square Footage Between 2004 to 2011



ATTACHMENT – C

2012 Comprehensive Plan Amendments

11/2/12

Camas (city) QuickFacts from the US Census Bureau

[Home](#)
[About QuickFacts](#)
[How to Use QuickFacts](#)
[Data Sources](#)
[Privacy Policy](#)
[Feedback](#)
[Search](#)


State & County QuickFacts

Camas (city), Washington

People QuickFacts	Camas	Washington
Population, 2011 estimate	10,712	6,830,038
Population, 2010 (April 1) estimates base	10,355	6,724,540
Population, percent change, April 1, 2010 to July 1, 2011	1.8%	1.6%
Population, 2010	10,355	6,724,540
Persons under 5 years, percent, 2010	7.2%	6.5%
Persons under 18 years, percent, 2010	31.1%	23.5%
Persons 65 years and over, percent, 2010	8.7%	12.3%
Female persons, percent, 2010	50.4%	50.2%
White persons, percent, 2010 (a)	87.4%	77.3%
Black persons, percent, 2010 (a)	1.0%	3.6%
American Indian and Alaska Native persons, percent, 2010 (a)	0.6%	1.5%
Asian persons, percent, 2010 (a)	6.0%	7.2%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	0.2%	0.6%
Persons reporting two or more races, percent, 2010	3.6%	4.7%
Persons of Hispanic or Latino origin, percent, 2010 (b)	4.1%	11.2%
White persons not Hispanic, percent, 2010	84.9%	72.5%
Living in same house 1 year & over, 2006-2010	82.1%	81.7%
Foreign born persons, percent, 2006-2010	8.9%	12.7%
Language other than English spoken at home, pct age 5+, 2006-2010	12.9%	17.5%
High school graduates, percent of persons age 25+, 2006-2010	95.1%	89.6%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	41.4%	31.0%
Mean travel time to work (minutes), workers age 16+, 2006-2010	25.7	25.4
Homeownership rate, 2006-2010	78.5%	64.8%
Housing units in multi-unit structures, percent, 2006-2010	10.4%	25.9%
Median value of owner-occupied housing units, 2006-2010	\$342,400	\$285,400
Households, 2006-2010	6,273	2,577,375
Persons per household, 2006-2010	2.92	2.49
Per capita money income in past 12 months (2010 dollars) 2006-2010	\$34,020	\$29,733
Median household income 2006-2010	\$77,334	\$57,244
Persons below poverty level, percent, 2006-2010	6.4%	12.1%
Business QuickFacts	Camas	Washington
Total number of firms, 2007	1,712	551,340
Black-owned firms, percent, 2007	F	S
American Indian- and Alaska Native-owned firms, percent, 2007	F	1.2%
Asian-owned firms, percent, 2007	S	6.8%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.2%
Hispanic-owned firms, percent, 2007	S	3.2%
Women-owned firms, percent, 2007	30.5%	26.7%
Manufacturers shipments, 2007 (\$1000)	970,163	112,053,283
Merchant wholesaler sales, 2007 (\$1000)	D	76,790,966
Retail sales, 2007 (\$1000)	86,003	92,968,519
Retail sales per capita, 2007	\$4,922	\$14,390
Accommodation and food services sales, 2007 (\$1000)	12,701	12,389,422

11/2/12

Camas (city) QuickFacts from the US Census Bureau

Geography QuickFacts	Camas	Washington
Land area in square miles, 2010	13.49	66,455.52
Persons per square mile, 2010	1,435.0	101.2
FIPS Code	09480	53
Counties		

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 100 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

X: Not applicable

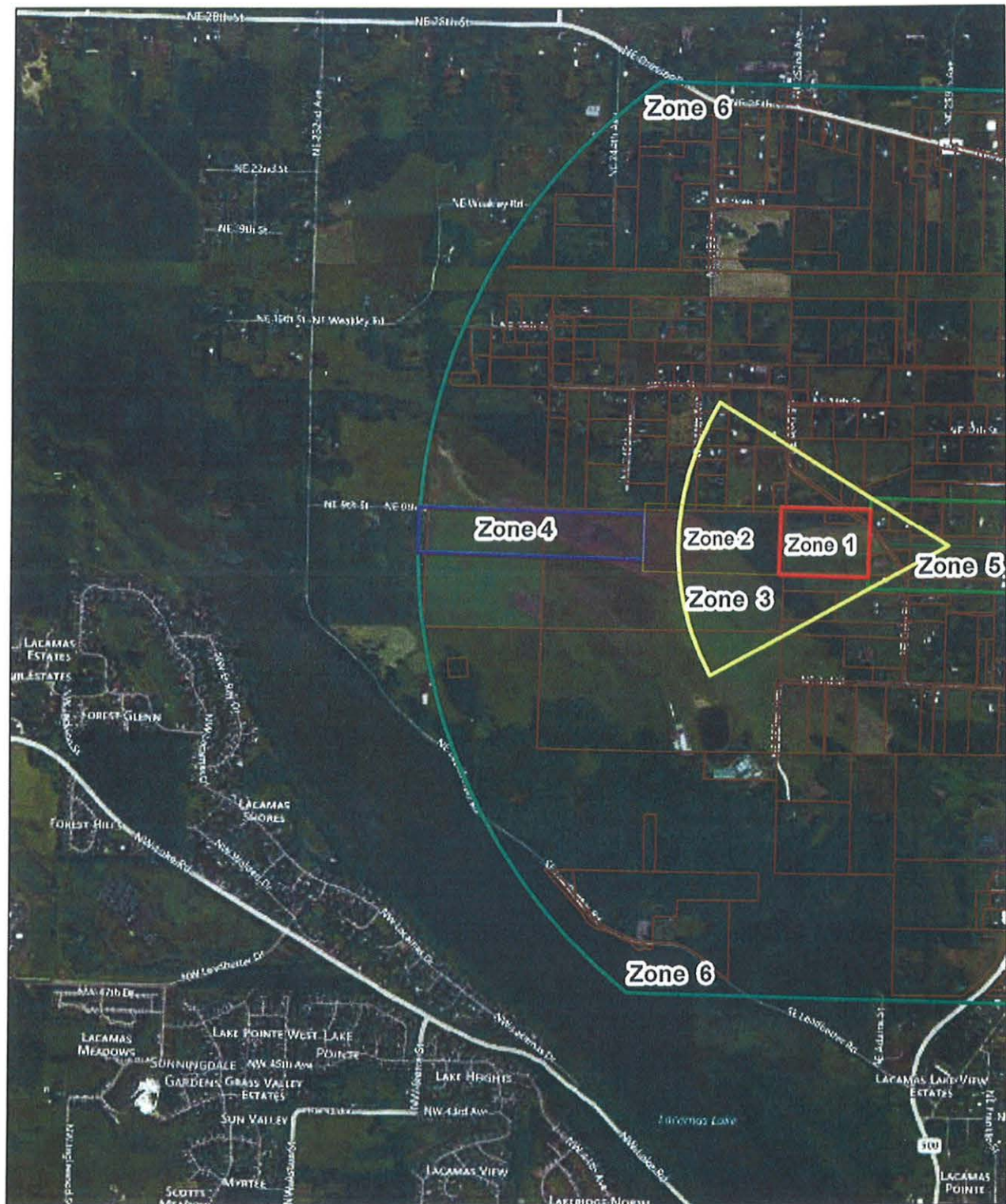
Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, County Business Patterns, Economic Census, Survey of Business Owners, Building Permits, Consolidated Federal Funds Report, Census of Governments.







Last Revised: Tuesday, 18-Sep-2012 17:07:56 EDT

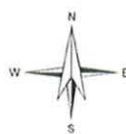
ATTACHMENT – D

2012 Comprehensive Plan Amendments



Legend

-  Zone 1  Zone 4
 Zone 2  Zone 5
 Zone 3  Zone 6



0 1,250 2,500 5,000 Feet

Washington State
Department of Transportation

The Washington State Department of Transportation (WSDOT), makes no warranty, representation, or guarantee of any kind regarding either any maps or other information provided herein or the sources of such maps or other information. The WSDOT assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date: 11/6/2012

ATTACHMENT – E

2012 Comprehensive Plan Amendments

Appendix F

Compatibility Criteria

Table F-1

Maximum Residential Density						
Compatibility Zones	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum Residential Density						
	Average Number of Dwelling Units Per Gross Acre					
Agricultural (farmland/forest)	0	Maintain current comprehensive plan designation and zoning designation				
Rural (outside an urban growth boundary)	0	1 d.u. per 10 acres	1 d.u. per 10 acres ^A	1 d.u. per 5 acres ^A	1 d.u. per 10 acres ^A	1 d.u. per 5 acres
Urban (within the urban growth boundary)	0	0	B	C	B	C
Maximum Intensities for Nonresidential Uses (Commercial, Industrial, Offices, and Activities)						
	Average Number of People Units Per Gross Acre					
Agricultural (farmland/forest)	1-5 ^E	D, E	D, E	D, E	D, F	D
Rural (outside an urban growth boundary)	1-5 ^E	10-25 ^E	10-25 ^E	40-60 ^E	100-150 ^E	100-150 ^G
Urban (within the urban growth boundary)	1-5 ^E	50-75 ^E	80-120 ^E	100-150 ^E	100-150 ^E	No Limit ^G

Notes:

- A Cluster to preserve open space to maintain open approach corridor at and near runway ends.
- B Infill development up to average of surrounding residential area is allowed, but is appropriate only if nonresidential uses are not feasible
- C Promote high density and intensity mixed use development (15 or more d.u. per acre)
- D Maintain current comprehensive plan designation and zoning designation.
- E Special Function Land uses should be prohibited.
- F 50-100 people per acre allowed if on airport and aviation-related.
- G Special Function Land uses should be avoided.

Table F-2
Airport Land Use Matrix

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
A. Resource Operations						
1. Agricultural (Commercial)						
Agriculture, horticulture, general farming (crops only, not feedlots and stockyards)	P	P	P	P	P	P
Agricultural building	L	L	P	P	P	P
Agricultural chemical sales/storage	X	L	P	P	P	P
Agricultural Housing/Farm labor	X	X	L	P	L	P
Agricultural housing/farm labor	X	X	L	P	L	P
Agricultural market	X	X	P	P	X	P
Agricultural related industries	X	L	P	P	P	P
Animal husbandry	X	L	L	L	X	P
Agricultural feeding operation or stockyards	X	X	X	X	X	X
Agriculture or food processing facility	X	L	P	P	L	P
Livestock auction	X	X	X	L	X	P
Fairgrounds	X	X	X	X	X	P
Floriculture, aquaculture	X	L	P	P	P	P
Fruit bin sales/storage	X	L	P	P	P	P
2. Forest (Commercial)						
General forest silver culture	L	L	P	P	P	P
Forest product processing	X	L	P	P	P	P
3. Mining/Refining/Offsite Hazardous Waste Treatment						
Asphalt paving and roofing materials, rock crushing	X	X	L	L	L	P
Mining including sand and gravel pits	X	L	L	L	X	P
Stockpiling of earthen materials	X	L	L	L	X	P
B. Rural Development						
1. Rural Residential						
Single-family dwelling (large lot, 5 acres or greater*)	X	L	L	P	X	P
Single-family dwelling, rural centers	X	X	L	L	X	L
Residential Cluster Development, 40% open	X	X	LSC	X	X	P
Multi-family dwelling	X	X	X	X	X	P
Temporary farm housing	X	X	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
2. Rural Centers						
Single-family dwelling; up to 12 dwelling units/acre	X	X	L	L	X	L
Two - Four family dwelling (duplex) (*)	X	X	X	X	X	L
Multi-family dwelling; 12-20 units/acre	X	X	L	X	X	P
21+ units/acre	X	X	P	P	X	P
Agriculture/forest/mineral resources or industry (see item A)						
Community services (see item D2)						
Retail and commercial service (see items D4 & D5)						
Industrial/manufacturing (see item D4s & D5)						
C. Education Facilities						
1. Education Facilities						
Junior or community college	X	X	L	L	L	P
Schools, K-12 elementary, middle, senior high	X	X	X	X	X	X
Business school	X	L	L	L	L	P
Vocational schools	X	L	L	L	L	P
D. Urban Development						
1. Residential						
Single-family dwelling; up to 12 dwelling units/acre	X	X	X	X	X	L
Two - four-family dwelling (duplex)(*)	X	X	X	X	X	L
Multi-family dwelling(*): 15 or more	X	X	LSC	X	X	P
Mixed-use office/commercial/residential use	X	X	P	P	X	P
Residential development cluster 40% > open space	X	X	L	L	X	L
Residential infill	X	X	L	L	L	P
Mobile home parks	X	X	L	L	X	L
Boarding house	X	X	L	L	L	L
Retirement homes	X	X	X	X	X	L

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
2. Community Services						
Cemetery	P	P	P	P	L	P
Churches, synagogues, temples	X	X	L	L	X	L
Community center meeting halls, fraternal organizations	X	X	L	L	X	P
Convalescent, nursing home and group homes	X	X	X	X	X	L
Day care facilities, family in-home	X	X	L	L	X	L
Day care center	X	X	L	L	X	L
Funeral home	X	X	P	P	X	P
Police, fire stations, ambulance service	X	L	P	P	P	P
Hospital	X	X	X	X	X	X
Medical clinic	X	X	L	L	X	P
Correction facilities	X	L	L	L	L	L
Libraries	X	X	P	P	X	P
Museums and art galleries	X	X	L	P	P	P
Zoo	X	X	P	P	X	P
3. Amusement and Recreation						
Amusement park (permanent)	X	X	L	L	X	L
Bowling alleys	X	X	P	P	X	P
Campground	X	L	L	P	L	P
Recreational vehicle parks; short term	X	L	L	P	L	P
Drive-in theatres	X	X	L	L	X	P
Fairgrounds	X	X	P	L	L	P
Golf courses	X	L	P	P	X	P
Gymnasiums, exercise facilities	X	L	L	L	L	P
Horse racing tracks, speedways	X	X	X	X	X	X
Miniature golf courses	X	X	P	P	X	P
Movie theatres, auditoriums exhibition halls	X	X	L	L	X	P
Parks	L	L	P	P	L	P
Roller skating rink	X	X	L	L	X	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
4. Retail Trade and Service						
Addressing, mailing, and stenographic services	X	L	P	P	L	P
Advertising agencies	X	L	P	P	L	P
Airport uses and activities commercial/industrial	L	P	P	P	P	P
Animal clinic/hospital	L	P	P	P	P	P
Antique stores	X	L	P	P	X	P
Automobile, truck, manufactured home, and travel trailer sales	L	P	P	P	P	P
Automobile and recreational vehicle (RV) sales; weekend	L	P	P	P	L	P
Automotive: car wash	L	P	P	P	L	P
Sales lot/auto center	L	P	P	P	P	P
Parking lots and garages	L	P	P	P	P	P
Maintenance and repair shops	X	P	P	P	P	P
Paint and body repair shops	L	P	P	P	P	P
Parts and accessories (tires, batteries, etc.)	X	P	P	P	P	P
Specialized repair shops (radiator, etc.)	L	P	P	P	P	P
Towing services	L	P	P	P	P	P
Wrecking and dismantling yard	L	P	P	P	L	P
Bakery	X	P	P	P	L	P
Beauty and barber shops	X	L	P	P	X	P
Bed and breakfast inn	X	X	L	L	X	P
Boats and marine accessories	X Except storage L	P	P	P	P	P
Books, stationery, office supplies	Storage only	P	P	P	L	P
Building and trade (plumbing, heating, electrical, painting, etc.)	Storage only	P	P	P	L	P
Clothing and accessories	X	L	P	P	L	P
Communication towers	X	X	L	L	L	L
Computer and electronic stores	X	L	P	P	L	P
Department, discount, variety stores	X	X	P	P	X	P
Drug stores (optical goods, orthopedic supplies)	X	L	P	P	L	P
Employment agencies (private)	X	P	P	P	L	P

Chart Symbols

- **“L” Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **“LSC” Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **“P” permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **“X” Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Farm and implements, tools and heavy construction equipment	X	L	P	P	P	P
Farm supplies	L	P	P	P	P	P
Financial institutions	X	P	P	P	L	P
Food store	X	P	P	P	L	P
Furniture, home furnishings, appliances	X	P	P	P	L	P
General hardware, garden equipment and supplies	X	P	P	P	L	P
Grocery and convenience stores	X	L	P	P	L	P
Heavy equipment storage, maintenance and repair	X	L	P	P	L	P
Insurance agents, brokers, and service agencies	X	P	P	P	L	P
Kennels	L	P	P	P	L	P
Laundries, laundromats, and dry cleaning plants	X	P	P	P	L	P
Liquor stores	X	P	P	P	L	P
Lumber yards	L	P	P	P	L	P
Medical and dental laboratory, offices and clinic	X	X	L	P	x	P
Mini Storage	L	P	P	P	P	P
Motels and Hotels	X	X	P	P	P	P
Motorcycles sales/repair (including maintenance)	X	P	P	P	L	P
Paint, glass, and wallpaper stores	X	P	P	P	L	P
Pet stores, pet supplies, and dog grooming	X	L	P	P	L	
Professional office buildings for architects, attorneys, government, etc.	X	L	P	P	P	P
Rental: auto, truck, trailer, fleet leasing services	L	P	P	P	L	P
Repairs: small appliances, tv, business machines, watches, etc.	L	P	P	P	L	P
Restaurant, cafe and drive-in eating facilities	X	L	P	P	P	P
Service station	X	L	P	P	L	P
Sporting goods, bicycle shops	X	P	P	P	P	P
Taverns, bars, dance establishments	X	L	P	P	L	P

Chart Symbols

- **“L” Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **“LSC” Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **“P” permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **“X” Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

	Compatibilty Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
5. Industry/Manufacturing						
Aircraft parts	Storage only	L	P	P	P	P
Aircraft industrial	Storage only	L	P	P	P	P
Apparel and accessories	X	L	P	P	X	P
Bakery products (wholesale)	Storage only	L	P	P	X	P
Beverage industry	Storage only	L	P	P	X	P
Canning, preserving, and packaging fruits, vegetables, and other foods	X	L	L	L	X	P
Cement and concrete plants	X	L	L	L	X	P
Chemicals (industrial, agricultural, wood, etc.)	X	X	L	L	X	L
Concrete, gypsum, and plaster products	Storage only	L	P	L	L	P
Confectionery and related products (wholesale)	Storage only	P	P	P	L	P
Mini storage	P	P	P	P	P	P
Product assembly	Storage only	L	P	P	L	P
Prefabricated structural wood products and containers	Storage only	P	P	P	L	P
Printing, publishing, and binding	Storage only	P	P	P	L	P
Rendering plants, slaughter houses	X	X	X	X	X	L
Rubber products	X	L	P	P	L	P
Sawmills and planing mills	Storage only	L	P	P	L	P
Sheet metal and welding shops	Storage only	P	P	P	L	P
Stone products (includes finishing of monuments for retail sale)	Storage only	P	P	P	L	P

Chart Symbols

- **"L" Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **"LSC" Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **"P" permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **"X" Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

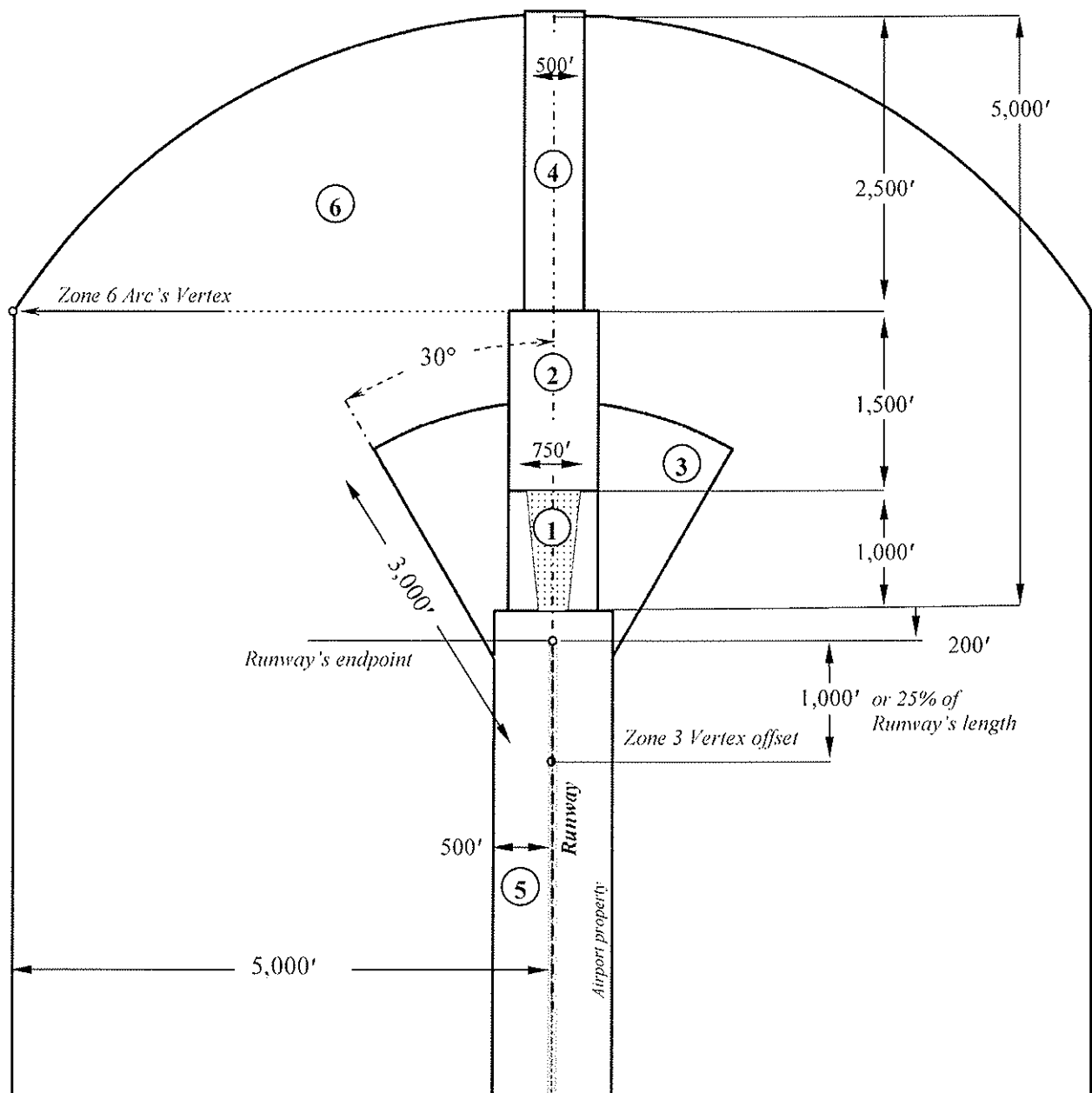
	Compatibility Zones					
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
6. Wholesale Trade-Storage						
Warehouses	Storage only	P	P	P	P	P
Wholesale trade	Storage only	P	P	P	P	P
Storage facilities; bulk	L	P	P	P	P	P
commercial	L	P	P	P	P	P
mini-storage	L	P	P	P	P	P
E. Transportation and Utilities						
1. Transportation						
Bus terminals	X	L	P	P	L	P
Transportation storage and maintenance facilities	Storage only	P	P	P	P	P
Transportation brokerage offices; without truck parking	X	P	P	P	P	P
with truck parking	L	P	P	P	P	P
Contract truck hauling, rental of trucks with drivers	L	P	P	P	P	P
Rail, truck terminals (for short-term storage, office)	L	P	P	P	P	P
Air storage and office use	Storage only	P	P	P	P	P
Railroad switch yards, maintenance, and repair facilities, etc.	X	P	P	P	P	P
Taxicab terminals, maintenance, and dispatching centers, etc.	X	P	P	P	P	P
2. Utilities						
Power generating facilities	L	L	L	L	L	L
Utility services (substations, etc.)	L	L	L	L	L	P
Wholesale trade	L	P	P	P	L	P
Storage facilities; bulk	L	P	P	P	P	P
Commercial	L	P	P	P	P	P


Chart Symbols

- **“L” Limited** – Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use.
- **“LSC” Limited Special Conditions** – Development should be moved away from the extended runway centerline. Open space should be devoted to areas that experience elevated risk.
- **“P” permitted** – Uses or activities that should be permitted, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards.
- **“X” Prohibited** – uses or activities that should not be constructed near the airport.

All uses or activities identified herein are subject to intensity and density limitations set forth in Table F-1. Particular attention should be given to developments that when located in combination with other permitted or limited activities may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards.

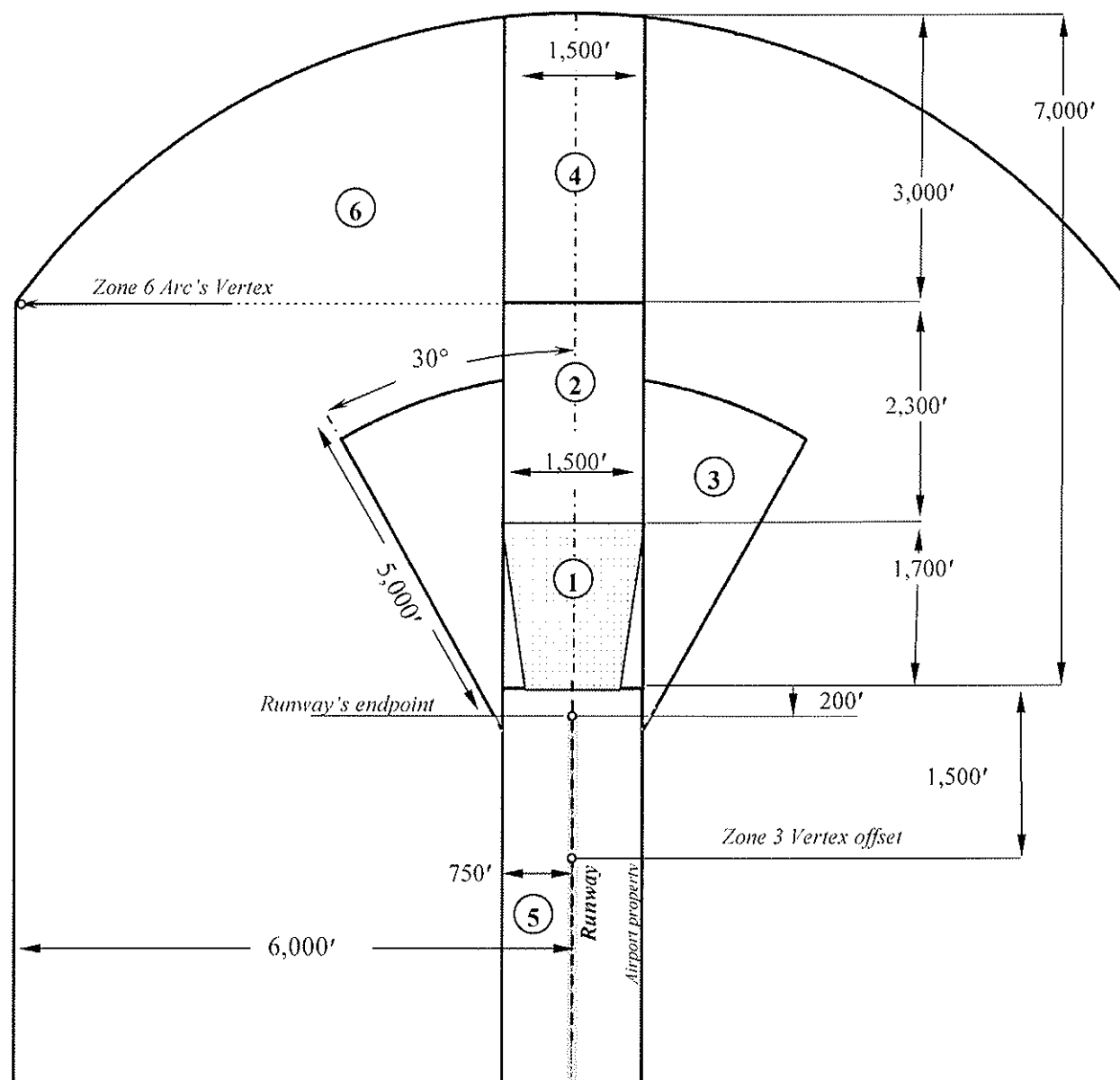
Airport Runways Under 3000 Feet



Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	1,000'	750'	Zone 1 includes the runway's RPZ. The RPZ is depicted with ordered stipple within Zone 1 
Zone 2	1,500'	750'	NA
Zone 3	3,000'	*	*Plot Zone 3's vertex 1,000' from the runway's endpoint or 25% of runway's length
Zone 4	2,500'	500'	NA
Zone 5	*	500'	Zone 5 ends 200' past the runway's endpoint
Zone 6	5,000'	5,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

Airport Runways 3,000 to 5,000 Feet

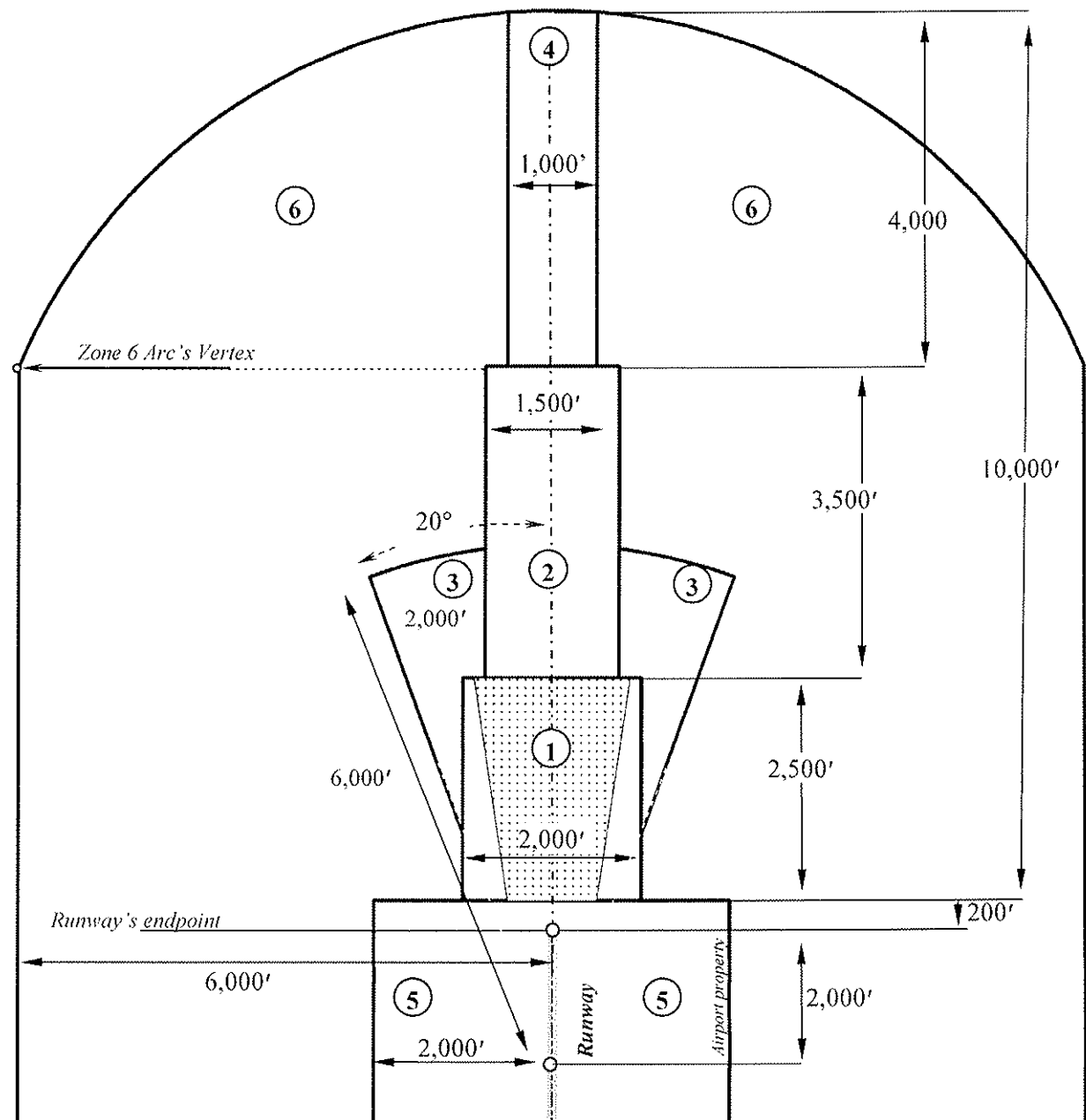


Airport Compatibility Zones

Dimensions	Length	Width	Notes
Zone 1	1,000'	750'*	Zone 1 includes the runway's RPZ. The RPZ is depicted by ordered stipple within Zone 1. *RPZ dimensional standards are dictated by runway approach type.
Zone 2	1,500'	750'	NA
Zone 3	3,000'	*	*Plot Zone 3's vertex 1,500' from the runway's endpoint
Zone 4	2,500'	500'	NA
Zone 5	*	500'	Zone 5 ends 200' past the runway's endpoint
Zone 6	5,000'	5,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

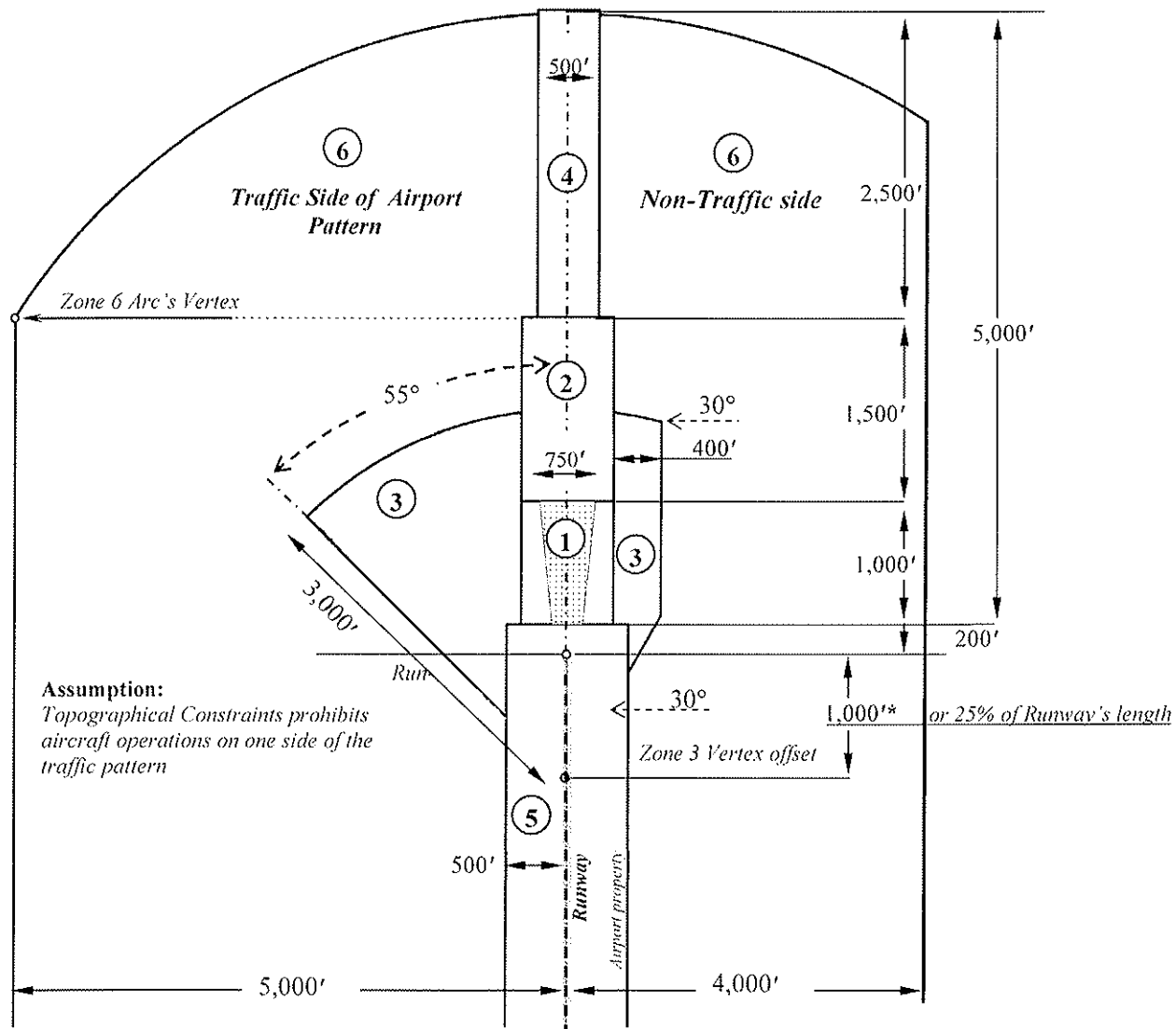
Airport Runways Greater Than 5000 Feet



Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	2,500'	2,000'	Zone 1 includes the runway's RPZ. The RPZ is depicted with ordered stipple within Zone 1. *RPZ dimensional standards are dictated by runway approach type.
Zone 2	3,500'	1,500'	NA
Zone 3	6,000'	*	*Plot Zone 3's vertex 2,000' from the runway's endpoint
Zone 4	4,000'		NA
Zone 5	*	2,000'	*Zone 5 ends 200' past the runway's endpoint
Zone 6	10,000'	6,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

Airport Runway Under 3000 feet 'Single Sided Traffic Pattern Alternative

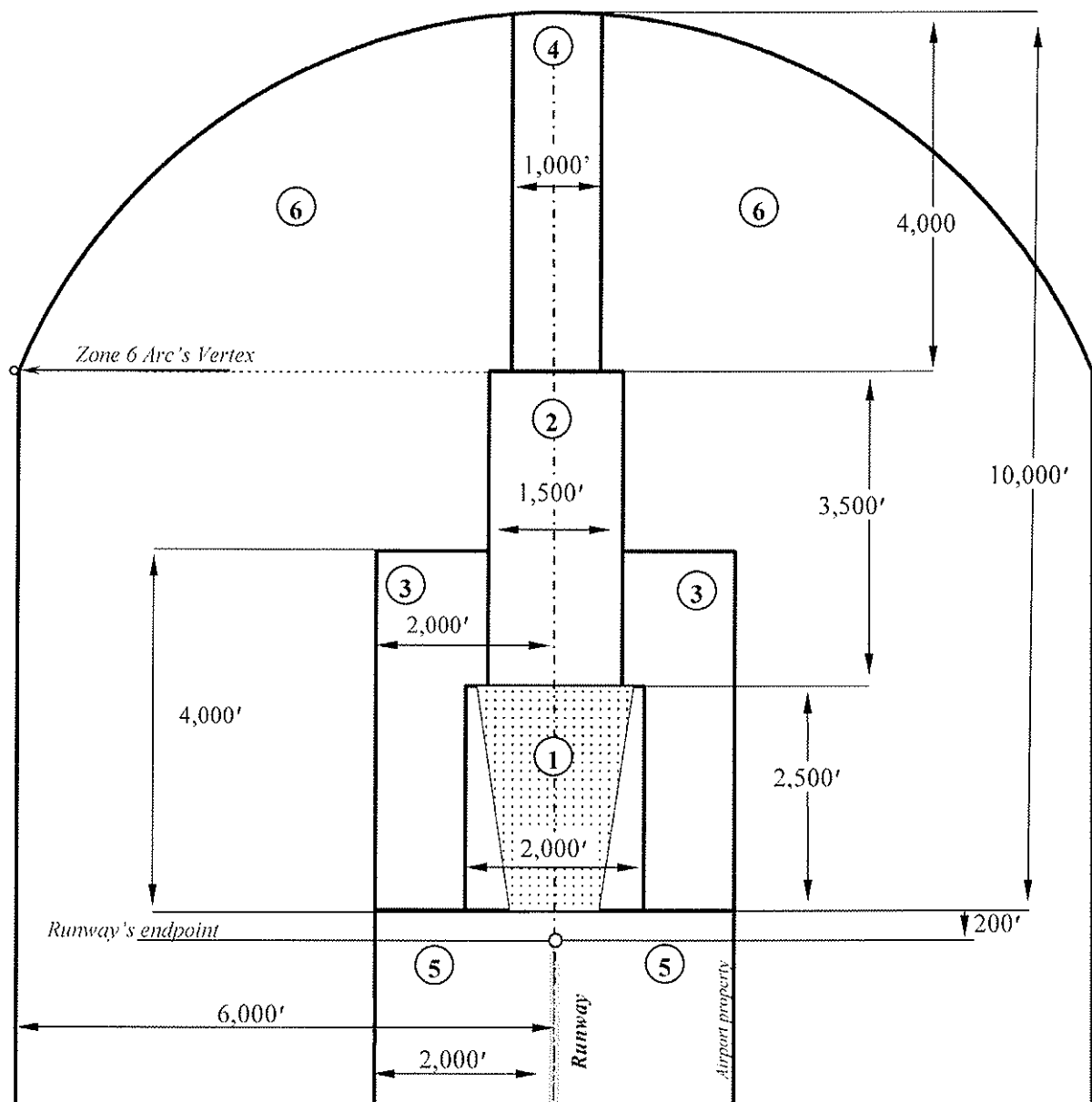


Airport Compatibility Zones

Dimensions	Length	Width	Notes
Zone 1	2,500'	2,000	Zone 1 includes the runway's RPZ. The RPZ is depicted with ordered stipple within Zone 1. *RPZ dimensional standards are dictated by runway approach type.
Zone 2	3,500'	1,500'	NA
Zone 3	3,000'	3,000'	NA
Zone 4	4,000'		NA
Zone 5	*	2,000'	*Zone 5 ends 200' past the runway's endpoint
Zone 6	10,000'	6,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2

RPZ – Runway Protection Zone

Airport Runways Greater Than 5,000 Feet: Alternative A



Airport Compatibility Zones			
Dimensions	Length	Width	Notes
Zone 1	1,000'	750'	Zone 1 includes the runway's RPZ. The RPZ is depicted by ordered stipple within Zone 1.
Zone 2	1,500'	750'	NA
Zone 3	3,000'	*	*Plot Zone 3's vertex 1,000' from the runway's endpoint or 25% of runway's length. 55° or greater traffic side. 30° with 400' width non-traffic side
Zone 4	2,500'	500'	NA
Zone 5	*	500'	Zone 5 ends 200' past the runway's endpoint
Zone 6	5,000'	5,000'	Set the vertex for Zone 6's arc parallel to the end of Zone 2. 5,000' width traffic side. 4,000' width non traffic side.

RPZ – Runway Protection Zone

ATTACHMENT – F

2012 Comprehensive Plan Amendments

Oct 8, 2012

Phil Bourquin
Community Development Director
City of Camas, WA 98607

Reference – Tax Parcels - 124524000, 124503000, 124502000

We are submitting this request to modify the zone for the referenced parcels. Current zoning is NC, which we would like to see move to a higher zone such as MX /CC or one which is appropriate to create the needed flexibility.

We appreciate City's approval of our idea, which was submitted in the proposal and approved under SPRV 10-01. Current zoning limits our flexibility, which is much needed to meet the changing needs of the community and the business as we move forward.

Background research dating back to last 50 years indicates and supports higher zoning. These properties were in use as a service station, tire repair shop, repair garage for the school district, convenience store, carpentry shop, warehouse, retail store, boat repair, video rental, single family home and currently being used by Camas produce, to name a few uses. Parcels are flanked by SR-500 to the west, Mill Pond to the east, open space owned by the City to the north, a mobile-home park a commercial outfit and a single family home to the south. Historically this area has been and currently continues to be a mixed-use area.

Under current zoning, we will not be able to fully occupy the approved building envelope. With the mixed-use zone or one that is appropriate, the Specialty Produce piece of the approved proposal can then have the needed flexibility to occupy without any additional permitting. The use is permitted outright in the MX column of the land use table. This approval is needed to step in to the next phase of building design.

We thank you in advance for your support to move this request forward for City's consideration.

Thank you,

Manoj Kripalani
Camas Lakeland LLC

CC: Mayor Scott Higgins, City of Camas
Paul Dennis, President /CEO, CWEDA

ATTACHMENT – G

2012 Comprehensive Plan Amendments

Community Development Department
City of Camas
616 NE 4th Ave.
Camas, WA 98607

November 8, 2012

Dear Sarah,

The purpose of this letter is to request a change of zoning on my 4 lot “cluster” short plat that was originally zoned AG20 but was changed to a zoning designation of Community Commercial at the time of annexation to Camas.

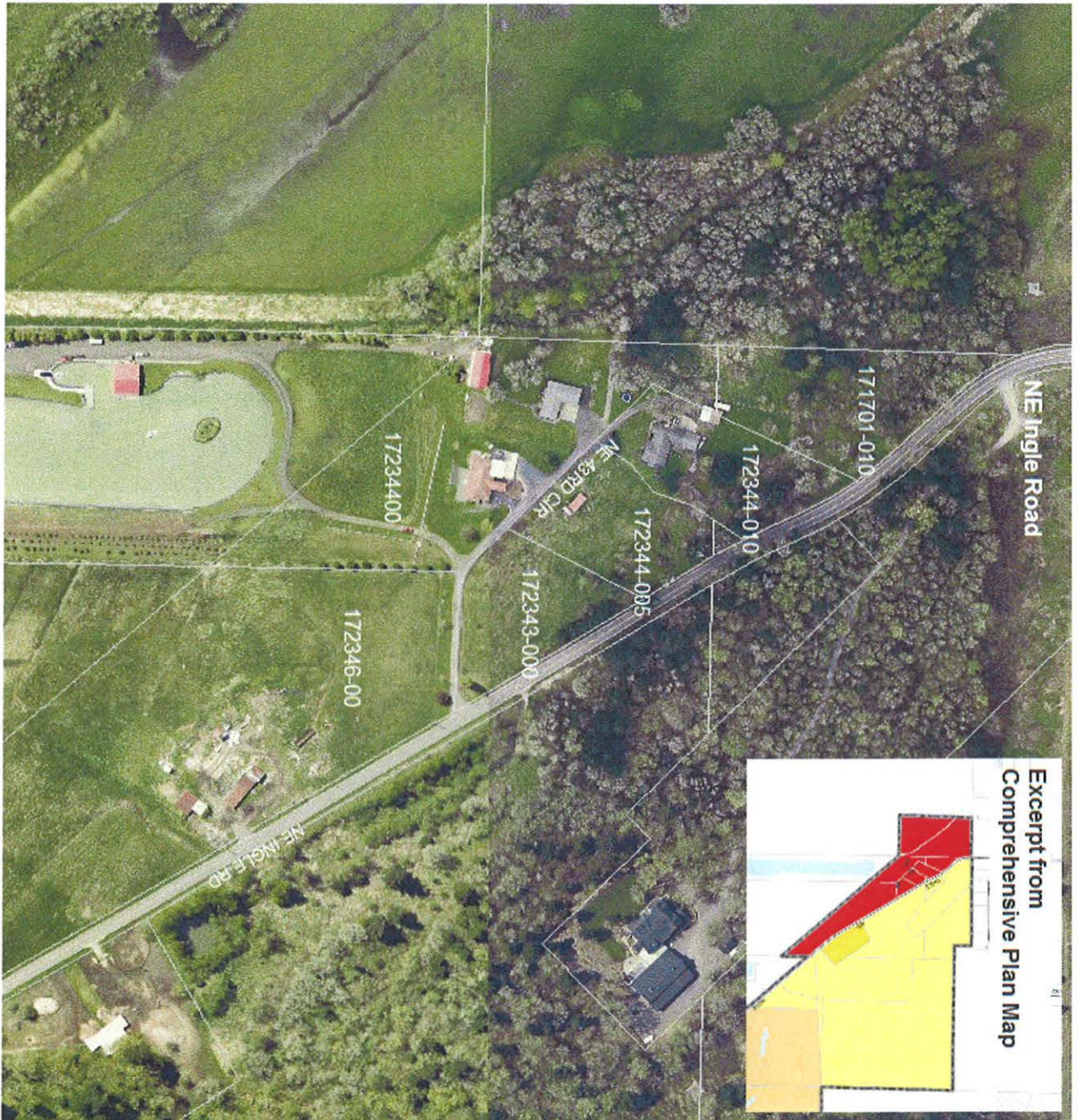
I am writing in response to the discussion I had with you and Phil on Nov. 6, 2012, regarding my property at 19913 NE 43rd Circle, Vancouver, WA 98682, (also described as Book 2, pg. 281, Lots 1, 2, and 4; Tax lots #171701.000, 171701.010, 172344.005, 172343.000, 172344.000; on the SE at the base of Green Mountain off Ingle Rd. at 43rd Circle). During our conversation you suggested that I should send information in writing regarding the problems I have encountered with the “Green Mountain ANNEX 07-0” annexation and subsequent zoning change and the ways that it has adversely affected my property and placed financial hardship on myself and my family.

I was attempting to refinance this parcel. During my time with a banking officer, I was told that my agricultural property was not just agricultural, but that it had been changed to “Community Commercial”, R10, and AG20 and that because of this they would not be able to loan on my property at all! I understand, in speaking with you, that this change was made during the Green Mountain Annex 07-00 which went into effect in 2008. We were not opposed to being annexed into Camas, but were not advised of any zoning changes at all. This places a financial hardship on us since we are unable to attain financing.

This property was initially subdivided as a short plat in or around 1988 using the “cluster law”. I currently own Lots #1, 2, and 4. Lot 3 is owned by Pat Lydon who is equally concerned about this situation. Lots #1, 2, and 3 are all between 1 and 1 ½ acres in size, while lot 4 contains the large remainder of the initial 31 acres and currently holds 1 home and 1 caretaker home. The property is serviced and accessible only by NE 43rd circle, which is a private road. It is a dead end road which meets Ingle Rd. at a skewed angle in a severely sloped area with difficult access, **which is not suited to commercial use**. Due to the lay of the land it is not reasonable to bring access in from any other direction off of 199th Ave/Ingle Rd.

Therefore, I am asking for the City to change my zoning designation back to a comprehensive plan designation of “Single Family-low” and zoning of R-20, which is what the current owners want, and is most suited to the geographic constraints on the property.

Thank-you,
Steve Adams,
and Pat Lydon



ATTACHMENT – I

2012 Comprehensive Plan Amendments

COUNTY PROPERTIES EAST LLC

4600 N. E. Camas Meadows Drive, Suite 200

Camas, WA 98607

Phone: (360) 699-4724

Fax: (360) 737-6799

October 10, 2012

Ms. Sarah Fox
Senior Planner
City of Camas
6166 N. E. Fourth Avenue
P. O. Box 1055
Camas, WA 98607

Reference: City of Camas – Dwyer Creek Master Plan Update

Dear Sarah:

Thank you for allowing us to provide you with our proposed changes to the existing Dwyer Creek Master Plan. It is beneficial for us to work together to achieve the goal of developing this area into a vibrant mix of businesses, residential and commercial properties; we appreciate the City's willingness to help us accomplish that goal.

On January 28-29, 2011, County Properties East representatives met with the City of Camas Council and Staff to present and discuss an updated master plan for the properties owned by County Properties East and Vanport Manufacturing (please note attached Exhibits A1 and A2). Since that time we (County Properties East) have updated our Master Plan as reflected in attached Exhibit B and Vanport has updated their Master Plan for their properties as well. The ultimate goal of the master plan change was to maintain maximum flexibility for the future development of our property. Our marketing materials state "Live Here, Work Here, Play Here". Business owners can locate their businesses in our Class A office buildings, their employees can live in our residential development(s), as well as play golf at the championship Camas Meadows Golf Course, walk/run/bike the Heritage Trail, kayak and/or enjoy other water sport participation on Lacamas Lake, or run/walk/bike along the sidewalks or roadways built in and around the Golf Course. We are providing a "Life Style".

In order to continue with our plan we would respectfully request that the zoning be updated as follows:

- In our preliminary submittal for development of Tax Lot 172974-000 (approximately 11.93 acres) we have outlined development of a portion of the site with an approximate 98,700 sq. ft. Light Industrial building (please note Exhibit C), plus set aside an area of approximately 3.14 acres for higher end golf course residential development. A boundary line adjustment would be recorded in order to separate the two uses. A

Page 2

Ms. Sarah Fox

Senior Planner

City of Camas

Reference: City of Camas – Dwyer Creek Master Plan Update

October 10, 2012

buffer would be built between the two developments so that the light industrial use does not create issues with the residential use. There are limited (if any) golf course residential lots existing in Clark County at this time and because of the steeper slopes adjacent to the golf course as well as the lack of inventory we felt that the use would work well. The requested change would be for the rezone of the area we have outlined on the attached Exhibit C as residential – R-10.

- Develop a portion of tax lot 172967-000 as outlined on attached Exhibit B. We have envisioned this highland area being developed into Golf Course attached cottages (around a hoteling/moteling concept) available for short or longer term rentals by golfing groups or other business travelers/family groups on vacation/snow birds here for the summer (timeline envisioned up to approximately 4 months); access to and from the cottages would be by golf cart from the clubhouse, with any required parking being provided at the golf course clubhouse. No services (restaurant/meeting rooms etc.) would be provided in the cottage development – those will be made available at the golf course clubhouse. The requested change would be for the rezone of that area to Business Park (it appears that Business Park zoning will allow this use), or the zoning that will allow a flexible long term use of the cottages.
- Develop tax lots 175934-000 and 175977-000 (approximately 10.95 acres) into Multifamily – 10/18 – envisioning a type of planned residential development providing permanent and potentially temporary residents with housing in a dual gated, resort type of setting with a fitness center that could be utilized by other golf course members, area business and building owners and their employees, as well as the nearby golf course home owners. The housing would attract younger professional families and (upcoming or recent) retirees looking for second homes, or permanent residences. The typical amenity-seeking retiree is married, well educated, newly retired (or will be retired), in good health, and has ample financial resources and is very interested in the State of Washington personal tax benefits. The younger families are also well educated, in good health, have ample financial resources and are looking for good educational opportunities for their children, ample recreational opportunities, and quality of life. The City of Portland and its various amenities provides, within an easy twenty (20) minute drive, added benefit to both groups.

The requested change would be for the rezone of that area to Multi-Family 10/18 or a like zoning that provides the “flexibility” to develop this type of product.

Page 3

Ms. Sarah Fox

Senior Planner

City of Camas

Reference: City of Camas – Dwyer Creek Master Plan Update

October 10, 2012

These two tax lots are not suitable for light manufacturing/business park development due to challenging grades and the location.

We feel that our requested changes to the master plan will enhance the Camas Meadows area while still providing an adequate amount of land for future light manufacturing/business park development/job creation. The City's planned future roadway development will allow excellent ingress/egress opportunities for everyone within the Camas Meadows area.

Within the mission statement for Camas it states "The City of Camas commits to preserving its heritage, sustaining and *enhancing a high quality of life for all its citizens and developing the community to meet the challenges of the future. (We) take pride in preserving a healthful environment while promoting economic growth.*" Our proposed changes accomplish the goals outlined within the mission statement.

Thank you for allowing us to provide you with our proposed suggestions – we look forward to discussing them in more detail in the very near future.

Best Regards,

COUNTY PROPERTIES EAST, LLC

A handwritten signature in cursive script, appearing to read "Christine Wamsley", with a long horizontal flourish extending to the right.

Christine Wamsley

As a representative of County Properties East LLC

LCW/abm

Copy: Matt Olson

Enclosures

CITY OF CAMAS
COUNCIL/STAFF PLANNING MEETING
JANUARY 28-29-2011

CAMAS MEADOWS – MASTER PLAN UPDATE DISCUSSION

BACKGROUND – County Properties East/Vanport Manufacturing/Lake Development/Tom Shipler

Vanport Manufacturing/Tom Shipler

- Original Investment --- prior to 1998
- Approximately 337 Acres delineated into five phases – three to include potential industrial development (as well as one visionary plan outlining new residential development) and two phases to include Camas Meadows Golf Course development and a trail dedication of over 20 acres
- Investment by both organizations in the millions -- original vision and planning, infrastructure (Camas Meadows Drive and other improvements), Golf Course Development, etc.
- Vanport Manufacturing continues to plan for development of property held in the Two Creeks Condominium, along Camas Meadows Drive, Goodwin Road, and Friberg Road

County Properties East

- 2005 Purchased Golf Course and Various Surrounding Properties
- Met with Council and Staff in 2006/2007 to review an updated area master plan and outline long term development intentions
- 2006 – 2011 – Developed Approximately 126,000 sq. ft. of Class A Suburban Office Space (an additional 6,000 sq. ft. will be completed summer 2011)
 - Investment To Date:
 - Land: \$2.4M
 - Buildings : \$18M
 - Infrastructure to include, water, sewer, storm, high speed fiber, : \$4.0M
 - Recreational – Camas Meadows Golf Course: \$11M
 - Job creation – approximately 500 Permanent jobs (which includes jobs provided at Camas Meadows Golf Course), PLUS 500 construction jobs over the past five years (including in 2009 and 2010)
- December 2010 – Purchased Two Creeks Condominium Project (structures previously owned by Columbia Credit Union)
 - Will Invest a minimum of \$6M in the existing developed property

ROUNDTABLE DISCUSSION – UPDATED “FLEXIBLE” CAMAS MEADOWS MASTER PLAN

- Existing Uses (68% of the developable area included in the Camas Meadows Master Plan (approximately 337 acres) :
 - Class A Suburban Office space –for lease – Approximately 4.75 Acres
 - 3 Owner Occupied Office Buildings – Approximately 6.17 acres
 - Camas Meadows Championship Golf Course(recreation) – Approximately 225 Acres
 - Condominium Project (25% Complete) – Approximately 5 Acres

(3% Business Park/Industrial Development; 1% residential/multi-family; 64% recreation)
- Future Developable Land Locations –(without wetland and/or other non-developable land deducted) – 32% of developable land
 - Camas Meadows Drive
 - Camas Meadows Golf Course
 - Two Creeks
 - Goodwin and Friberg Road
 - Potential Job Growth ----LBP sites – plus 1,400 Permanent Jobs (plus construction jobs created during development, etc.)
- Purpose of Update
 - Economy, Market, Flexibility – Create a More Realistic Development Goal for the City of Camas and Area Investors
 - Infrastructure Costs – Public Private Partnerships
 - Economic Development (return on investment)

Proposed Changes: Discussion

Overview

Infrastructure – Friberg Road – Public/Private Partnership

Two Creeks – Undeveloped Property – approximately 14 acres – residential development to include more flexible designs such as potentially upscale detached and attached townhomes, and R-5 single family.

Addition of Residentially Zoned Property

- Add a residential element to the currently zoned LI/BP property adjacent to the golf course – R10 – (privacy, buffer, etc.) Note: Difficult and expensive to develop LI/BP economically due to the sloped and sensitive areas – lower land area of current sites potentially more conducive to residential development
- 10 acre zoned LI/BP parcel (SE of Clubhouse – corner of Payne Road and east end of Camas Meadows Drive) re-designated as high density multifamily – MF-18/24
- Add an additional higher density residential element NW of the golf course clubhouse – approximately 10 acres – MF 10/18

Recreation:

- Work with the City of Camas Staff to create a connection to the Heritage Trail from Camas Meadows Drive
-

Wetland Mitigation – Recapture certain areas for addition of recreation element-permit request as required by October 2004 SLO

- Two Creeks - Tennis Courts/Sport Courts/Other

EXHIBIT A2



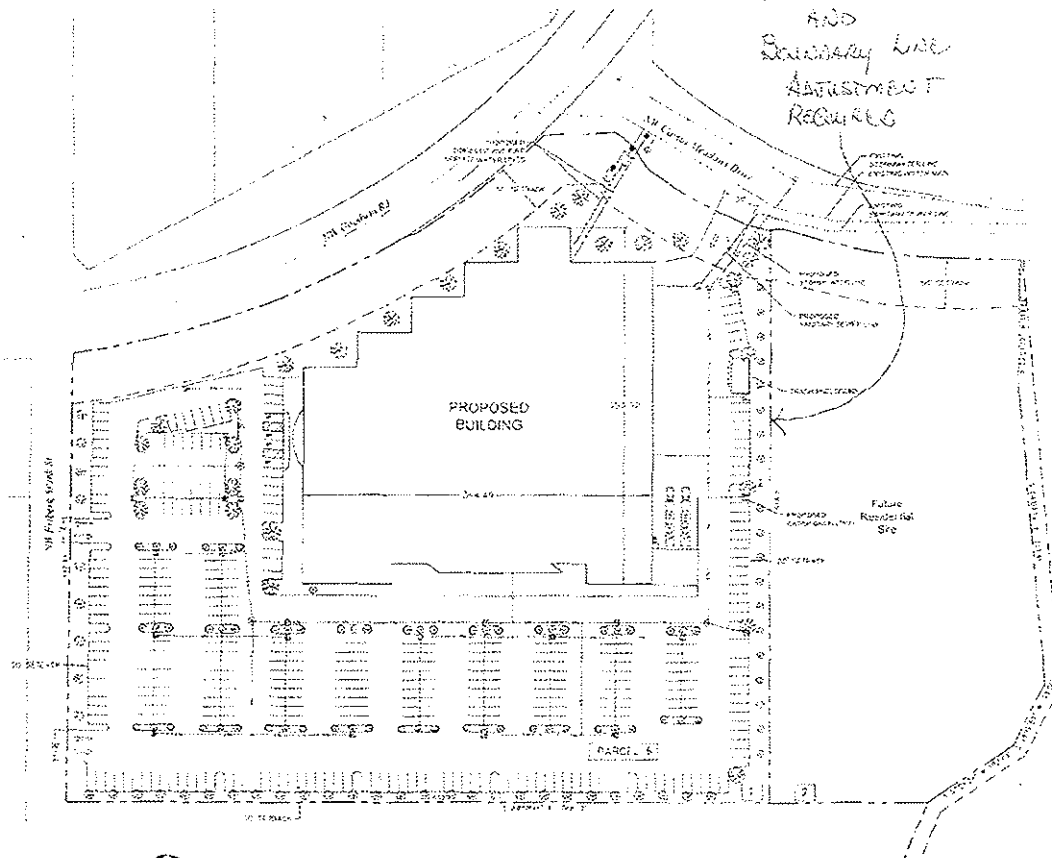
EXHIBIT B



PBS
Engineering •
Science • Arts
12 Ounce VHS
Available While
Supplies Last
\$4.95 + \$3.50 S/H
\$8.45 + \$3.50 S/H

[illegible]

SITE VICINITY MAP

[illegible]

APRILIAN CONTACT

PRR ENGINEERING - ENVIRONMENTAL
 INCORPORATED
 120 MAIN STREET
 VANCOUVER, WA. 98601
 PH: 360.690.4771
 FAX: 360.690.0764
 E-MAIL: ST.BRANDEN@PRR-ENG.COM

CALL
214-343-5545
214-343-5545
214-343-5545

MODEL #	1272420
SITE AREA	11.7 ACRES
ZONING OVERLAY	PLANNED INDUSTRIAL DEVELOPMENT OVERLAY
ZONING DISTRICT	U2P
QUARTER SECTION	NE 1/4 OF SE 1/4 OF T20R12E

COUNTY PROPERTIES EAST LLC --- LOT 6
NW CAMAS MEADOWS DRIVE & NE GOODWIN ROAD
CAMAS, WASHINGTON 98607

CONCEPTUAL
SITE
PLAN

SP-1

CIVIL DRAWINGS

ATTACHMENT – J

2012 Comprehensive Plan Amendments

October 8th, 2012

Camas Community Development

Re: Zoning Review: 6101 NW Nightshade, Camas, WA 98607

Attention: Sarah Fox and Phil Bourquin

This letter is being written to request zoning changes for the property located at 6101 NW Nightshade, Camas, WA. 98607. The property consists of approximately 56+acres and currently zoned light industrial/business park, with 5.5 acres zoned residential. We are proposing the following in light of the upcoming deadline for zoning changes.

The properties current user is the Chinook Archery Club. The property has some obstacles which could make development in its current zoning become precarious.

- 1) From the wet land study we have approximately 17.5 Acres of category II wetlands which included the buffers. *Which all can be mitigated off site.
- 2) There is a proposed road that would cut thru the center of the property connecting Parker and Camas Meadows Drive.
- 3) Also PP&L easement runs North and South which may not be an issue for development.

Upon the review of the City of Camas Comprehensive Plan adopted 2004 we are suggesting the following changes and keeping with-in the suggested rules and guidelines (page IV-3 reference to Policy LU-1, 2, and LU-6)

See Attached Map

Parcel A: 5.5 Acres currently zoned residential, we would like to change to regional commercial (RC). The reasoning behind this change is everything to the West across Payne Rd and the parcel just south, owned by Adam Kluka, is zoned regional commercial. According to the North Dwyer Creek Annexation there is a proposed east/west road that would separate this area and would give street frontage for a Regional Commercial area. It would seem logical to keep the zoning the same to encourage more acreage in this area for a regional commercial development, with egress and ingress abilities. (Reference: Overview pg. IV-1)

Parcel B: Approximately 10 acres we propose to be zoned high density R-24 to R-30 residential or multi-family which would be south of the proposed road. There is a great need for adult foster care/multi family housing. This area could be made into an over 50 community perhaps and being next to regional commercial would give support to businesses that might be developed in the 45 acres RC designation. The area would be on the most sloped part of the property and could accommodate underground parking for a multi - floor facility, hence the suggestion of increasing to an R-30 as used in other parts of Clark County to accommodate the building requirements etc. (Reference: Policy HO-9, pg. V-7)

Parcel C: Approximately 17.5 AC keeping this area LI/BP with **reduced** setbacks to accommodate 2 to 4 acre parcels similar to Logitech, to support the development of small business. Reducing the setbacks would help to make the property more developable for small business that may or may not want a large piece. The proposed road would give a natural egress and ingress for traffic management as well. (Reference to LU-09, and strategies LU 11, 12 and LU-13)

Parcel D: Approximately 3 to 5 acres on the NE corner adjacent to the Lacamas Shores residential development. We feel the highest and best use of this area would be to change to low density residential. The area is separated by a natural buffer. These lots would be right along the golf course and would be conducive to the adjacent residential area. We feel this would discourage any opposition to development of the other acreage. An idea would be to provide a road access down the east boundary with a buffer to separate the residential area of Lacamas Shores and help maintain the property values. (Reference H0-4, pg. V-5)

Parcel E: This wetland area is category II and approximates 17.5 Acres. All of this area could be mitigated by the developer and developed with either more residential or LI/BP. The ideal would be to add walking trails to keep the area in its natural state, similar to the trails along Lacamas Lake. (Reference Strategy HO-4 and HO-5)

If you have any other questions feel free to contact myself, Karen Dayley 360-910-4335
kdayley@prunw.com
or Adam Kluka 360-904-5567 akluka@prunw.com

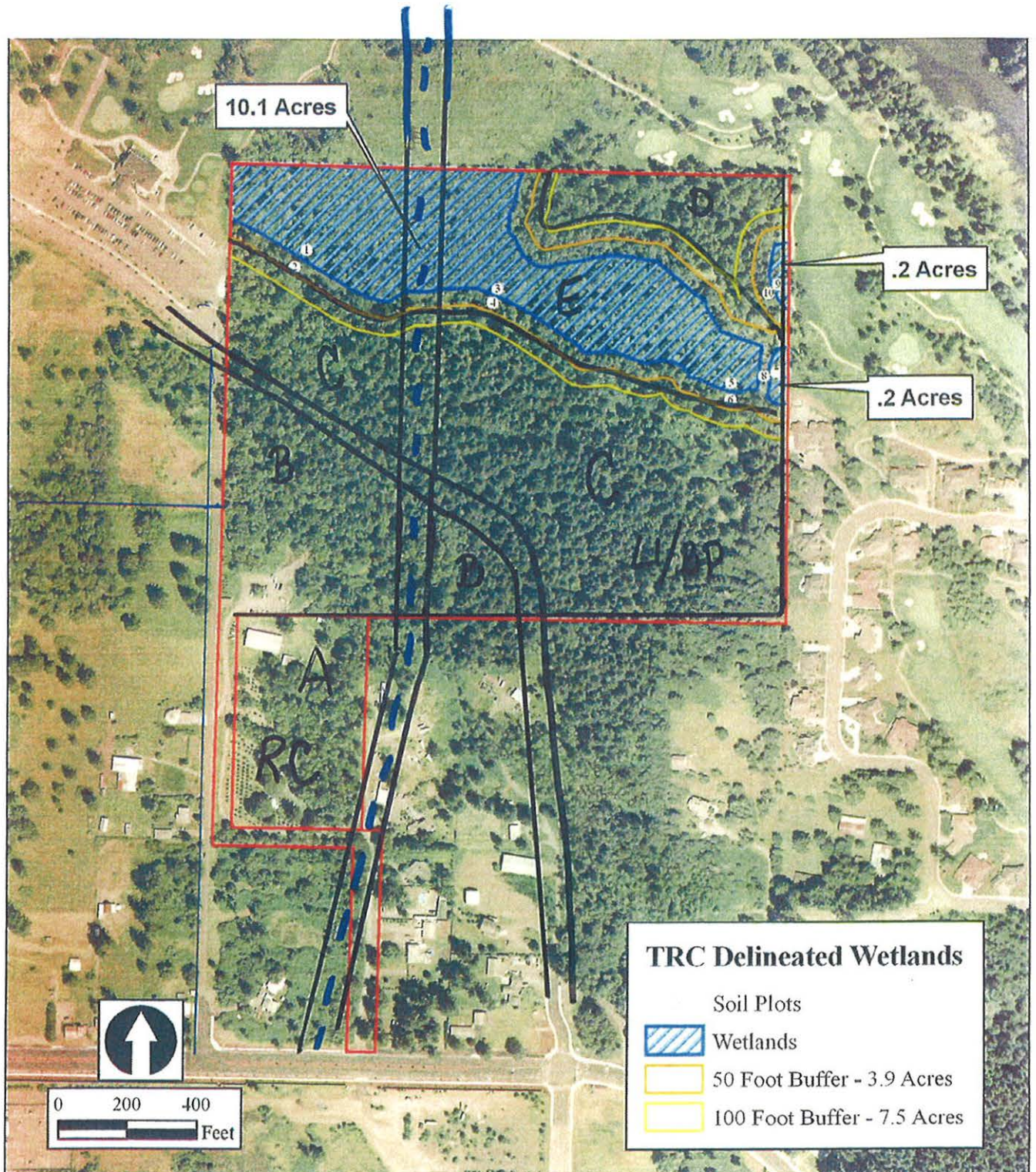
Cordially,

Karen Dayley and Adam Kluka
In behalf of the Chinook Land Owners Group, LLC

6101 NW Nightshade


PP & L Easement in blue

74550



SW 1/4 of Section 28 T2R3E WM

Serial Number: 175948-000
Owner: CHINOOK LAND OWNERS GRP LLC
Address: 542 NW 218TH AV

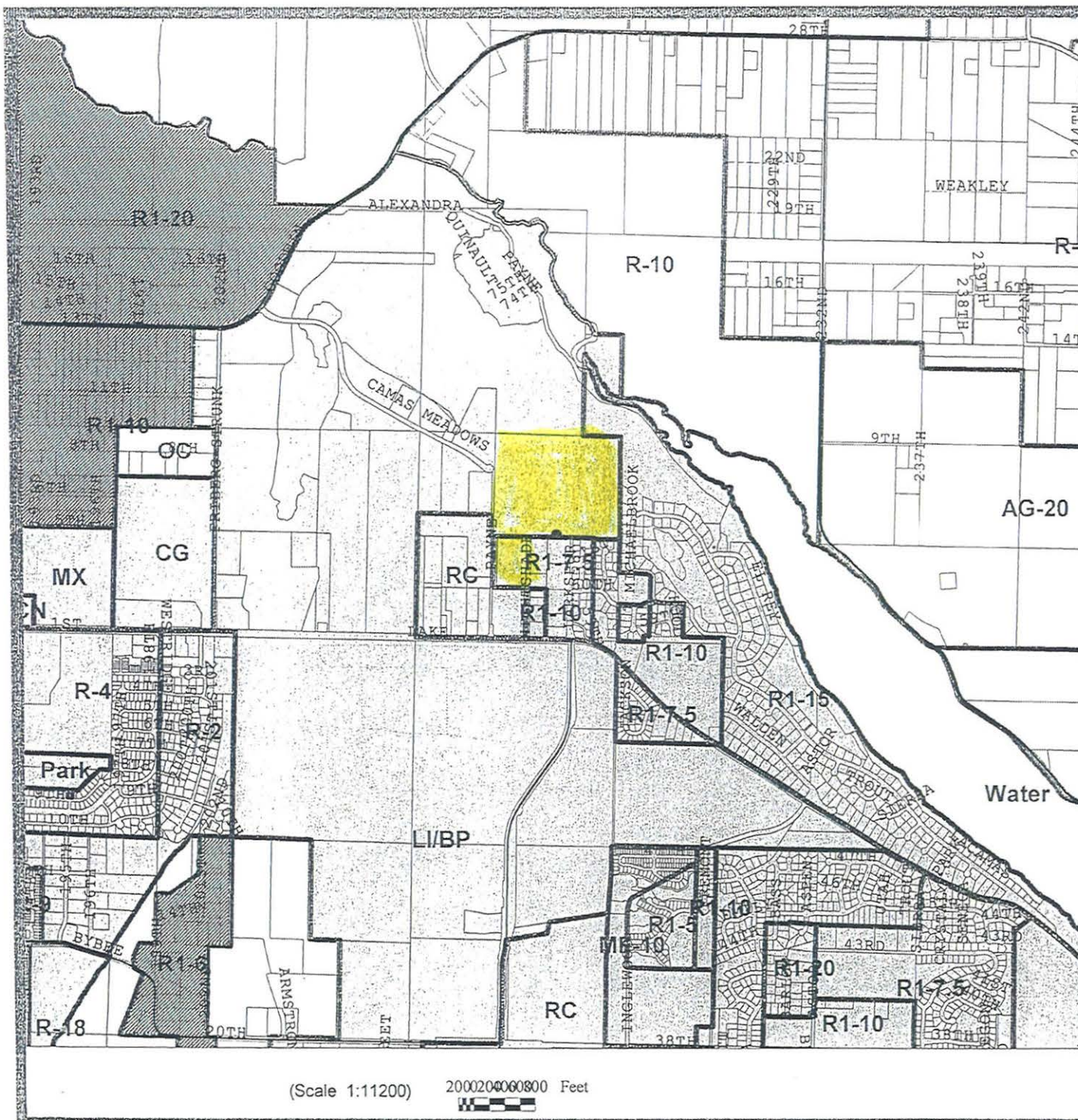
 Incorporated

Columbia Title Agency



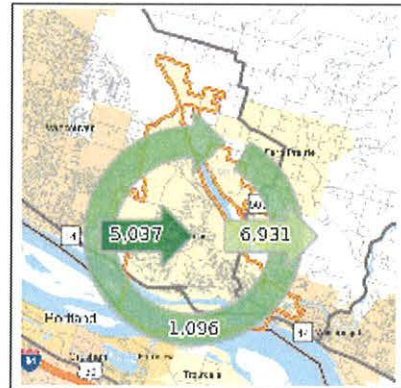
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



ATTACHMENT – K
2012 Comprehensive Plan Amendments

Inflow/Outflow Report

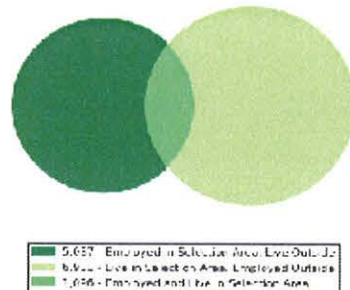


Inflow/Outflow Job Counts in 2009

Analysis Selection

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- ➔ Employed and Live in Selection Area
- ➔ Employed in Selection Area, Live Outside
- ➔ Live in Selection Area, Employed Outside



5,037 - Employed and Live in Selection Area
6,931 - Employed in Selection Area, Live Outside
1,096 - Employed and Live in Selection Area

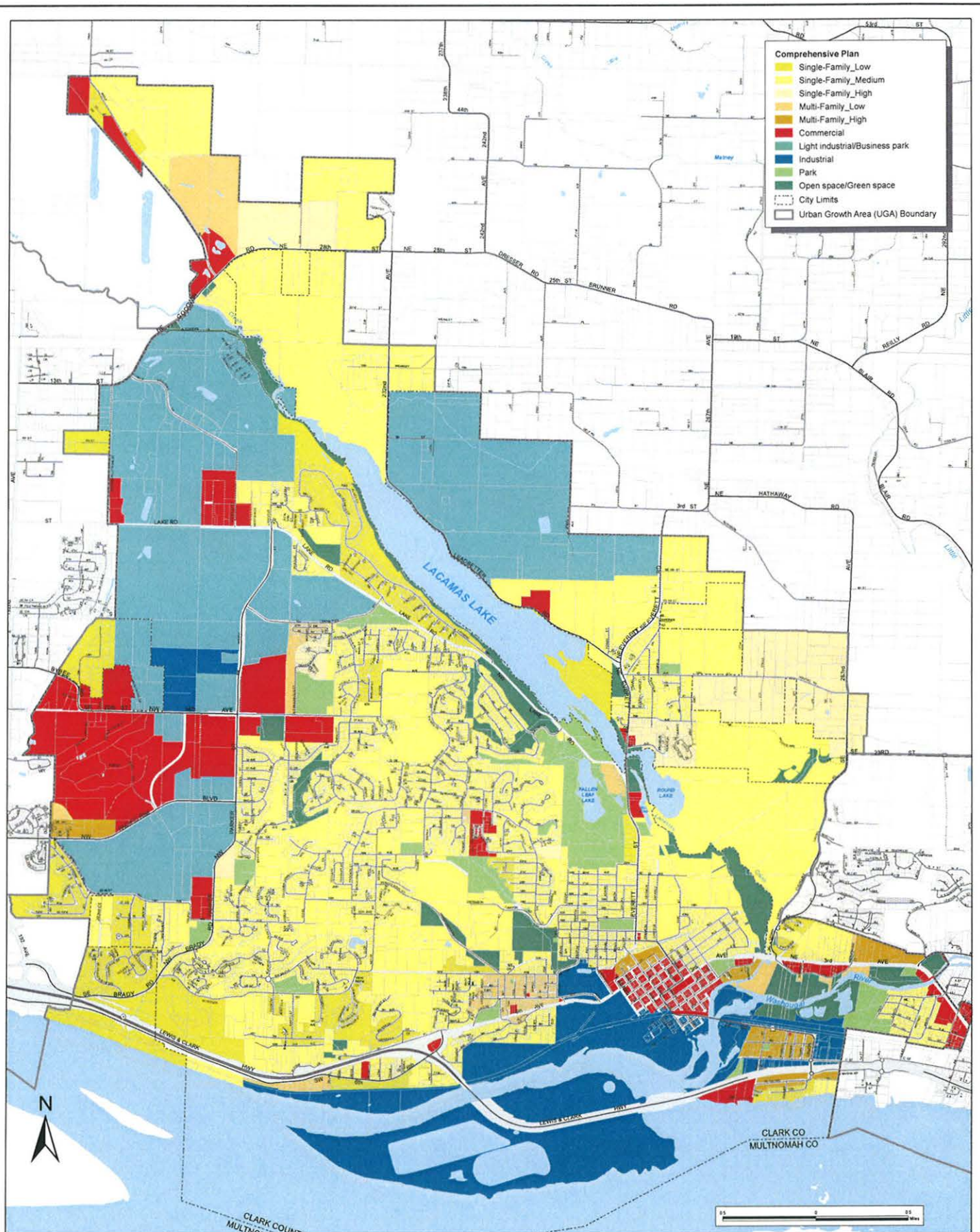
Inflow/Outflow Job Counts (All Jobs)

	2009	
	Count	Share
Employed in the Selection Area	8,133	100.0%
Employed in the Selection Area but Living Outside	5,037	82.1%
Employed and Living in the Selection Area	1,096	17.9%
Living in the Selection Area	8,027	100.0%
Living in the Selection Area but Employed Outside	6,931	86.3%
Living and Employed in the Selection Area	1,096	13.7%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2010).

Notes:

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and only available for 2009 and 2010 data.
2. Educational Attainment is only produced for workers aged 30 and over.



CAMAS COMPREHENSIVE PLAN



This map was prepared by City of Camas staff and is for informational purposes only. The City of Camas expressly disclaims liability for any inaccuracies that may be present. Users of this information should themselves check any details for accuracy.

Draw: 1/16/2012
 Path: C:\ProgramData\City of Camas\11625\and\City of Camas.mxd

Note: Information on this map was collected from various sources. The City of Camas expressly disclaims liability for any inaccuracies that may be present. Users of this information should themselves check any details for accuracy.





Note: Information on this map was collected from several sources. The City of Camas expressly disclaims liability for any inaccuracies that may be present. Users of this information should themselves check any details for accuracy.



ORDINANCE NO. 2666

AN ORDINANCE adopting revisions to the Comprehensive Land Use Map of the City of Camas and to the Zoning Map of the City of Camas.

WHEREAS, the City of Camas has heretofore adopted a Comprehensive Plan and Comprehensive Land Use Map as required by the provisions of RCW 36.70A, Revised Code of Washington, the Growth Management Act, and

WHEREAS, under Chapter 36.70A, Revised Code of Washington, the City is required annually to consider amendments to the land use element of the Comprehensive Plan and associated rezones, and

WHEREAS, the Planning Commission has conducted a public hearing on the requests for revisions submitted to the City, and has forwarded its recommendation to the City Council, and

WHEREAS, the City Council has conducted a public hearing on the requests for revisions,

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

Section I

The proposal includes changing the Comprehensive Land Use Map and Zoning Map to include park designations, which are currently designated as Single-family lands (generally). The proposed park designations are consistent with the City of Camas Comprehensive Plan (Table 4) page IV-2, which includes park and green space designations. The City Council hereby adopts the recommendation of the Planning Commission, and directs the Community Development Director to amend the Comprehensive Land Use Map to designate city park lands as either "Park" or "Open space/Green space". The Community Development Director is further directed to amend the Zoning Map of the City of Camas to designate city park lands as Neighborhood Park (NP), Special Use (SU) or Open Space (OS).

Section II

A request from property owners proposed to change the Comprehensive Plan and zoning designations for six parcels, located northwest of NE Ingle Road, with a combined 9.2 acres. The request is to amend the Comprehensive Plan and zoning from a current comprehensive plan designation of Commercial and associated zoning of Community Commercial (CC), to a

comprehensive plan designation of Single-Family Low with a concurrent zone change to R-20. The City Council hereby adopts the recommendation of the Planning Commission, and directs the Community Development Director to amend the Comprehensive Land Use Map to designate the 9.2 acres as Single-Family Low. The Community Development Director is further directed to amend the Zoning Map of the City of Camas to designate the 9.2 acres as Residential 20,000 (R-20).

Section III

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

PASSED BY the Council and APPROVED by the Mayor this _____ day of December 2012.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Community Development Department

PARK ZONING STAFF REPORT

TO: Mayor Higgins
City Council

FROM: Sarah Fox, Senior Planner on behalf of the city's Planning Commission

DATE: November 27, 2012 HEARING DATE: December 17, 2012

STATE AGENCY NOTICE: Confirmation of 60-day notice received by the Department of Commerce on October 11, 2012, with Material ID # 18549. SEPA Determination of Non-Significance (Non Project Action) comment period ended on October 23, 2012. The Washington State Department of Fish and Wildlife provided a comment during that time, which suggested that the park zoning codes include provisions for native planting within the landscape standards (Attachment "A").

Background

At a continued public hearing on November 20th, the Planning Commission forwarded a recommendation of approval for the amendments to Title 18 Zoning, to adopt Chapter 18.32 Park Zoning. Prior to this decision, the Parks Commission unanimously recommended approval of the amendments as written at their regular meeting on September 26th (See attachment "B").

The proposed amendments to Title 18 Zoning will provide development standards for parks consistent with the goals and policies of the 2007 Park, Recreation, and Open Space Comprehensive Plan.

Recommended amendments:

1. Amend Chapter 18.05 to include park zones.
2. Amend Chapter 18.07 to include park use table.
3. Adopt a new chapter to Title 18.

Amend Chapter 18.05 Zoning Map and Districts

Section 18.05.020 Districts designated

District	Symbol	Comprehensive Plan Designation
<u>Neighborhood Park</u>	<u>NP</u>	<u>Park</u>
<u>Special Use Park</u>	<u>SU</u>	<u>Park</u>
<u>Open Space / green space</u>	<u>OS</u>	<u>Open Space / green space</u>

Section 18.05.070 Park Zoning

The park zoning districts provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent neighborhoods and visitors. These districts apply only to city-owned parks.

Amend Chapter 18.07 Use Authorization

18.07.030 Table 2- Park land uses

<u>General Uses</u>	<u>NP</u>	<u>SU</u>	<u>OS</u>
1. <u>City-approved festivals, community events, and event center</u>	<u>P</u>	<u>P</u>	<u>X</u>
2. <u>Community and recreation centers</u>	<u>P</u>	<u>P</u>	<u>X</u>
3. <u>Community gardens</u>	<u>P</u>	<u>P</u>	<u>C</u>
4. <u>Concession stands</u>	<u>P</u>	<u>P</u>	<u>X</u>
5. <u>Open Spaces</u>	<u>P</u>	<u>P</u>	<u>P</u>
6. <u>Other buildings and structures to support park use</u>	<u>P</u>	<u>P</u>	<u>P</u>
7. <u>Other uses identified through the Park, Recreation and Open Space Comprehensive Plan</u>	<u>P</u>	<u>P</u>	<u>P</u>
8. <u>Parking areas/lots to serve park use</u>	<u>P</u>	<u>P</u>	<u>P</u>
9. <u>Pedestrian and multi-use trails</u>	<u>P</u>	<u>P</u>	<u>P</u>
10. <u>Recreation areas and facilities</u>	<u>P</u>	<u>P</u>	<u>C</u>
11. <u>Residence for park caretaker and accessory structures</u>	<u>C</u>	<u>P</u>	<u>P</u>
12. <u>Restrooms</u>	<u>P</u>	<u>P</u>	<u>P</u>
13. <u>Stages and band shells</u>	<u>P</u>	<u>P</u>	<u>X</u>
14. <u>Temporary Use</u>	<u>T</u>	<u>T</u>	<u>T</u>
<u>Utility Uses</u>			
15. <u>Public utilities, minor</u>	<u>P</u>	<u>P</u>	<u>P</u>
16. <u>Pumping station</u>	<u>C</u>	<u>P</u>	<u>P</u>
17. <u>Railroad tracks and facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>
18. <u>Communication facilities, minor</u>	<u>C</u>	<u>C</u>	<u>X</u>
19. <u>Communication facilities, major</u>	<u>X</u>	<u>X</u>	<u>X</u>

Adopt new Chapter 18.32 Park Zoning

(Please note that the entire chapter is proposed new text, and for readability purposes is not shown underlined as are the other amendments in this staff report.)

Sections:

18.32.010 Applicability

18.32.020 Permitted Uses

18.32.030 Development Standards

18.32.040 Site Plan and Design Review

18.32.010 Applicability

The regulations of this chapter apply only to city-owned parks.

18.32.020 Permitted Uses

Uses shall be allowed in accordance with Table 18.07.030-Table 2 *Park land uses*. Park use is also subject to the requirements and limitations of Chapter 12.32 Park Rules and Regulations.

18.32.030 Development Standards

- A. Lot Area. There is no minimum or maximum lot size in the Park zoning districts.
- B. Setbacks. The minimum setbacks are twenty feet.
- C. Building lot coverage. The maximum building lot coverage shall not exceed thirty-five percent of lot area, with the exception of community or recreation centers, where lot coverage shall not exceed sixty percent.
- D. Landscaping. All required yard setbacks shall be landscaped. Any storage areas visible to the right-of-way shall be screened. Parking area landscaping shall be consistent with CMC Chapter 18.13 Landscaping.
- E. Parking. The number and location of off-street parking shall be consistent with CMC Chapter 18.11 Parking.
- F. Signs. Signs shall be permitted according to the provisions of Chapter 18.15 Signs, under the commercial zoning standards.

18.32.040 Site Plan Review and Design Review

- A. Before a clearing, grading or building permit will be issued; Site Plan approval per Chapter 18.18 Site Plan Review is required. A phased site plan may be allowed in order to guide a new park development as funds and resources become available.
- B. When Design Review is applicable; the Parks & Recreation Commission shall conduct design review and find that the development is generally consistent with the design standards of CMC Chapter 18.19 Design Review, guidelines and principles for commercial and mixed uses.

Recommendations

That City Council review the amendments, conduct a public hearing, deliberate, and render a decision on the following:

- Amend Section 18.05.020 Districts designated;
- Add Section 18.05.070 Park Zoning;
- Amend Chapter 18.07 to include 18.07.030 Table 2- Park land uses; and
- Adopt a new chapter to Title 18, Chapter 18.32 Park Zoning.

Attachments

- A. Email correspondence from George Fornes, Washington State Department of Fish and Wildlife, October 22, 2012.
- B. Parks Commission minutes from September 26, 2012

Sarah Fox - Fwd: RE: City of Camas SEPA Determination (SEPA12-12)

From: Community Development
To: Sarah Fox
Date: 10/22/2012 11:20 AM
Subject: Fwd: RE: City of Camas SEPA Determination (SEPA12-12)
CC: Phil Bourquin

Below is a SEPA comment regarding the Comprehensive Plan Amendments:

>>> On 10/22/2012 at 9:53 AM, in message
<4BADD8365872A4DA2FA111AC6388A3ED75CC0@WAXMXOLYMB004.WAX.wa.lcl>, "Fomes, George L (DFW)"
<George.Fomes@dfw.wa.gov> wrote:

Dear Staff of the City of Camas,

Thank you for providing the Washington Department of Fish and Wildlife (WDFW) an opportunity to review the proposed code amendments. We appreciate the reference to WDFW guidance on landscaping for the benefit of wildlife within the section on business parks (18.37.040 (C)).

A similar provisions could be added under the chapter on park zoning to encourage native landscaping in parks. As it is currently written, section 18.32.030(E) calls for compliance with CMC Chapter 18.13 Landscaping. Chapter 18.13 has no explicit preference for native species, so this could be an opportunity to encourage natural, native plant communities in parks.

Thanks again,

George Fomes

Priority Habitats and Species Biologist
Washington Dept. of Fish and Wildlife
2108 Grand Blvd., Vancouver, WA 98661
(360) 906-6731, George.Fomes@dfw.wa.gov

PHS on the Web: <http://wdfw.wa.gov/mapping/phs/>

From: Community Development [mailto:communitydevelopment@ci.cameras.wa.us]



Parks & Recreation Commission
4:00 P.M.
September 26, 2012

CALL TO ORDER: Steve Lorenz

Present: Eunice Abrahamsen, Juli Bradley, Cassie Marshall,
Mark Nickerson and Melissa Smith

Excused: Brent Erickson and David Gast

Staff Present: Jerry Acheson, Sarah Fox, Susan Newlove and Denis Ryan

Public: Brian Potter

A motion was made by Bradley, seconded by Abrahamsen, and carried that the minutes of the general meeting of June 27, 2012, be approved as written.

PARK ZONING

Sarah Fox presented the City's current zoning map, which displays park lands but not park zones. Fox stated that the City's parks are subject to development standards of residential zones and certain uses may be prohibited. Zoning requires codes so Fox and Acheson compiled park codes modeled after other cities codes. Fox requested on behalf of the Planning Commission that certain uses in the parks zones be reviewed. Acheson confirmed that the uses were zoned appropriately. Fox displayed a map of the proposed park zoning with colors indicating three different zones and she presented the proposed code amendments. In response to Smith, Fox stated that the three zones would be consistent with the parks and general comprehensive plans.

A motion was made by Marshall, seconded by Abrahamsen, and carried to adopt the new chapter 18.32 Park Zoning and forward to Council.

A motion was made by Bradley, seconded by Abrahamsen, and carried to approve the map as shown.

2013 PROPOSED BUDGET

Acheson distributed the 2013 proposed budget and noted a change from last years' budget under Participant Recreation, in which the additional funding will transfer to the operation of the Lacamas Lodge. He stated that general parks, trails and open spaces have a budget consistent with 2012 and the GMA projects include the Lacamas Lake Conference Center, Heritage Park Boat Launch phase 2, Parks and Recreation Comprehensive Plan, parks and trails.

ORDINANCE NO. 2667

AN ORDINANCE amending Chapter 18.05 to include park zones, amending Chapter 18.07 to include a park use table, and adopting a new Chapter to Title 18 of the Camas Municipal Code.

The Council of the City of Camas do ordain as follows:

Section I

Camas Municipal Code Section 18.05.020 is hereby amended to provide as follows:

District	Symbol	Comprehensive Plan Designation
<u>Neighborhood Park</u>	<u>NP</u>	<u>Park</u>
<u>Special Use Park</u>	<u>SU</u>	<u>Park</u>
<u>Open Space / green space</u>	<u>OS</u>	<u>Open Space / green space</u>

Section II

Section 18.05.070 of the Camas Municipal Code is hereby amended to provide as follows:

18.05.070 Park Zoning: The park zoning districts provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent neighborhoods and visitors. These districts apply only to city-owned parks.

Section III

Section 18.07.030 - Table 2 of the Camas Municipal Code is hereby amended to provide as follows:

General Uses	<u>NP</u>	<u>SU</u>	<u>OS</u>
1. <u>City-approved festivals, community events, and event center</u>	<u>P</u>	<u>P</u>	<u>X</u>
2. <u>Community and recreation centers</u>	<u>P</u>	<u>P</u>	<u>X</u>
3. <u>Community gardens</u>	<u>P</u>	<u>P</u>	<u>C</u>
4. <u>Concession stands</u>	<u>P</u>	<u>P</u>	<u>X</u>

5. <u>Open Spaces</u>	<u>P</u>	<u>P</u>	<u>P</u>
6. <u>Other buildings and structures to support park use</u>	<u>P</u>	<u>P</u>	<u>P</u>
7. <u>Other uses identified through the Park, Recreation and Open Space Comprehensive Plan</u>	<u>P</u>	<u>P</u>	<u>P</u>
8. <u>Parking areas/lots to serve park use</u>	<u>P</u>	<u>P</u>	<u>P</u>
9. <u>Pedestrian and multi-use trails</u>	<u>P</u>	<u>P</u>	<u>P</u>
10. <u>Recreation areas and facilities</u>	<u>P</u>	<u>P</u>	<u>C</u>
11. <u>Residence for park caretaker and accessory structures</u>	<u>C</u>	<u>P</u>	<u>P</u>
12. <u>Restrooms</u>	<u>P</u>	<u>P</u>	<u>P</u>
13. <u>Stages and band shells</u>	<u>P</u>	<u>P</u>	<u>X</u>
14. <u>Temporary Use</u>	<u>T</u>	<u>T</u>	<u>T</u>
<u>Utility Uses</u>			
15. <u>Public utilities, minor</u>	<u>P</u>	<u>P</u>	<u>P</u>
16. <u>Pumping station</u>	<u>C</u>	<u>P</u>	<u>P</u>
17. <u>Railroad tracks and facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>
18. <u>Communication facilities, minor</u>	<u>C</u>	<u>C</u>	<u>X</u>
19. <u>Communication facilities, major</u>	<u>X</u>	<u>X</u>	<u>X</u>

Section IV

A new Chapter 18.32- Park Zoning, is hereby added to the Camas Municipal Code provide as follows:

Sections:**18.32.010 Applicability****18.32.020 Permitted Uses****18.32.030 Development Standards****18.32.040 Site Plan and Design Review****18.32.010 Applicability**

The regulations of this chapter apply only to city-owned parks.

18.32.020 Permitted Uses

Uses shall be allowed in accordance with Table 18.07.030-Table 2 *Park land uses*. Park use is also subject to the requirements and limitations of Chapter 12.32 Park Rules and Regulations.

18.32.030 Development Standards

- A. Lot Area. There is no minimum or maximum lot size in the Park zoning districts.
- B. Setbacks. The minimum setbacks are twenty feet.
- C. Building lot coverage. The maximum building lot coverage shall not exceed thirty-five percent of lot area, with the exception of community or recreation centers, where lot coverage shall not exceed sixty percent.
- D. Landscaping. All required yard setbacks shall be landscaped. Any storage areas visible to the right-of-way shall be screened. Parking area landscaping shall be consistent with CMC Chapter 18.13 Landscaping.
- E. Parking. The number and location of off-street parking shall be consistent with CMC Chapter 18.11 Parking.
- F. Signs. Signs shall be permitted according to the provisions of Chapter 18.15 Signs, under the commercial zoning standards.

18.32.040 Site Plan Review and Design Review

- A. Before a clearing, grading or building permit will be issued; Site Plan approval per Chapter 18.18 Site Plan Review is required. A phased site plan may be allowed in order to guide a new park development as funds and resources become available.
- B. When Design Review is applicable; the Parks & Recreation Commission shall conduct design review and find that the development is generally consistent with the design standards of CMC Chapter 18.19 Design Review, guidelines and principles for commercial and mixed uses.

Section V

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 _____, 2012.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

2013

CAPITAL FACILITIES PLAN

LIST UPDATE

Capital Facilities Plan
2013

12/3/12

Year - 2013	Total Project	Funding Sources										Impact Fees	Total Funds
		General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Water/Sewer Capital	REET		
Dept. - STREET/STORM													
<i>Facilities</i>													
38th Ave/SE 20TH ST IMP ARMSTRONG TO 192ND	\$ 3,550,000						683,000	3,550,000					\$ 3,550,000
NW 38TH ARMSTRONG TO PARKER	4,090,000							1,100,000				2,307,000	4,090,000
PAVEMENT MGMT PROGRAM	300,000										300,000		300,000
NW 6TH AVE-NORWOOD TO ADAMS/TRAFFIC SIGNAL	1,750,000						1,094,000	500,000				155,000	1,750,000
NW FRIBERG/STRUNK IMPROVEMENT	3,950,000	145,000						1,435,000				2,370,000	3,950,000
NW FRIBERG SIGNAL	260,000	165,000						95,000					260,000
NE GOODWIN RD 13TH TO CAMAS MEADOWS DR	1,000,000							400,000				600,000	1,000,000
LAKE ROAD EVERETT TO LACAMAS LANE	3,000,000							2,400,000			600,000		3,000,000
STORM UTILITY SYSTEM REHAB MISC	100,000				100,000								100,000
STORM CAPITAL PLAN	50,000				50,000								50,000
STORM VACTOR FACILITY IMPROVEMENTS	200,000				50,000			150,000					200,000
<i>Equipment</i>													
SUBTOTAL	\$ 18,250,000												\$ 18,250,000
Dept. - WATER/SEWER/UTILITIES													
<i>Facilities</i>													
MISC. WATER MAIN REPLACEMENT	\$ 75,000									75,000			\$ 75,000
WWTP PHASE 2B	3,500,000						3,500,000						3,500,000
2.0 MG GREGG RESERVOIR	2,200,000						2,200,000						2,200,000
BASIN 5 STEP BYPASS LINE TO PLANT	4,480,000						4,480,000						4,480,000
CROWN WATER PS UPSIZE (city)	262,400									262,400			262,400
SR-3 TREATMENT PLANT PAC UPGRADE	60,000									60,000			60,000
SEWER PUMP STATION REHAB	250,000									250,000			250,000
944 ZONE SURFACE SOURCE	8,000,000							8,000,000					8,000,000
SUBTOTAL	\$ 18,827,400												\$ 18,827,400
Dept. - GENERAL GOVT.													
<i>Equipment</i>													
OP'S CENTER OFFICE ANNEX PURCHASE	\$ 35,000		35,000										35,000
TECHNOLOGY UPGRADES	75,000										75,000		75,000
SUBTOTAL	\$ 110,000												\$ 110,000
Dept. - PARKS													
<i>Facilities</i>													
LACAMAS LAKE LODGE	\$ 1,750,000						1,450,000		300,000				\$ 1,750,000
3RD AVE TRAILHEAD DESIGN/PERMIT	20,000											20,000	20,000
GOODWIN TRAILHEAD PERKING ADDITION (ACQUISITION/PRE-DESIGN)	80,000											80,000	80,000
PARKS LANDS PURCHASE	200,000										100,000	100,000	200,000
COMMUNITY CENTER PARKING LOT PURCHASE	30,000							30,000					30,000
TRAILS & TRAILHEAD ACQUISITION/CON	100,000										50,000	50,000	100,000
OPEN SPACE ACQUISITION	150,000											150,000	150,000
HERITAGE PARK PHASE 2	110,000										55,000	55,000	110,000
FALLEN LEAF LAKE PARK ACCESS IMPR	25,000											25,000	25,000
MAJOR CAPITAL MAINTENANCE	50,000											50,000	50,000
SUBTOTAL	\$ 2,515,000												\$ 2,515,000
Dept. - POLICE													
<i>Facilities</i>													
HVAC IMPROVEMENTS	\$ 300,000							100,000	50,000		150,000		\$ 300,000
PARKING LOT SECURITY FENCE	60,000										60,000		60,000
SUBTOTAL	\$ 360,000												\$ 360,000
Dept. - FIRE													
<i>Equipment</i>													
AMBULANCE	\$ 150,000			150,000									\$ 150,000
SUBTOTAL	\$ 150,000												\$ 150,000
Dept. - LIBRARY													
<i>Equipment</i>													
WINDOWS/DOORS/CARPETS	75,000	75,000											75,000
COMPUTER DESKS & CHAIRS	20,000										20,000		20,000
LIBRARY MATERIALS	100,000										100,000		100,000
SUBTOTAL	\$ 195,000												\$ 195,000
GRAND TOTAL	\$ 40,407,400	385,000	35,000	150,000	200,000	-	13,407,000	17,760,000	350,000	647,400	1,510,000	\$ 983,000	\$ 40,407,400

**Capital Facilities Plan
2014**

12/3/12

					Funding Sources								
Year - 2014		General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Water/Sewer Capital	REET	Impact Fees	Total Funds
Dept. - STREET/STORM													
Facilities													
PAVEMENT MGMT PROGRAM	\$ 300,000										300,000		\$ 300,000
WOODBURN DRIVE	5,455,000								3,074,000			2,381,000	5,455,000
BYBEE ROAD REALIGNMENT EAST	1,247,000								624,000			623,000	1,247,000
SHARED PATH/BIKE/PED IMPROVE	100,000	100,000											100,000
NW BRADY 16 TO 25TH DESIGN/ROW	330,000								165,000		165,000		330,000
STORM UTILITY SYSTEM REHAB MISC	410,000				410,000								410,000
STORM CAPITAL PLAN	50,000				50,000								50,000
Equipment													
SUBTOTAL	\$ 7,892,000												\$ 7,892,000
Dept. - WATER/SEWER/UTILITIES													
Facilities													
MISC. WATER MAIN REPLACEMENTS	75,000									75,000			75,000
SEWER PUMP STATION REHAB	250,000									250,000			250,000
SUBTOTAL	\$ 325,000												\$ 325,000
Dept. - GENERAL GOVT.													
Equipment													
TECHNOLOGY UPGRADES	\$ 75,000										75,000		\$ 75,000
SUBTOTAL	\$ 75,000												\$ 75,000
Dept. - PARKS													
Facilities													
FALLEN LEAF COMPLEX	\$ 240,000							120,000			120,000		\$ 240,000
LOUIS BLOCH PARK LIGHTING UPGRD	150,000							100,000				50,000	150,000
SWIMMING POOL	350,000							300,000			50,000		350,000
CROWN PARK MASTER PLAN	\$ 90,000							45,000			45,000		\$ 90,000
ASH CREEK, PH 1	750,000									400,000	350,000		750,000
PARKS LANDS PURCHASE	500,000							300,000			100,000	100,000	500,000
TRAILS & TRAILHEAD ACQUISITION/CO	200,000									100,000	100,000		200,000
OPEN SPACE ACQUISITION	250,000							150,000				100,000	250,000
MAJOR CAPITAL MAINTENANCE	50,000									50,000			50,000
SUBTOTAL	\$ 2,580,000												\$ 2,580,000
Dept. - LIBRARY													
Equipment													
GATES COMPUTER EQUIPMENT REPL*	\$ 26,000	26,000											\$ 26,000
LIBRARY PARKING LOT PAVING	100,000										100,000		100,000
PARKING LOT PURCHASE	200,000										200,000		200,000
REPLACE INTEGRATED LIBRARY SYS	150,000	150,000											150,000
MATERIALS HANDLING SYSTEM ADD	60,000	60,000											60,000
MEETING ROOM SOUND SYSTEM	20,000	20,000											20,000
LIBRARY MATERIALS	120,000	120,000											120,000
SUBTOTAL	\$ 676,000												\$ 676,000
GRAND TOTAL	\$ 11,548,000	476,000	-	-	460,000	-	-	1,015,000	3,863,000	325,000	1,705,000	3,704,000	\$ 11,548,000

**Capital Facilities Plan
2015**

12/3/12

		Funding Sources										
Year - 2015		General/	Equipment	Emergency	Storm				Partnerships/	Water/Sewer		
	Total Project	Street Fund	Rental	Rescue Fund	Drainage	Bonds	Loan	Grants	Developer	Capital	REET	Impact Fees
Dept. - STREET/STORM												
<i>Facilities</i>												
PAVEMENT MGMT PROGRAM	\$ 550,000	250,000									300,000	\$ 550,000
PAC RIM/PARKER SIGNAL	260,000								54,000		50,000	260,000
SHARED PATH/BIKE/PED IMPROVE	100,000	100,000										100,000
NW ASTOR/11TH FOREST HOME RD TO MCINTOSH	1,828,100								1,828,100			1,828,100
NW BRADY 16 TO 25TH IMPROVEMENT	1,200,000								800,000		400,000	1,200,000
SHARED PATH/BIKE/PED IMPROVE	250,000							250,000				250,000
STORM UTILITY SYSTEM REHAB MISC	165,000				165,000							165,000
SUBTOTAL	\$ 4,353,100											\$ 4,353,100
Dept. - WATER/SEWER/UTILITIES												
<i>Facilities</i>												
WATER FILTER PLANT UPGRADES	\$ 3,500,000						3,500,000					\$ 3,500,000
JONES/BOULDER CRK TRANSMAN IMP	2,500,000						2,500,000					2,500,000
SR-2 BOULDER CREEK FISH SCREENS	35,000									35,000		35,000
T-1 FOREST HOME BS SITE ACQUISITION	50,000									50,000		50,000
D-4 UPH PRV ADJ/LOOPING NW ASTOR	323,000					323,000						323,000
D-5 BUTLER PRV, 8"	89,000									89,000		89,000
T-2 FOREST HOME BOOSTER STATION UPGRADE	200,000					200,000						200,000
T-3 FOREST HOME TRANSMAN UPGRADE	358,000					358,000						358,000
D-6 COUCH ST BOOSTER STATION	120,000					120,000						120,000
D-7 UPH LOOPING NW16TH TO NW 12TH AV	78,000					78,000						78,000
T-6 NUGA 544 ZONE-24" TRANSMAN	4,600,000					1,560,000			3,040,000			4,600,000
D-1 PIPELINE REPLACEMENT	150,000					150,000						150,000
S-1 LOWER PH RESERVOIR EVALUATION	80,000									80,000		80,000
WATER CONSERVATION PROGRAM	50,000									50,000		50,000
IN-CITY SEWER MAIN REHAB	1,200,000					1,200,000						1,200,000
LACAMAS CREEK PS UPGRADE (LOYAL LANDS)	160,000								160,000			160,000
PUMP STATION UPGRADES	150,000									150,000		150,000
NUGA SANITARY (CONSULTANT)	2,600,000					900,000			1,700,000			2,600,000
SUBTOTAL	\$ 16,243,000											\$ 16,243,000
Dept. - CEMETERY												
<i>Facilities</i>												
MEMORIAL GARDEN	\$ 50,000										50,000	\$ 50,000
SUBTOTAL	\$ 50,000											\$ 50,000
Dept. - GENERAL GOVT.												
<i>Equipment</i>												
TECHNOLOGY UPGRADES	\$ 75,000	75,000										\$ 75,000
SUBTOTAL	\$ 75,000											\$ 75,000
Dept. FIRE												
<i>Equipment</i>												
AMBULANCE RE-CHASSIS	150,000			150,000								150,000
AMBULANCE	150,000			150,000								150,000
FIRE ENGINE NORTH - LAKE	500,000						500,000					500,000
SUBTOTAL	\$ 800,000											\$ 800,000

**Capital Facilities Plan
2015**

12/3/12

Dept. - PARKS													
Facilities													
PARKS LANDS PURCHASE	\$ 500,000							300,000			100,000	100,000	\$ 500,000
OSTENSON CANYON PH 1	650,000										350,000	300,000	650,000
ASH CREEK PARK PH 2	650,000										350,000	300,000	650,000
IONE SPORTS PARK IMPROVEMENTS	2,500,000						1,000,000	1,500,000			100,000		2,500,000
DOROTHY FOX PLAYING FIELDS	200,000							100,000					200,000
TRAILS & TRAILHEAD ACQUISITION/CO	200,000										100,000	100,000	200,000
OPEN SPACE ACQUISITION	250,000						150,000					100,000	250,000
MAJOR CAPITAL IMPROVEMENTS	50,000										50,000		50,000
HERITAGE PARK DOCK	150,000						150,000						150,000
HERITAGE PARK CLUBHOUSE	270,000						135,000	135,000					270,000
SUBTOTAL	\$ 5,420,000												\$ 5,420,000
Dept. - LIBRARY													
Equipment													
CARPET *	\$ 75,000	75,000											\$ 75,000
UPHOLSTERED FURNITURE REPL	50,000	50,000											50,000
LIBRARY EQUIPMENT	100,000	100,000											100,000
LIBRARY MATERIALS	125,000	125,000											125,000
Equipment													
MINOR REMODELING & PAINTING **	400,000	400,000											400,000
SUBTOTAL	\$ 750,000												\$ 750,000
GRAND TOTAL	\$ 27,691,100	1,175,000	-	300,000	165,000	4,889,000	6,500,000	1,985,000	9,317,100	454,000	1,850,000	1,056,000	\$ 27,691,100
* \$50K TOTAL IN EXISTING CFP													
** 250K TOTAL IN EXISTING CFP													

Capital Facilities Plan
2016

12/3/12

	Funding Sources												
Year - 2016		General/	Equipment	Emergency	Storm	Funding Sources			Partnerships/	Water/Sewer			
	Total Project	Street Fund	Rental	Rescue Fund	Drainage	Bonds	Loan	Grants	Developer	Capital	REET	Impact Fees	Total Funds
Dept. - STREET/STORM													
Facilities													
TIF STUDY UPDATE	\$ 80,000	80,000											\$ 80,000
PAVEMENT MGMT PROGRAM	550,000	250,000									300,000		550,000
NW LEADBETTER DR PH 2 IMPR	700,000				100,000							600,000	700,000
NW 23RD IMPROVEMENTS	240,000	120,000							120,000				240,000
SHARED PATH/BIKE/PED IMPROVE	50,000	50,000											50,000
STORM UTILITY NPDES	250,000				250,000								250,000
SUBTOTAL	\$ 1,870,000												\$ 1,870,000
Dept. - WATER/SEWER/UTILITIES													
Facilities													
T-2 FOREST HOME BOOSTER STATION UPGRADE	\$ 264,800					264,800							\$ 264,800
SR-4 WELL 17 FEAS -CAMAS MEADOWS	50,000									50,000			50,000
D-1 PIPELINE REPLACEMENT	150,000									150,000			150,000
T-6 NUGA 544 ZONE-24" TRANSMAIN	2,441,000					841,000			1,600,000				2,441,000
CONSERVATION PROGRAM	75,000									75,000			75,000
COLLECTION SYSTEM UPGRADES	1,200,000					1,200,000							1,200,000
PUMP STATION UPGRADES	150,000									150,000			150,000
NUGA SANITARY (CONSULTANT)	2,600,000					900,000			1,700,000				2,600,000
SUBTOTAL	\$ 6,930,800												\$ 6,930,800
Dept. - FIRE/EMERGENCY													
Facilities													
FIRE STATION NORTH - LAKE	\$ 4,750,000					4,750,000							\$ 4,750,000
FIRE STATION CONSTRUCTION	3,600,000					3,600,000							3,600,000
CITY HALL ROOF	300,000										300,000		300,000
SUBTOTAL	\$ 8,650,000												\$ 8,650,000
Dept. - LIBRARY													
Equipment													
LIBRARY EQUIPMENT	\$ 300,000	300,000											\$ 300,000
LIBRARY MATERIALS	130,000	130,000											130,000
SUBTOTAL	\$ 430,000												\$ 430,000
Dept. - PARKS													
Facilities													
OSTENSON CANYON PH 2	\$ 600,000										300,000	300,000	\$ 600,000
PARKS LANDS PURCHASE	500,000							300,000			100,000	100,000	500,000
TRAILS & TRAILHEAD ACQ / CONSTR	200,000										100,000	100,000	200,000
OPEN SPACE ACQUISITION	250,000							150,000				100,000	250,000
MAJOR CAPITAL MAINTENANCE	50,000										50,000		50,000
SUBTOTAL	\$ 1,600,000												\$ 1,600,000
GRAND TOTAL	\$ 19,480,800	930,000	-	-	350,000	11,555,800	-	450,000	3,420,000	425,000	1,150,000	1,200,000	\$ 19,480,800

Capital Facilities Plan
2017-2023

12/3/12

		Funding Sources												
Year - 2017-2023		General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Sanitary Func Capital	Water/Sewer Capital	REET	Impact Fees	Total Funds
Dept. - STREET/STORM														
Facilities														-
16TH/HOOD/18TH IMPROVEMENT	\$ 2,000,000								2,000,000					\$ 2,000,000
NW 18TH/PAYNE WHITMAN TO PAC RIM	3,000,000								3,000,000					3,000,000
TRAFFIC SIGNAL PACIFIC RIM/PAYNE	260,000								54,000			50,000	156,000	260,000
NW 38TH AVE. ASTOR TO SIERRA	2,713,000								2,713,000					2,713,000
GOODWIN RD LACAMAS CREEK TO INGLE	5,091,100								5,091,100					5,091,100
NW GOODWIN RD CM DR TO LAC CREEK	5,091,000								5,091,000					5,091,000
NE 28TH ST INGLE TO 232ND	6,650,000								6,650,000					6,650,000
NE 28TH ST 232ND TO 242ND	3,325,000								3,325,000					3,325,000
NEW E/W COLLECTOR INGLE TO 232ND	7,689,000								7,689,000					7,689,000
NE 232 AVE 28TH TO 9TH	8,115,000								5,185,000				2,930,000	8,115,000
NE 9TH ST 232ND TO 242ND	3,813,000								2,023,000				1,790,000	3,813,000
NE 242 AVE 28TH TO 9TH	9,840,000								7,059,000				2,781,000	9,840,000
NEW E/W ARTERIAL 242ND&9TH TO EVERETT	11,970,000								6,372,000				5,598,000	11,970,000
EVERETT ST NE 35TH AV TO NEW E/W ART	4,946,000								2,664,000				2,282,000	4,946,000
NE 13TH/18TH GOODWIN TO 192ND	6,956,000								6,956,000					6,956,000
TRAFFIC SIGNAL 242ND/GOODWIN	520,000								432,000				88,000	520,000
TRAFFIC SIGNAL INGLE/28TH	260,000								104,000				156,000	260,000
ROUNDAABOUT 232ND/28TH	520,000								352,000				168,000	520,000
ROUNDAABOUT 232ND/9TH	520,000								208,000				312,000	520,000
TRAFFIC SIGNAL EVERETT/242ND EXT.	260,000								104,000				156,000	260,000
INTERSECTION IMPR SR-500/LEADBETTER	52,000								20,000				32,000	52,000
ROUNDAABOUT EVERETTLAKE RD	2,078,000								831,000				1,247,000	2,078,000
IMPROVEMENTS 14TH/EVERETT	52,000								20,000				32,000	52,000
NW 43RD/ASTOR SIERRA TO 38TH	2,894,500								2,894,500					2,894,500
SHARED PATH/BIKE/PED IMPROVE	700,000	700,000												700,000
PAVEMENT MGMT PROGRAM	3,850,000	1,750,000										2,100,000		3,850,000
NW 38TH PARKER TO GRASS VALLEY PRK	3,000,000								1,622,000				1,378,000	3,000,000
NE 43RD AV-SR500 TO EAST CITY LIMITS	1,950,000								1,950,000					1,950,000
SE 15TH ST/NOURSE RD-CHS TO 283RD	3,000,000								3,000,000					3,000,000
NE INGLE RD - GOODWIN TO CITY LIMITS	5,000,000								5,000,000					5,000,000
AREA WIDE SIGNAL STUDY	100,000	100,000												100,000
6TH/IVY TURN LANE	400,000											400,000		400,000
6TH/7TH TURN LANE	400,000											400,000		400,000
6TH/DIVISION TURN LANE	400,000											400,000		400,000
N DWYER CREEK MP: STREET A	2,750,000								2,750,000					2,750,000
N DWYER CREEK MP: STREET B	4,450,000								4,450,000					4,450,000
NW PAYNE ST LAKE TO CAMAS	1,990,900								1,990,900					1,990,900
TRAFFIC SIGNAL NW LAKE RD/SIERRA	260,000								104,000				156,000	260,000
TRAFFIC SIGNAL GOODWIN/C.M. DR	260,000								104,000				156,000	260,000
ROUNDAABOUT NE LAKE/EVERETT	2,000,000								1,000,000			1,000,000		2,000,000
ACCESS CONTROL NE 14TH/EVERETT	52,000								52,000					52,000
TRAFFIC SIGNAL NW PAC RIM/SE PAYNE	260,000								104,000				156,000	260,000
NW MCINTOSH 11TH TO BRADY	4,100,000								4,100,000					4,100,000
NW CAMAS MEADOWS DR PAYNE TO LAKE	3,907,000								3,907,000					3,907,000
SE 23RD ST REALIGNMENT CROWN/283rd	655,000								655,000					655,000
STORM UTILITY NPDES	1,750,000				1,750,000									1,750,000
Equipment														
SWEEPER	165,000				165,000									165,000
TRACTOR W/ROADSIDE MOWER	85,000				85,000									85,000
SUBTOTAL	\$ 130,100,500													\$ 130,100,500
Dept. - WATER/SEWER														
Facilities														

Capital Facilities Plan
2017-2023

12/3/12

Year - 2017-2023	Total Project	General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Sanitary Fund Capital	Water/Sewer Capital	REET	Impact Fees	Total Funds
PIPELINE REPLACEMENT	\$ 1,050,000										1,050,000			\$ 1,050,000
D1 MAIN CAMAS MEADOWS DR TO SE 1ST	985,000					985,000								985,000
TRANSMAIN CEMETERY RESERV TO 290 ZONE	514,000					514,000								514,000
CEMETERY BOOSTER STATION	784,250					784,250								784,250
TRANSMAIN CEMETERY BS TO 455 ZONE	1,275,000					1,275,000								1,275,000
CONVERT 12" CL TO SUPPLY 455 ZONE	50,000										50,000			50,000
2.0 MG CEMETERY RESERVOIR	2,188,000					2,188,000								2,188,000
DECOMMISSION BUTLER RESERVOIR	40,000										40,000			40,000
UPH LOOPING NW 16TH AV	323,000										323,000			323,000
15,600 LF OF 12" NUGA TRANSMAIN	3,434,000					1,164,000			2,270,000					3,434,000
WELL 17 DEV-CAMAS MEADOWS	1,650,000					1,650,000								1,650,000
LOWER PH BS UPGRADE	483,000					483,000								483,000
542 ZONE LOOPING	494,000					494,000								494,000
5,300 LF OF 12" NUGA TRANSMAIN	1,294,000					440,000			854,000					1,294,000
DECOMMISSION 10TH AV/FRANCIS ST BS	471,000					471,000								471,000
1,900 LF OF 12" NUGA TRANSMAIN	590,000					200,000			390,000					590,000
Lower PH RESERVOIR REPLACEMENT	1,539,000					1,539,000								1,539,000
UPH STANDPIPE OUTLET PIPING UPGR 24"	151,000										151,000			151,000
LACAMAS BS UPGRADE	177,000										177,000			177,000
20" SUCTION TRANSMAIN LACAMAS BS	1,731,000					1,731,000								1,731,000
11,200 LF OF 12" NUGA TRANSMAIN	2,519,000					869,000			1,650,000					2,519,000
2,600 LF OF 12" NUGA TRANSMAIN	735,000					250,000			485,000					735,000
WELL 15 DEV PARKERS LANDING	1,650,000					1,650,000								1,650,000
NUGA SOURCE DEVELOPMENT	500,000													500,000
7,900 LF OF 12" NUGA TRANSMAIN	1,835,000					635,000			1,200,000					1,835,000
WATER FACILITY PLAN UPDATE	150,000										150,000			150,000
SEWER PUMP STATION REHAB	1,050,000										1,050,000			1,050,000
SEWER MAIN LINE REHAB	8,400,000					8,400,000								8,400,000
NUEA SANITARY	18,200,000					6,200,000			12,000,000					18,200,000
SUBTOTAL	\$ 64,262,250													\$ 64,262,250
Dept. - GENERAL GOVT.														
Equipment														
TECHNOLOGY UPGRADES	\$ 500,000	500,000												\$ 500,000
SUBTOTAL	\$ 500,000													\$ 500,000
Dept. - SANITATION														
Equipment														
AUTOMATED REFUSE TRUCK	\$ 270,000									270,000				\$ 270,000
SUBTOTAL	\$ 270,000													\$ 270,000
Dept. - POLICE														
Facilities														
PARKING LOT EXPANSION	\$ 100,000											100,000		\$ 100,000
WORK CREW BUILDING	50,000											50,000		50,000
BOAT HOUSING BUILDING - LAC. LAKE	400,000											400,000		400,000
HVAC REPLACEMENT	450,000											450,000		450,000
SUBTOTAL	\$ 1,000,000													\$ 1,000,000
Dept. - LIBRARY														
Equipment														
LIBRARY MATERIALS	\$ 200,000	200,000												\$ 200,000
EQUIPMENT TBD	300,000	300,000												300,000
REPLACE INTEGRATED LIBRARY SYS.	150,000	150,000												150,000
REPLACE FURNISHINGS	75,000	75,000												75,000
Facilities														
SECOND LIBRARY OUTLET	4,000,000	4,000,000												4,000,000
DESIGN/BUILD NORTH SIDE LIBRARY	4,500,000					4,500,000								4,500,000

**Capital Facilities Plan
2017-2023**

12/3/12

Year - 2017-2023		General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Sanitary Fund Capital	Water/Sewer Capital	REET	Impact Fees	Total Funds
	Total Project													
REMODEL/EXPAND MAIN LIBRARY	5,000,000					5,000,000								5,000,000
SUBTOTAL	\$ 14,226,000													\$ 14,226,000
Dept. - FIRE/EMERGENCY														
Facilities														
REPLACE FIRE STA. 41	\$ 4,000,000					4,000,000								\$ 4,000,000
SUBTOTAL	\$ 4,000,000													\$ 4,000,000
Equipment														
AMBULANCE RE-CHASSIS (2017)	\$ 150,000			150,000										\$ 150,000
AMBULANCE RE-CHASSIS (2019)	150,000			150,000										150,000
AMBULANCE RE-CHASSIS (2021)	150,000			150,000										150,000
AMBULANCE PURCHASE (2023)	150,000			150,000										150,000
SUBTOTAL	\$ 600,000													\$ 600,000
Dept. - PARKS														
Facilities														
COMMUNITY CENTER	\$ 30,000,000					30,000,000								\$ 30,000,000
PARKS LANDS PURCHASE	4,550,000					4,550,000								4,550,000
TRAILS & TRAILHEAD ACQ / CONSTR	1,750,000											1,750,000		1,750,000
OPEN SPACE ACQUISITION	1,750,000											1,750,000		1,750,000
PARKS DEVELOPMENT	5,000,000					5,000,000								5,000,000
MAJOR CAPITAL MAINTENANCE	350,000					\$ 350,000								350,000
SUBTOTAL	\$ 43,400,000													\$ 43,400,000
GRAND TOTAL	\$ 248,357,750	7,775,000	-	600,000	2,000,000	85,822,250	-	-	120,475,500	270,000	2,991,000	5,350,000	23,074,000	\$ 248,357,750

Year - 2024-2030	Funding Sources											Total Funds
	Total Project	General/ Street Fund	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships Developer	Water/Sewer Capital	REET	Impact Fees	
Dept. - STREET/STORM												
SHARED PATH/BIKE/PEO IMPROVE	\$ 350,000	350,000										\$ 350,000
PAVEMENT MGMT PROGRAM	3,850,000	1,750,000								2,100,000		3,850,000
DALLAS/GRD TURN LANES	500,000						300,000			200,000		500,000
IMPACT FEE STUDY UPDATE	50,000	50,000										50,000
TRAFFIC SIGNAL NW BRADY/16TH	260,000							104,000			156,000	260,000
TRAFFIC SIGNAL NE 242ND/28TH	520,000							433,000			87,000	520,000
TRAFFIC SIGNAL NE INGLE/GOODWIN	260,000							260,000				260,000
ROUNDABOUT NE 232ND/28TH	520,000							520,000				520,000
ROUNDABOUT NE 232ND/9TH	520,000							520,000				520,000
TRAFFIC SIGNAL NEW E/W ART/EVERETT	260,000							104,000			156,000	260,000
ACCESS CONTROL LEADBETTEREVERETT	52,000							20,800			31,200	52,000
NW 18TH WHITMAN TO BRADY IMPR	1,634,000									1,634,000		1,634,000
SE CROWN RD SE 23RD ST TO NE 3RD AV	10,040,000							10,040,000				10,040,000
STORM UTILITY NPDES	1,750,000			1,750,000								1,750,000
SR-14 WEST CAMAS SLOUGH BRIDGE	20,000,000						20,000,000					20,000,000
SUBTOTAL	\$ 40,566,000											\$ 40,566,000
Dept. - WATER/SEWER												
Facilities												
PIPELINE REPLACEMENT	\$ 1,050,000								1,050,000			\$ 1,050,000
REPL 14" ST TRANSM BUTLER TO 455 ZN	1,563,000				1,563,000							1,563,000
5,700 LF OF 12" NUGA TRANSMAN	1,379,000				469,000			910,000				1,379,000
WELL 16 DEV NEAR WWTF	1,650,000				1,650,000							1,650,000
UPPER GRN MTN BS	419,200				419,200							419,200
2.0 MG GRN MTN RESERVOIR	1,838,000				1,838,000							1,838,000
CROWN RD BS UPGRADE	80,250								80,250			80,250
12" TRANSMAN WELL 16 POLK ST	514,000				514,000							514,000
WELL 18 DEV-FIRE STATION	1,000,000				1,000,000							1,000,000
STEIGERWALD SOURCE DEVELOPMENT	500,000				500,000							500,000
SEWER PUMP STATION REHAB	1,050,000								1,050,000			1,050,000
SEWER MAIN LINE REHAB	8,400,000				8,400,000							8,400,000
WASTEWATER FACILITY PLAN UPDATE	500,000								500,000			500,000
TREATMENT PLAN EXPANSION	12,600,000				12,600,000							12,600,000
SUBTOTAL	\$ 32,543,450											\$ 32,543,450
Dept. - GENERAL GOVT.												
Equipment												
TECHNOLOGY UPGRADES	\$ 500,000	500,000										\$ 500,000
SUBTOTAL	\$ 500,000											\$ 500,000
Dept. - POLICE												
BUILDING REMODEL/EXPANSION	\$ 1,500,000									1,500,000		\$ 1,500,000
SUBTOTAL	\$ 1,500,000											\$ 1,500,000
Dept. - FIRE/EMERGENCY												
AMBULANCE PURCHASE	\$ 150,000		150,000									\$ 150,000
REPLACEMENT LADDER TRUCK	500,000	500,000										500,000
REPLACEMENT PUMPER TRUCK	400,000	400,000										400,000
SUBTOTAL	\$ 1,050,000											\$ 1,050,000
Dept. - PARKS												
Facilities												
PARKS LANDS PURCHASE	\$ 4,550,000				4,550,000							\$ 4,550,000
TRAILS & TRAILHEAD ACQ / CONSTR	1,750,000				1,750,000							1,750,000
OPEN SPACE ACQUISITION	1,750,000				1,750,000							1,750,000
PARKS DEVELOPMENT	5,000,000				5,000,000							5,000,000
MAJOR CAPITAL MAINTENANCE	350,000				350,000							350,000
SUBTOTAL	\$ 13,400,000											\$ 13,400,000
GRAND TOTAL	\$89,559,450	3,550,000	150,000	1,750,000	42,353,200	-	20,300,000	12,911,800	2,680,250	5,434,000	430,200	\$89,559,450

ORDINANCE NO. 2668

AN ORDINANCE amending the Capital Facilities Plan by revising the Capital Projects Lists.

WHEREAS, the City of Camas has heretofore adopted a Capital Facilities Plan pursuant to RCW 36.70A.070, and

WHEREAS, RCW 36.70A.130 establishes procedures for the amendment of the Capital Facilities Plan, and

WHEREAS, the City desires to update the Capital Facilities Plan by revising the proposed locations and capacities of new capital facilities, and

WHEREAS, the City has elected to amend the Capital Facilities Plan concurrently with the adoption of the City Budget, as provided for by RCW 36.70A.130(2)(a)(iv) and WAC 365-196-640(3)(b)(iv), and

WHEREAS, on December 17, 2012, the City Council held a public hearing to consider the proposed revisions to the Capital Facilities Plan, and

WHEREAS, the Council has reviewed and considered that document entitled "2013 Capital Facilities Plan List Update" and desires to amend the Capital Facilities Plan to include said document,

NOW, THEREFORE, the Council of the City of Camas do ordain as follows:

Section I

The Capital Facilities Plan is hereby amended to include the "2013 Capital Facilities Plan List Update," which document is attached hereto and by this reference incorporated herein.

Section II

A copy of the City of Camas Capital Facilities Plan shall be maintained in the Council file on these proceedings, and copies of said Capital Facilities Plan shall be made available for public inspection at the Public Works Department.

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, 2012.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

2013

CAPITAL FACILITIES PLAN

LIST UPDATE

Capital Facilities Plan
2013

12/3/12

Year - 2013	Funding Sources												Total Funds
	Total Project	General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Water/Sewer Capital	REET	Impact Fees	
Dept. - STREET/STORM													
<i>Facilities</i>													
39th Ave/SE 20TH ST IMP ARMSTRONG TO 192ND	\$ 3,550,000							3,550,000					\$ 3,550,000
NW 38TH ARMSTRONG TO PARKER	4,090,000						683,000	1,100,000				2,307,000	4,090,000
PAVEMENT MGMT PROGRAM	300,000										300,000		300,000
NW 6TH AVE-NORWOOD TO ADAMS/TRAFFIC SIGNAL	1,750,000						1,094,000	500,000				156,000	1,750,000
NW FRIBERG/STRUNK IMPROVEMENT	3,950,000							1,435,000				2,370,000	3,950,000
NW FRIBERG SIGNAL	260,000	145,000						95,000					260,000
NE GOODWIN RD 13TH TO CAMAS MEADOWS OR	1,000,000							400,000				600,000	1,000,000
LAKE ROAD EVERETT TO LACAMAS LANE	3,000,000							2,400,000					3,000,000
STORM UTILITY SYSTEM REHAB MISC	100,000				100,000								100,000
STORM CAPITAL PLAN	50,000				50,000								50,000
STORM VACTOR FACILITY IMPROVEMENTS	200,000				50,000			150,000					200,000
<i>Equipment</i>													
SUBTOTAL	\$ 18,250,000												\$ 18,250,000
Dept. - WATER/SEWER/UTILITIES													
<i>Facilities</i>													
MISC. WATER MAIN REPLACEMENT	\$ 75,000									75,000			\$ 75,000
WWTP PHASE 2B	3,500,000						3,500,000						3,500,000
2.0 MG GREGG RESERVOIR	2,200,000						2,200,000						2,200,000
BASIN 6 STEP BYPASS LINE TO PLANT	4,480,000						4,480,000						4,480,000
CROWN WATER PS UPSIZE (city)	262,400									262,400			262,400
SR-3 TREATMENT PLANT FAC UPGRADE	60,000									60,000			60,000
SEWER PUMP STATION REHAB	250,000									250,000			250,000
544 ZONE SURFACE SOURCE	8,000,000							8,000,000					8,000,000
SUBTOTAL	\$ 18,827,400												\$ 18,827,400
Dept. - GENERAL GOVT.													
<i>Equipment</i>													
OP'S CENTER OFFICE ANNEX PURCHASE	\$ 35,000		35,000										35,000
TECHNOLOGY UPGRADES	75,000										75,000		75,000
SUBTOTAL	\$ 110,000												\$ 110,000
Dept. - PARKS													
<i>Facilities</i>													
LACAMAS LAKE LODGE	\$ 1,750,000						1,450,000		300,000				\$ 1,750,000
3RD AVE TRAILHEAD DESIGN/PERMIT	20,000											20,000	20,000
GOODWIN TRAILHEAD PERKING ADDITON (ACQUISITION/PRE-DESIGN)	80,000											80,000	80,000
PARKS LANDS PURCHASE	200,000										100,000	100,000	200,000
COMMUNITY CENTER PARKING LOT PURCHASE	30,000							30,000					30,000
TRAILS & TRAILHEAD ACQUISITION/CON	100,000									50,000		50,000	100,000
OPEN SPACE ACQUISITION	150,000											150,000	150,000
HERITAGE PARK PHASE 2	110,000										55,000	55,000	110,000
FALLEN LEAF LAKE PARK ACCESS IMPR	25,000											25,000	25,000
MAJOR CAPITAL MAINTENANCE	50,000											50,000	50,000
SUBTOTAL	\$ 2,515,000												\$ 2,515,000
Dept. - POLICE													
<i>Facilities</i>													
HVAC IMPROVEMENTS	\$ 300,000							100,000	50,000		150,000		\$ 300,000
PARKING LOT SECURITY FENCE	60,000										60,000		60,000
SUBTOTAL	\$ 360,000												\$ 360,000
Dept. FIRE													
<i>Equipment</i>													
AMBULANCE	\$ 150,000			150,000									\$ 150,000
SUBTOTAL	\$ 150,000												\$ 150,000
Dept. - LIBRARY													
<i>Equipment</i>													
WINDOWS/DOORS/CARPETS	75,000	75,000											75,000
COMPUTER DESKS & CHAIRS	20,000										20,000		20,000
LIBRARY MATERIALS	100,000										100,000		100,000
SUBTOTAL	\$ 195,000												\$ 195,000
GRAND TOTAL	\$ 40,407,400	385,000	35,000	150,000	200,000	-	13,407,000	17,760,000	350,000	647,400	1,510,000	5,963,000	\$ 40,407,400

**Capital Facilities Plan
2014**

12/3/12

			Funding Sources										
Year - 2014		General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Water/Sewer Capital	REET	Impact Fees	Total Funds
	Total Project												
Dept. - STREET/STORM													
Facilities													
PAVEMENT MGMT PROGRAM	\$ 300,000										300,000		\$ 300,000
WOODBURN DRIVE	5,455,000								3,074,000			2,381,000	5,455,000
BYBEE ROAD REALIGNMENT EAST	1,247,000								624,000			623,000	1,247,000
SHARED PATH/BIKE/PED IMPROVE	100,000	100,000											100,000
NW BRADY 16 TO 25TH DESIGN/ROW	330,000								165,000		165,000		330,000
STORM UTILITY SYSTEM REHAB MISC	410,000				410,000								410,000
STORM CAPITAL PLAN	50,000				50,000								50,000
Equipment													-
SUBTOTAL	\$ 7,892,000												\$ 7,892,000
Dept. - WATER/SEWER/UTILITIES													
Facilities													
MISC. WATER MAIN REPLACEMENTS	75,000									75,000			75,000
SEWER PUMP STATION REHAB	250,000									250,000			250,000
SUBTOTAL	\$ 325,000												\$ 325,000
Dept. - GENERAL GOVT.													
Equipment													
TECHNOLOGY UPGRADES	\$ 75,000										75,000		\$ 75,000
SUBTOTAL	\$ 75,000												\$ 75,000
Dept - PARKS													
Facilities													
FALLEN LEAF COMPLEX	\$ 240,000							120,000			120,000		\$ 240,000
LOUIS BLOCH PARK LIGHTING UPGRD	150,000							100,000				50,000	150,000
SWIMMING POOL	350,000							300,000			50,000		350,000
CROWN PARK MASTER PLAN	\$ 90,000							45,000			45,000		\$ 90,000
ASH CREEK, PH 1	750,000									400,000	350,000		750,000
PARKS LANDS PURCHASE	500,000							300,000			100,000	100,000	500,000
TRAILS & TRAILHEAD ACQUISITION/CO	200,000										100,000	100,000	200,000
OPEN SPACE ACQUISITION	250,000							150,000				100,000	250,000
MAJOR CAPITAL MAINTENANCE	50,000										50,000		50,000
SUBTOTAL	\$ 2,580,000												\$ 2,580,000
Dept. - LIBRARY													
Equipment													
GATES COMPUTER EQUIPMENT REPL	\$ 26,000	26,000											\$ 26,000
LIBRARY PARKING LOT PAVING	100,000										100,000		100,000
PARKING LOT PURCHASE	200,000										200,000		200,000
REPLACE INTEGRATED LIBRARY SYS	150,000	150,000											150,000
MATERIALS HANDLING SYSTEM ADD	60,000	60,000											60,000
MEETING ROOM SOUND SYSTEM	20,000	20,000											20,000
LIBRARY MATERIALS	120,000	120,000											120,000
SUBTOTAL	\$ 676,000												\$ 676,000
GRAND TOTAL	\$ 11,548,000	476,000	-	-	460,000	-	-	1,015,000	3,863,000	325,000	1,705,000	3,704,000	\$ 11,548,000

**Capital Facilities Plan
2015**

12/3/12

Year - 2015	Funding Sources												Total Funds
	Total Project	General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Water/Sewer Capital	REET	Impact Fees	
Dept. - STREET/STORM													
<i>Facilities</i>													
PAVEMENT MGMT PROGRAM	\$ 550,000	250,000									300,000		\$ 550,000
PAC RIM/PARKER SIGNAL	260,000								54,000		50,000	156,000	260,000
SHARED PATH/BIKE/PED IMPROVE	100,000	100,000											100,000
NW ASTOR/11TH FOREST HOME RD TO MCINTOSH	1,828,100								1,828,100				1,828,100
NW BRADY 16 TO 25TH IMPROVEMENT	1,200,000								800,000		400,000		1,200,000
SHARED PATH/BIKE/PED IMPROVE	250,000							250,000					250,000
STORM UTILITY SYSTEM REHAB MISC	165,000				165,000								165,000
SUBTOTAL	\$ 4,353,100												\$ 4,353,100
Dept. - WATER/SEWER/UTILITIES													
<i>Facilities</i>													
WATER FILTER PLANT UPGRADES	\$ 3,500,000						3,500,000						\$ 3,500,000
JONES/BOULDER CRK TRANSMAN IMP	2,500,000						2,500,000						2,500,000
SR-2 BOULDER CREEK FISH SCREENS	35,000									35,000			35,000
T-1 FOREST HOME BS SITE ACQUISITION	50,000									50,000			50,000
D-4 UPH PRV ADJ/LOOPING NW ASTOR	323,000					323,000							323,000
D-5 BUTLER PRV, 8"	89,000									89,000			89,000
T-2 FOREST HOME BOOSTER STATION UPGRADE	200,000					200,000							200,000
T-3 FOREST HOME TRANSMAN UPGRADE	358,000					358,000							358,000
D-6 COUCH ST BOOSTER STATION	120,000					120,000							120,000
D-7 UPH LOOPING NW16TH TO NW 12TH AV	78,000					78,000							78,000
T-6 NUGA 544 ZONE-24" TRANSMAN	4,600,000					1,560,000			3,040,000				4,600,000
D-1 PIPELINE REPLACEMENT	150,000					150,000							150,000
S-1 LOWER PH RESERVOIR EVALUATION	80,000									80,000			80,000
WATER CONSERVATION PROGRAM	50,000									50,000			50,000
IN-CITY SEWER MAIN REHAB	1,200,000					1,200,000							1,200,000
LACAMAS CREEK PS UPGRADE (LOYAL LANDS)	160,000								160,000				160,000
PUMP STATION UPGRADES	150,000									150,000			150,000
NUGA SANITARY (CONSULTANT)	2,600,000					900,000			1,700,000				2,600,000
SUBTOTAL	\$ 16,243,000												\$ 16,243,000
Dept. - CEMETERY													
<i>Facilities</i>													
MEMORIAL GARDEN	\$ 50,000										50,000		\$ 50,000
SUBTOTAL	\$ 50,000												\$ 50,000
Dept. - GENERAL GOVT.													
<i>Equipment</i>													
TECHNOLOGY UPGRADES	\$ 75,000	75,000											\$ 75,000
SUBTOTAL	\$ 75,000												\$ 75,000
Dept. FIRE													
<i>Equipment</i>													
AMBULANCE RE-CHASSIS	150,000			150,000									150,000
AMBULANCE	150,000			150,000									150,000
FIRE ENGINE NORTH - LAKE	500,000						500,000						500,000
SUBTOTAL	\$ 800,000												\$ 800,000

Capital Facilities Plan
2015

12/3/12

Dept. - PARKS													
Facilities													
PARKS LANDS PURCHASE	\$ 500,000						300,000			100,000	100,000	\$ 500,000	
OSTENSON CANYON PH 1	650,000									350,000	300,000	650,000	
ASH CREEK PARK PH 2	650,000									350,000	300,000	650,000	
IONE SPORTS PARK IMPROVEMENTS	2,500,000						1,000,000	1,500,000				2,500,000	
DOROTHY FOX PLAYING FIELDS	200,000							100,000		100,000		200,000	
TRAILS & TRAILHEAD ACQUISITION/CO	200,000									100,000	100,000	200,000	
OPEN SPACE ACQUISITION	250,000						150,000				100,000	250,000	
MAJOR CAPITAL IMPROVEMENTS	50,000									50,000		50,000	
HERITAGE PARK DOCK	150,000						150,000					150,000	
HERITAGE PARK CLUBHOUSE	270,000						135,000	135,000				270,000	
SUBTOTAL	\$ 5,420,000											\$ 5,420,000	
Dept. - LIBRARY													
Equipment													
CARPET	\$ 75,000	75,000										\$ 75,000	
UPHOLSTERED FURNITURE REPL	50,000	50,000										50,000	
LIBRARY EQUIPMENT	100,000	100,000										100,000	
LIBRARY MATERIALS	125,000	125,000										125,000	
Equipment													
MINOR REMODELING & PAINTING	400,000	400,000										400,000	
SUBTOTAL	\$ 750,000											\$ 750,000	
GRAND TOTAL	\$ 27,691,100	1,175,000	-	300,000	165,000	4,889,000	6,500,000	1,985,000	9,317,100	454,000	1,850,000	1,056,000	\$ 27,691,100

Capital Facilities Plan
2016

12/3/12

Year - 2016	Funding Sources												Total Funds
	Total Project	General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Water/Sewer Capital	REET	Impact Fees	
Dept. - STREET/STORM													
<i>Facilities</i>													
TIF STUDY UPDATE	\$ 80,000	80,000											\$ 80,000
PAVEMENT MGMT PROGRAM	550,000	250,000									300,000		550,000
NW LEADBETTER DR PH 2 IMPR	700,000				100,000							600,000	700,000
NW 23RD IMPROVEMENTS	240,000	120,000							120,000				240,000
SHARED PATH/BIKE/PED IMPROVE	50,000	50,000											50,000
STORM UTILITY NPDES	250,000				250,000								250,000
SUBTOTAL	\$ 1,870,000												\$ 1,870,000
Dept. - WATER/SEWER/UTILITIES													
<i>Facilities</i>													
T-2 FOREST HOME BOOSTER STATION UPGRADE	\$ 264,800					264,800							\$ 264,800
SR-4 WELL 17 FEAS -CAMAS MEADOWS	50,000									50,000			50,000
D-1 PIPELINE REPLACEMENT	150,000									150,000			150,000
T-6 NUGA 544 ZONE-24" TRANSMAIN	2,441,000					841,000			1,600,000				2,441,000
CONSERVATION PROGRAM	75,000									75,000			75,000
COLLECTION SYSTEM UPGRADES	1,200,000					1,200,000							1,200,000
PUMP STATION UPGRADES	150,000									150,000			150,000
NUGA SANITARY (CONSULTANT)	2,600,000					900,000			1,700,000				2,600,000
SUBTOTAL	\$ 6,930,800												\$ 6,930,800
Dept. - FIRE/EMERGENCY													
<i>Facilities</i>													
FIRE STATION NORTH - LAKE	\$ 4,750,000					4,750,000							\$ 4,750,000
FIRE STATION CONSTRUCTION	3,600,000					3,600,000							3,600,000
CITY HALL ROOF	300,000										300,000		300,000
SUBTOTAL	\$ 8,650,000												\$ 8,650,000
Dept. - LIBRARY													
<i>Equipment</i>													
LIBRARY EQUIPMENT	\$ 300,000	300,000											\$ 300,000
LIBRARY MATERIALS	130,000	130,000											130,000
SUBTOTAL	\$ 430,000												\$ 430,000
Dept. - PARKS													
<i>Facilities</i>													
OSTENSON CANYON PH 2	\$ 600,000										300,000	300,000	\$ 600,000
PARKS LANDS PURCHASE	500,000							300,000			100,000	100,000	500,000
TRAILS & TRAILHEAD ACQ / CONSTR	200,000										100,000	100,000	200,000
OPEN SPACE ACQUISITION	250,000							150,000				100,000	250,000
MAJOR CAPITAL MAINTENANCE	50,000										50,000		50,000
SUBTOTAL	\$ 1,600,000												\$ 1,600,000
GRAND TOTAL	\$ 19,480,800	930,000	-	-	350,000	11,555,800	-	450,000	3,420,000	425,000	1,150,000	1,200,000	\$ 19,480,800

Capital Facilities Plan
2017-2023

12/3/12

		Funding Sources													
Year - 2017-2023		General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Sanitary Fund Capital	Water/Sewer Capital	REET	Impact Fees	Total Funds	
Dept. - STREET/STORM															
Facilities															
16TH/HOOD/18TH IMPROVEMENT	\$ 2,000,000								2,000,000					\$ 2,000,000	
NW 18TH/PAYNE WHITMAN TO PAC RIM	3,000,000								3,000,000					3,000,000	
TRAFFIC SIGNAL PACIFIC RIM/PAYNE	260,000								54,000			50,000	156,000	260,000	
NW 38TH AVE. ASTOR TO SIERRA	2,713,000								2,713,000					2,713,000	
GOODWIN RD LACAMAS CREEK TO INGLE	5,091,100								5,091,100					5,091,100	
NW GOODWIN RD CM DR TO LAC CREEK	5,091,000								5,091,000					5,091,000	
NE 28TH ST INGLE TO 232ND	6,650,000								6,650,000					6,650,000	
NE 28TH ST 232ND TO 242ND	3,325,000								3,325,000					3,325,000	
NEW E/W COLLECTOR INGLE TO 232ND	7,689,000								7,689,000					7,689,000	
NE 232 AVE 28TH TO 9TH	8,115,000								5,185,000			2,930,000		8,115,000	
NE 9TH ST 232ND TO 242ND	3,813,000								2,023,000			1,790,000		3,813,000	
NE 242 AVE 28TH TO 9TH	9,840,000								7,059,000			2,781,000		9,840,000	
NEW E/W ARTERIAL 242ND&9TH TO EVERETT	11,970,000								6,372,000			5,598,000		11,970,000	
EVERETT ST NE 35TH AV TO NEW E/W ART	4,946,000								2,664,000			2,282,000		4,946,000	
NE 13TH/18TH GOODWIN TO 192ND	6,956,000								6,956,000					6,956,000	
TRAFFIC SIGNAL 242ND/GOODWIN	520,000								432,000			88,000		520,000	
TRAFFIC SIGNAL INGLE/28TH	260,000								104,000			156,000		260,000	
ROUNDAABOUT 232ND/28TH	520,000								352,000			168,000		520,000	
ROUNDAABOUT 232ND/9TH	520,000								208,000			312,000		520,000	
TRAFFIC SIGNAL EVERETT/242ND EXT.	260,000								104,000			156,000		260,000	
INTERSECTION IMPR SR-500/LEADBETTER	52,000								20,000			32,000		52,000	
ROUNDAABOUT EVERETTLAKE RD	2,078,000								831,000			1,247,000		2,078,000	
IMPROVEMENTS 14TH/EVERETT	52,000								20,000			32,000		52,000	
NW 43RD/ASTOR SIERRA TO 38TH	2,894,500								2,894,500					2,894,500	
SHARED PATH/BIKE/PED IMPROVE	700,000	700,000												700,000	
PAVEMENT MGMT PROGRAM	3,850,000	1,750,000										2,100,000		3,850,000	
NW 38TH PARKER TO GRASS VALLEY PRK	3,000,000								1,622,000			1,378,000		3,000,000	
NE 43RD AV-SR500 TO EAST CITY LIMITS	1,950,000								1,950,000					1,950,000	
SE 15TH ST/NOURSE RD-CHS TO 283RD	3,000,000								3,000,000					3,000,000	
NE INGLE RD - GOODWIN TO CITY LIMITS	5,000,000								5,000,000					5,000,000	
AREA WIDE SIGNAL STUDY	100,000	100,000												100,000	
6TH/IVY TURN LANE	400,000											400,000		400,000	
6TH/7TH TURN LANE	400,000											400,000		400,000	
6TH/DIVISION TURN LANE	400,000											400,000		400,000	
N DWYER CREEK MP: STREET A	2,750,000								2,750,000					2,750,000	
N DWYER CREEK MP: STREET B	4,450,000								4,450,000					4,450,000	
NW PAYNE ST LAKE TO CAMAS	1,990,900								1,990,900					1,990,900	
TRAFFIC SIGNAL NW LAKE RD/SIERRA	260,000								104,000			156,000		260,000	
TRAFFIC SIGNAL GOODWIN/C.M. DR	260,000								104,000			156,000		260,000	
ROUNDAABOUT NE LAKE/EVERETT	2,000,000								1,000,000			1,000,000		2,000,000	
ACCESS CONTROL NE 14TH/EVERETT	52,000								52,000					52,000	
TRAFFIC SIGNAL NW PAC RIM/SE PAYNE	260,000								104,000			156,000		260,000	
NW MCINTOSH 11TH TO BRADY	4,100,000								4,100,000					4,100,000	
NW CAMAS MEADOWS DR PAYNE TO LAKE	3,907,000								3,907,000					3,907,000	
SE 23RD ST REALIGNMENT CROWN/283rd	655,000								655,000					655,000	
STORM UTILITY NPDES	1,750,000				1,750,000									1,750,000	
Equipment															
SWEEPER	165,000				165,000									165,000	
TRACTOR W/ROADSIDE MOWER	85,000				85,000									85,000	
SUBTOTAL	\$ 130,100,500													\$ 130,100,500	
Dept. - WATER/SEWER															
Facilities															

Capital Facilities Plan
2017-2023

12/3/12

Year - 2017-2023	Total Project	General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Sanitary Fund Capital	Water/Sewer Capital	REET	Impact Fees	Total Funds
PIPELINE REPLACEMENT	\$ 1,050,000										1,050,000			\$ 1,050,000
D1 MAIN CAMAS MEADOWS DR TO SE 1ST	985,000					985,000								985,000
TRANSMAIN CEMETERY RESERV TO 2ND ZONE	514,000					514,000								514,000
CEMETERY BOOSTER STATION	784,250					784,250								784,250
TRANSMAIN CEMETERY BS TO 455 ZONE	1,275,000					1,275,000								1,275,000
CONVERT 12" CL TO SUPPLY 455 ZONE	50,000										50,000			50,000
2.0 MG CEMETERY RESERVOIR	2,188,000					2,188,000								2,188,000
DECOMMISSION BUTLER RESERVOIR	40,000										40,000			40,000
UPH LOOPING NW 16TH AV	323,000										323,000			323,000
15,600 LF OF 12" NUGA TRANSMAIN	3,434,000					1,164,000			2,270,000					3,434,000
WELL 17 DEV-CAMAS MEADOWS	1,650,000					1,650,000								1,650,000
LOWER PH BS UPGRADE	483,000					483,000								483,000
542 ZONE LOOPING	494,000					494,000								494,000
5,300 LF OF 12" NUGA TRANSMAIN	1,294,000					440,000			854,000					1,294,000
DECOMMISSION 10TH AV/FRANCIS ST BS	471,000					471,000								471,000
1,900 LF OF 12" NUGA TRANSMAIN	590,000					200,000			390,000					590,000
Lower PH RESERVOIR REPLACEMENT	1,539,000					1,539,000								1,539,000
UPH STANDPIPE OUTLET PIPING UPR 24"	151,000										151,000			151,000
LACAMAS BS UPGRADE	177,000										177,000			177,000
20" SUCTION TRANSMAIN LACAMAS BS	1,731,000					1,731,000								1,731,000
11,200 LF OF 12" NUGA TRANSMAIN	2,519,000					869,000			1,650,000					2,519,000
2,600 LF OF 12" NUGA TRANSMAIN	735,000					250,000			485,000					735,000
WELL 15 DEV PARKERS LANDING	1,650,000					1,650,000								1,650,000
NUGA SOURCE DEVELOPMENT	500,000					500,000								500,000
7,900 LF OF 12" NUGA TRANSMAIN	1,835,000					635,000			1,200,000					1,835,000
WATER FACILITY PLAN UPDATE	150,000										150,000			150,000
SEWER PUMP STATION REHAB	1,050,000										1,050,000			1,050,000
SEWER MAIN LINE REHAB	8,400,000					8,400,000								8,400,000
NUEA SANITARY	18,200,000					6,200,000			12,000,000					18,200,000
SUBTOTAL	\$ 54,262,250													\$ 54,262,250
Dept. - GENERAL GOVT.														
Equipment														
TECHNOLOGY UPGRADES	\$ 500,000	500,000												\$ 500,000
SUBTOTAL	\$ 500,000													\$ 500,000
Dept. - SANITATION														
Equipment														
AUTOMATED REFUSE TRUCK	\$ 270,000									270,000				\$ 270,000
SUBTOTAL	\$ 270,000													\$ 270,000
Dept. - POLICE														
Facilities														
PARKING LOT EXPANSION	\$ 100,000											100,000		\$ 100,000
WORK CREW BUILDING	50,000											50,000		50,000
BOAT HOUSING BUILDING - LAC. LAKE	400,000											400,000		400,000
HVAC REPLACEMENT	450,000											450,000		450,000
SUBTOTAL	\$ 1,000,000													\$ 1,000,000
Dept. - LIBRARY														
Equipment														
LIBRARY MATERIALS	\$ 200,000	200,000												\$ 200,000
EQUIPMENT TBD	300,000	300,000												300,000
REPLACE INTEGRATED LIBRARY SYS.	150,000	150,000												150,000
REPLACE FURNISHINGS	75,000	75,000												75,000
Facilities														
SECOND LIBRARY OUTLET	4,000,000	4,000,000												4,000,000
DESIGN/BUILD NORTH SIDE LIBRARY	4,500,000					4,500,000								4,500,000

**Capital Facilities Plan
2017-2023**

12/3/12

Year - 2017-2023		General/ Street Fund	Equipment Rental	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships/ Developer	Sanitary Fund/ Capital	Water/Sewer Capital	REET	Impact Fees	Total Funds
	Total Project													
REMODEL/EXPAND MAIN LIBRARY	5,000,000					5,000,000								5,000,000
SUBTOTAL	\$ 14,225,000													\$ 14,225,000
Dept. - FIRE/EMERGENCY														
<i>Facilities</i>														
REPLACE FIRE STA. 41	\$ 4,000,000					4,000,000								\$ 4,000,000
SUBTOTAL	\$ 4,000,000													\$ 4,000,000
<i>Equipment</i>														
AMBULANCE RE-CHASSIS (2017)	\$ 150,000			150,000										\$ 150,000
AMBULANCE RE-CHASSIS (2019)	150,000			150,000										150,000
AMBULANCE RE-CHASSIS (2021)	150,000			150,000										150,000
AMBULANCE PURCHASE (2023)	150,000			150,000										150,000
SUBTOTAL	\$ 600,000													\$ 600,000
Dept. - PARKS														
<i>Facilities</i>														
COMMUNITY CENTER	\$ 30,000,000					30,000,000								\$ 30,000,000
PARKS LANDS PURCHASE	4,550,000					4,550,000								4,550,000
TRAILS & TRAILHEAD ACQ / CONSTR	1,750,000												1,750,000	1,750,000
OPEN SPACE ACQUISITION	1,750,000												1,750,000	1,750,000
PARKS DEVELOPMENT	5,000,000					5,000,000								5,000,000
MAJOR CAPITAL MAINTENANCE	350,000					\$ 350,000								350,000
SUBTOTAL	\$ 43,400,000													\$ 43,400,000
GRAND TOTAL	\$ 248,357,750	7,775,000	-	600,000	2,000,000	85,822,250	-	-	120,475,500	270,000	2,991,000	5,350,000	23,074,000	\$ 248,357,750

Year - 2024-2030	Funding Sources											Total Funds
	Total Project	General/ Street Fund	Emergency Rescue Fund	Storm Drainage	Bonds	Loan	Grants	Partnerships Developer	Water/Sewer Capital	REET	Impact Fees	
Dept. - STREET/STORM												
SHARED PATH/BIKE/PED IMPROVE	\$ 350,000	350,000										\$ 350,000
PAVEMENT MGMT PROGRAM	3,850,000	1,750,000								2,100,000		3,850,000
DALLAS/3RD TURN LANES	500,000						300,000			200,000		500,000
IMPACT FEE STUDY UPDATE	50,000	50,000										50,000
TRAFFIC SIGNAL NW BRADY/16TH	260,000							104,000			156,000	260,000
TRAFFIC SIGNAL NE 242ND/28TH	520,000							433,000			87,000	520,000
TRAFFIC SIGNAL NE INGLE/GOODWIN	260,000							260,000				260,000
ROUNDAABOUT NE 232ND/28TH	520,000							520,000				520,000
ROUNDAABOUT NE 232ND/9TH	520,000							520,000				520,000
TRAFFIC SIGNAL NEW E/W ART/EVERETT	260,000							104,000			156,000	260,000
ACCESS CONTROL LEADBETTER/EVERETT	52,000							20,800			31,200	52,000
NW 18TH WHITMAN TO BRADY IMPR	1,634,000									1,634,000		1,634,000
SE CROWN RD SE 23RD ST TO NE 3RD AV	10,040,000							10,040,000				10,040,000
STORM UTILITY NPDES	1,750,000			1,750,000								1,750,000
SR-14 WEST CAMAS SLOUGH BRIDGE	20,000,000						20,000,000					20,000,000
SUBTOTAL	\$ 40,566,000											\$ 40,566,000
Dept. - WATER/SEWER												
Facilities												
PIPELINE REPLACEMENT	\$ 1,050,000								1,050,000			\$ 1,050,000
REPL 14" ST TRANSM BUTLER TO 455 ZN	1,563,000				1,563,000							1,563,000
5,700 LF OF 12" NUGA TRANSM MAIN	1,379,000				469,000			910,000				1,379,000
WELL 16 DEV NEAR WWTF	1,650,000				1,650,000							1,650,000
UPPER GRN MTN BS	419,200				419,200							419,200
2.0 MG GRN MTN RESERVOIR	1,838,000				1,838,000							1,838,000
CROWN RD BS UPGRADE	80,250								80,250			80,250
12" TRANSM MAIN WELL 16 POLK ST	514,000				514,000							514,000
WELL 18 DEV-FIRE STATION	1,000,000				1,000,000							1,000,000
STEIGERWALD SOURCE DEVELOPMENT	500,000				500,000							500,000
SEWER PUMP STATION REHAB	1,050,000								1,050,000			1,050,000
SEWER MAIN LINE REHAB	8,400,000				8,400,000							8,400,000
WASTEWATER FACILITY PLAN UPDATE	500,000								500,000			500,000
TREATMENT PLAN EXPANSION	12,600,000				12,600,000							12,600,000
SUBTOTAL	\$ 32,543,450											\$ 32,543,450
Dept. - GENERAL GOVT.												
Equipment												
TECHNOLOGY UPGRADES	\$ 500,000	500,000										\$ 500,000
SUBTOTAL	\$ 500,000											\$ 500,000
Dept. - POLICE												
BUILDING REMODEL/EXPANSION	\$ 1,500,000									1,500,000		\$ 1,500,000
SUBTOTAL	\$ 1,500,000											\$ 1,500,000
Dept. - FIRE/EMERGENCY												
AMBULANCE PURCHASE	\$ 150,000		150,000									\$ 150,000
REPLACEMENT LADDER TRUCK	500,000	500,000										500,000
REPLACEMENT PUMPER TRUCK	400,000	400,000										400,000
SUBTOTAL	\$ 1,050,000											\$ 1,050,000
Dept. - PARKS												
Facilities												
PARKS LANDS PURCHASE	\$ 4,550,000				4,550,000							\$ 4,550,000
TRAILS & TRAILHEAD ACQ / CONSTR	1,750,000				1,750,000							1,750,000
OPEN SPACE ACQUISITION	1,750,000				1,750,000							1,750,000
PARKS DEVELOPMENT	5,000,000				5,000,000							5,000,000
MAJOR CAPITAL MAINTENANCE	350,000				350,000							350,000
SUBTOTAL	\$ 13,400,000											\$ 13,400,000
GRAND TOTAL	\$89,559,450	3,550,000	150,000	1,750,000	42,353,200	-	20,300,000	12,911,800	2,680,250	5,434,000	430,200	\$89,559,450

ORDINANCE NO. 2169

AN ORDINANCE adopting the budget for the City of Camas,
Washington, for the fiscal year beginning January 1, 2013

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 the monies required to meet the public expenses, bond retirement and interest, reserve funds and expenses of government of said City for the fiscal year beginning January 1, 2013, and a notice was published that the Council of said City would meet on the 17th day of December, 2012 at the hour of 7:00 p.m. at the Council Chambers in the City Hall of said City for the purpose of making and adopting a budget for said fiscal year and giving taxpayers within the limits of said City an opportunity to be heard upon said budget; and

WHEREAS, the said City Council did meet at said times and place and did then consider the matter of said proposed budget; 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 said City for said year and being sufficient to meet the various needs of said City during said period.

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

SECTION I

The required appropriation and expenditures for the various funds and departments in the General Fund and needs for the operation of government of the City of Camas, for the fiscal year beginning January 1, 2013, as set forth in said budget and which is hereby adopted, are fixed in the following amounts, to wit,

<u>FUND</u>	<u>DEPARTMENT</u>	<u>AMOUNT</u>
General	Legislative	\$ 81,900
	Judicial	275,600
	Executive	287,351
	Financial & Record Services	744,954
	Legal	104,600
	Human Resources	168,419
	Central Services	143,300
	Other General Government Services	117,475
	Law Enforcement	4,612,877
	Fire Department	3,105,269
	Detention and/or Correction	468,598
	Protective Inspections	414,945
	Emergency Services	19,000
	Information Systems	456,527
	Engineering & Administration	1,239,821
	Animal Control	95,870
	Information and Outreach	5,200
	Planning and Community Development	454,374
	Senior Programs	5,300
	Library	1,311,833
	Parks and Recreation	1,354,393
	Interfund Transfer to Street Dept.	1,100,546
	Interfund Transfer to Cemetery Fund	<u>73,901</u>
TOTAL GENERAL FUND		\$ 16,642,052

<u>FUND</u>	<u>AMOUNT</u>
City Street Fund	\$ 3,613,959
NW 38 th Ave Construction Fund	5,300,000
Friberg Street Construction Fund	2,955,000
Community Center Capital Projects Fund	1,900,000
Emergency Rescue Fund	3,194,833
Cemetery Fund	139,951
Hotel-Motel Lodging Tax Fund	5,000
Unlimited Tax General Obligation Bond Redemption Fund	623,361
Limited Tax General Obligation Bond Redemption	640,484
Growth Management Act Capital Project Fund	2,409,997
Storm Water Drainage Utility Fund	1,039,895
City Sanitary Fund	1,943,035
Water-Sewer Fund	13,133,855
Waste Water Treatment Plant Construction Fund	3,300,000
Water-Sewer Capital Reserve Fund	785,000
Equipment Rental Fund	1,222,000
Firemen's Pension Fund	25,000
TOTAL ALL FUNDS	<u>\$ 42,231,370</u>

SECTION II

That certain document entitled "Budget 2013" for the year beginning January 1, 2013, two (2) copies of which are on file in the office of the City Clerk, and the same is hereby adopted as the budget for the City of Camas for the fiscal year beginning January 1, 2013.

SECTION III

The City Clerk is directed to transmit a copy of the budget hereby adopted to the State Auditor's Office and to Municipal Research and Services Center.

SECTION IV

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 17th day of December 2012.

SIGNED:_____

ATTEST:_____

APPROVED as to form:

City Attorney

ORDINANCE NO. 2670

AN ORDINANCE appropriating \$150,000.00 from the Emergency Rescue Fund to pay for unbudgeted overtime expenses and the cost of an addition one and a half employee for the Fire Department, and amending the Budget for the year 2012 to provide for such expenditure.

WHEREAS, the City received a grant from FEMA for the Staffing for Fire and Emergency Response (SAFER) grant to fund three new employees, and

WHEREAS, one and a half employees are to be paid from the Emergency Rescue Fund,
and

WHEREAS, the fire department also incurred overtime costs in excess of the allocated budget, and

WHEREAS, there are \$40,000.00 from federal grant monies and \$110,000.00 from unappropriated funds within the Emergency Rescue Fund to pay for such expenditure.

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

Section I

There is hereby appropriated from the Emergency Rescue Fund the sum of \$150,000.00 to pay for excess overtime expenses for the fire department, and for one and a half additional employees for the fire department. Said appropriation shall be allocated as follows:

<u>Description</u>	<u>Account Number</u>	<u>Amount</u>
Regular Salaries and Wages	115.00.526.200.11	\$90,000.00
Overtime	115.00.526.200.12	\$40,000.00

Personnel Benefits	115.00.526.200.21	\$20,000.00
--------------------	-------------------	-------------

Section II

Ordinance No. 2634 and the Budget for the year 2012 are amended to provide for such expenditure.

Section III

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

PASSED by the Council and APPROVED by the Mayor this ____ day of December, 2012.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

ORDINANCE NO. 2671

AN ORDINANCE appropriating \$100,000.00 from the General Fund to pay for employee expenses in the Fire Department, and amending the Budget for the year 2012 to provide for such expenditure.

WHEREAS, the City received a grant from FEMA for the Staffing for Fire and Emergency Response (SAFER) grant to fund three new employees, and

WHEREAS, one and one-half employees are to be paid from the General Fund, and

WHEREAS, the fire department also incurred overtime costs in excess of the allocated budget, and

WHEREAS, there are \$40,000.00 from federal grant monies and \$60,000.00 from unappropriated funds within the General Fund to pay for such expenditure.

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

Section I

There is hereby appropriated from the General Fund the sum of \$100,000.00 to pay for excess overtime expenses for the fire department, and for one and one-half additional employees for the fire department. Said appropriation shall be allocated as follows:

<u>Description</u>	<u>Account Number</u>	<u>Amount</u>
Regular Salaries and Wages	001.09.522.210.11	\$40,000.00
Overtime	001.09.522.210.12	\$60,000.00

Section II

Ordinance No. 2634 and the Budget for the year 2012 are amended to provide for such expenditure.

Section III

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

PASSED by the Council and APPROVED by the Mayor this ____ day of December, 2012.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

RESOLUTION NO. 1255

A RESOLUTION authorizing the Emergency Rescue Fund to borrow \$84,939.00 from the General Fund, and providing for the repayment of said loan by December 31, 2013, with interest on the declining balance of 1% per annum.

WHEREAS, property taxes fund over 55% of the revenues in the Emergency Rescue Fund, and

WHEREAS, there are insufficient funds within the Emergency Rescue Fund to meet operating expenses during 2012 until property taxes are collected, and

WHEREAS, the Council desires to allow the Emergency Rescue Fund to borrow the necessary funds from the General Fund to pay for such operating expenses shortfall.

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

SECTION I

The Emergency Rescue Fund is hereby authorized to borrow the amount of \$84,939.00 from the General Fund to pay for operating expenses.

SECTION II

The loan shall be repaid by December 31, 2013, plus accrued interest. The unpaid balance shall bear interest at the rate of 1% per annum. There shall be no penalty for prepayment of all or part of the loan.

ADOPTED at a regular Council meeting this ____ day of December, 2012.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

City of Camas

2013 Legislative “Short List”

1. **State Shared or Authorized Local Revenues** - restore liquor excise revenues. Preserve existing local revenue authorities. Authorize movie theater liquor by permit. Extend the current Lodging Tax authority.
2. **Finance Infrastructure Investments** - They create the foundations for prosperity. Proven effective state efforts such as the Public Works Account (“Trust Fund”) and the Transportation Improvement Board (TIB) should be extended and their revenue streams should not be diverted.
3. **Defer or Reform State Mandates Which the State Won’t or Can’t Finance** - Examples: Stormwater regulations, GMA update, shorelines updates, vehicle conversion, and unreasonable interpretations of mandates such as ADA examples.
4. **Public Records** - Support AWC in its efforts to “Strengthen public records access by curbing abusive requests.”
5. **Support Downtown Revitalization.**
6. **Support the Washington Tech Cities Coalition’s focus on K-12/higher education, transportation infrastructure & competitiveness.**