



## **CITY COUNCIL REGULAR MEETING AGENDA**

**Monday, December 7, 2015, 7:00 PM**

**City Municipal Center, 616 NE 4th Avenue**

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

### **I. CALL TO ORDER**

### **II. PLEDGE OF ALLEGIANCE**

### **III. ROLL CALL**

- A. Oath of Office by City Attorney Shawn MacPherson for Council Member Bonnie Carter in Position 1 of Ward 2 for the term ending December 31, 2015.

 [Oath of Office](#)

### **IV. PUBLIC COMMENTS**

### **V. CONSENT AGENDA**


- A. Approve the minutes of the November 16, 2015 Camas City Council Meeting and the Workshop minutes of November 16, 2015.

 [November 16, 2015 Camas City Council Workshop Meeting Minutes - Draft](#)

[November 16, 2015 Camas City Council Regular Meeting Minutes - Draft](#)

- B. Approve the claim checks as approved by the Finance Committee.
- C. Authorize the write-off of five unpaid final utility bills in the amount of \$1,071.74. This amount represents outstanding water, sewer, garbage, recycling and storm water charges that are left unpaid by previous property owners. (Submitted by Pam O'Brien)
- D. Authorize the write-off of 62 utility accounts in the amount of \$9,831.45. These accounts represent unpaid water, sewer, garbage, recycling and storm water charges on closed accounts that were turned over to a collection agency. (Submitted by Pam O'Brien)
- E. Authorize the write-off of 211 Emergency Medical Services (EMS) billings in the amount of \$179,570.65. These accounts represent billings prior to 2014 that have been submitted to a collection agency in which the City has not received payment. (Submitted by Pam O'Brien)
- F. Authorize the write-off of the November 2015 Emergency Medical Services (EMS) billings in the amount of \$87,576.27. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)
- G. Authorize Pay Estimate No. 15 to Nutter Corporation for Project S-565 NW 38th Avenue Phase 2 in the amount of \$62,119.66 for work completed through October 2015. (Submitted

by James Carothers)

 [NW 38th Phase 2 Pay Estimate 15](#)

- H. Authorize Pay Estimate No. 1 to Michael Green Construction, Inc., for Project P-893 Washougal River Greenway Trail Overlook Terrace in the amount of \$49,736.43 for work completed through November 25, 2015. (Submitted by James Carothers)

 [Washougal Trail Overlook Pay Estimate 1](#)

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. Recognition of 15-Year Anniversary for Phil Bourquin, Community Development Director  
Details: Phil Bourquin celebrated 15 years of employment with the City of Camas on November 1, 2015. The City would like to congratulate him on his achievements and present him with his 15-year service pin.  
Presenter: Pete Capell, City Administrator
- C. Recognition of 10-Year Anniversary for Steve Hogan, Camas City Council Member  
Details: Steve Hogan celebrated 10 years of service with the City of Camas on November 1, 2015. The City would like to congratulate him on his achievements and present him with his 10-year service pin.  
Presenter: Scott Higgins, Mayor

## **VIII. MEETING ITEMS**

- A. Public Hearing Considering the Vacation of NW Utah Street  
Details: This hearing is to allow the public to comment on the proposed vacation of the NW Utah Street right-of-way stub located adjacent north of the north right-of-way line of NW 6th Place. Information on this proposal is provided in the attached staff report.  
Presenter: James Carothers, Engineering Manager  
Recommended Action: Staff recommends that Council hold a public hearing, deliberate and direct the City Attorney to prepare a vacation ordinance to be brought back to Council. Mr. Anderson should comply with the terms of the agreement as a condition, which includes securing the public easement across lots 23 and 80 and constructing the drainage ditch within the NW Utah Street right-of-way.  
 [NW Utah Vacation Hearing Staff Report](#)  
[NW Utah Agreement 11-09-15](#)
- B. Public Hearing for the School District Capital Facilities Plans (CFP)  
Details: A public hearing to consider the 2015-2021 Camas, Evergreen and Washougal School District CFPs.  
Presenter: Phil Bourquin, Community Development Director

Recommended Action: Staff recommends Council conduct a public hearing, deliberate and move to approve the 2015-2021 Camas, Evergreen and Washougal School District Capital Facilities Plans and to establish a collection rate as recommended by staff; and to direct the City Attorney to prepare an ordinance for Council's consideration at the December 21, 2015 Regular meeting.

 [Staff Report School Capital Facilities Plans \(CFP\)](#)

[Camas CFP 2015-2021](#)

[Evergreen CFP 2015-2021](#)

[Letter Marnie Allen 061015](#)

[Washougal CFP 2015-2021](#)

- C. Public Hearing for Lofts at Camas Meadows Development Agreement - Proposed Modification  
Details: City Council approved a Development Agreement for the Lofts at Camas Meadows under Resolution No. 15-004 in July of 2015. Prior to recording of the agreement, the design of the project was proposed to be modified from the proposal that was presented to Council. The modification is to Exhibit "F" of the agreement and specifically eliminates parking under the apartment units and to the rear of the property.

Presenter: Phil Bourquin, Community Development Director

Recommended Action: Staff recommends Council conduct a public hearing, deliberate and make a decision with regard to the proposed modifications. If approved, direct the City Attorney to prepare a resolution for Council's consideration at the December 21, 2015 Regular meeting.

 [Narrative of Project Changes](#)

[November 6, 2015 Letter](#)

[Proposed Modifications - Renderings](#)

[Prior Development Agreement Hearing Exhibit 16 - Renderings](#)

[Material Board - 061215](#)

[City Kirkland Agreement](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Long Drive Agreement](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

[Exhibit F](#)

[Exhibit G - Revised Development Standards](#)


[Exhibit H](#)

- D. Resolution No. 15-018 2016 Fee Schedule


Details: This resolution provides for the new fees rates for 2016 to be effective on January 1, 2016. These new fees rates are incorporated into the 2016 Budget. The Fee Schedule's incorporated rates have been adjusted for inflation as well as eliminating fees for services no longer provided by the City.

Presenter: Cathy Huber Nickerson, Finance Director


Recommended Action: Staff recommends Council move to adopt Resolution No. 15-018.

 [Resolution No. 15-018 Adopting Modified Fee Schedule for 2016 Budget](#)  
[2016 Budget Final Fee Schedule](#)

- E. Resolution No. 15-021 Adopting the 2016 Salary Scales for Non-Represented Positions  
Details: This resolution will set the salary scales for all non-represented positions for 2016. The changed scales reflect a 2.5% cost of living increase over 2015 scales.  
Presenter: Jennifer Gorsuch, Administrative Services Director  
Recommended Action: Staff recommends Council move to adopt Resolution No. 15-021.

 [Resolution No. 15-021](#)  
[Exhibit A 2016 Non-Represented Salary Scales](#)

- F. Resolution No. 15-022 Grand Ridge Island Annexation  
Details: Staff will present the City Council with a resolution to set a public hearing date for the annexation of the Grand Ridge and Vista Del Rio II subdivisions as unincorporated islands.  
Presenter: Robert Maul, Planning Manager  
Recommended Action: Staff recommends Council move to adopt Resolution 15-022 and set a public hearing to be held on December 21, 2015.

 [Resolution No. 15-022](#)  
[Exhibit A](#)  
[Exhibit B Map](#)  
[Registered Voters in Grand Ridge](#)

## **IX. PUBLIC COMMENTS**

## **X. ADJOURNMENT**

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



STATE OF WASHINGTON }

} ss.

## OATH OF OFFICE

County of Clark }

*I, **BONNIE CARTER**, do solemnly swear (or affirm) that I am a Citizen of the United States and of the State of Washington; that I will support the Constitution and Laws of the United States and the Constitution and Laws of the State of Washington, and will to the best of my judgment, skill and ability, truly, faithfully, diligently and impartially perform the duties of the office of **COUNCIL, WARD 2, POSTION NO. 1, CITY OF CAMAS**, in and for Clark County, Washington, as such duties are prescribed by law.*

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*Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.*

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## **CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT**

**Monday, November 16, 2015, 4:30 PM**

**City Municipal Center, 616 NE 4th Avenue**

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### **I. CALL TO ORDER**

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

### **II. ROLL CALL**

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

Staff: Sam Adams, Bernie Bacon, Phil Bourquin, Pete Capell, Cathy Huber Nickerson, Robert Maul, Linda Swenton, Nick Swinhart, Steve Wall and Eliezza Soriano (intern)

Press: Heather Acheson, Camas-Washougal Post-Record

### **III. PUBLIC COMMENTS**

No one from the public wished to speak.

### **IV. WORKSHOP TOPICS**

#### **A. Fire Department New Fire Pumper Purchase Agreement**

Details: The Fire Department had been authorized to purchase a new pumper as part of the recently approved bond issue. Pierce Manufacturing Inc., requires that the department/City sign the build contract no later than November 30, 2015, or the price will increase by 3%, which would be an additional \$15,000 on the purchase price.

Presenter: Nick Swinhart, Fire Chief

 [Pierce Fire Pumper Purchase Agreement](#)

[Exception NFPA Discharges](#)

[Pierce Warranty Final](#)

This item was also included on the November 16, 2015 Regular Meeting Agenda for Council's consideration.

#### **B. Informational Report About the Permanent Promotion of Administrative Battalion Chief**

Details: In May of 2015, Council approved a Memorandum of Understanding (MOU) with International Association of Fire Fighters (IAFF) Local 2444 that would have allowed the temporary appointment of one of the City's personnel to the long vacant Administrative Battalion Chief position. This was intended to save significant amounts of overtime during the summer months. Unfortunately, the members of 2444 subsequently declined to approve the MOU. The Fire Chief then made the decision in June of 2015, to permanently promote Training Captain Greg Payne to the Administrative Battalion Chief position. The Training Captain position was left vacant and the new Administrative Battalion Chief continued to


assume those same duties. There were no additional positions created with this action. This promotion allowed the department to save approximately \$25,000 in overtime costs during the summer months. After the promotion, it was discovered that this decision should have been discussed with Council as the Administrative Battalion Chief position was not one that was currently funded or approved when the 2015-2016 Budget was created. The Administrative Battalion Chief position is in the draft 2016 Budget Readoption. This item was to answer any remaining questions the Council may have had surrounding this promotion. Presenter: Nick Swinhart, Fire Chief

Swinhart summarized the informational report and discussion ensued. Council did not voice any objections to the Administrative Battalion Chief position.

C. 2016 Readoption Budget Presentation

Details: This presentation provided a review of the Revised Readoption Budget with the changes discussed by City Council at the November 2, 2015 Workshop as well as further revisions by staff to restore the projected fund balance from 15% to 16.2%. Staff presented the revisions prior to the City Council Meeting at which a Public Hearing about the Budget Readoption was scheduled.

Presenter: Cathy Huber Nickerson, Finance Director

 [2016 Final Budget Report](#)  
[2016 Final Budget](#)

Huber-Nickerson summarized the presentation and discussion ensued. This item was also included on the November 16, 2015 Regular Council Agenda for Council's consideration.

D. 2016 Property Tax Levies

Details: This presentation provided information about the estimated 2016 property tax levies for the General Fund, Emergency Medical Services and the Voted Library Bond. It is estimated with the increase in assessed values for the City that the property tax levy rates will decrease from 2015 even with the lawful limit increase of 1%.

Presenter: Cathy Huber Nickerson, Finance Director

 [City of Camas 2016 levies](#)

Huber-Nickerson summarized the presentation. This item was also included on the November 16, 2015 Regular Meeting Agenda for Council's consideration.

E. Draft Letter to Clark County Council Regarding Alternative 4 and Adopted Planning Assumptions

Details: Staff prepared a letter to the Clark County Councilors regarding recent suggested changes to adopted planning assumptions for the 2016 Comprehensive Plan Update.

Presenter: Robert Maul, Planning Manager


 [City of Camas Letter to Board of CC Councilors Re Alternative 4](#)

Maul provided background and summary information regarding the draft letter and discussion ensued. Council is supportive of the letter.

F. Grand Ridge Annexation Correction Ordinance

Details: Ordinance Number 15-016 adopted on October 5, 2015, contained an error that needed to be corrected. The attached ordinance and legal description correct the error.

Presenter: Robert Maul, Planning Manager

-  [Ordinance 15-021 Grand Ridge Corrected](#)
- [Exhibit A Legal May 19](#)
- [Exhibit B Zoning Grand Ridge for Annex Ordinance](#)


This item was also included on the November 16, 2015 Regular Meeting Agenda for Council's consideration.

- G. Development Agreement - Lofts at Camas Meadows (proposed modification)  
Details: City Council approved a Development Agreement for the Lofts at Camas Meadows under Resolution No. 15-004 in July of 2015. Prior to recording of the agreement, the design of the project was proposed to be modified from the proposal that was presented to Council. The modification is to Exhibit "F" of the agreement and specifically eliminates parking under the apartment units and to the rear of the property.  
Presenter: Phil Bourquin, Community Development Director

-  [November 6, 2015 Letter](#)
- [Narrative of Project Changes](#)
- [Proposed Modifications- Renderings](#)
- [Prior DA Hearing Exhibit 16 - Renderings](#)
- [City Kirkland Agreement](#)
- [Exhibit A-Legal Description](#)
- [Exhibit B-Long Drive Agreement](#)
- [Exhibit C](#)
- [Exhibit D](#)
- [Exhibit E](#)
- [Exhibit F](#)
- [Exhibit G- revised development standards](#)
- [Exhibit H](#)
- [MATERIAL BOARD-061215](#)

Bourquin summarized the informational report and Council did not voice any objections to staff setting a public hearing date of December 7, 2015, for Council's consideration.

- H. School District Capital Facilities Plans  
Details: Direction was provided to set a Public Hearing date of December 7, 2015, to consider the 2015-2021 Camas, Evergreen and Washougal School District Capital Facilities Plans.  
Presenter: Phil Bourquin, Community Development Director

 [Staff Report School Capital Facility Plans - Council](#)  
[Letter Marnie Allen June 10, 2015](#)  
[Camas Capital Facility Plan 2015-2021](#)  
[Evergreen Capital Facility Plan 2015-2021](#)  
[Washougal Capital Facility Plan 2015-2021](#)  
[Staff Report School Capital Facility Plans - Planning Commission](#)

Bourquin summarized the School District Capital Facilities Plans. A public hearing on this matter will be scheduled for the December 7, 2015 Regular Meeting.

- I. Community Development Miscellaneous and Updates  
Details: This is a placeholder for miscellaneous or emergent items.  
Presenter: Phil Bourquin, Community Development Director

 [Housing Units](#)

Bourquin distributed a document about housing units within the City of Camas for Council's information.

- J. Mark Marine Lease Agreement  
Details: Mark Marine currently leases property from the City of Camas for storage of materials and equipment and pays the City \$1,600 per month for the use of the property. The property being leased is located adjacent to the Columbia River and immediately south of the City's Wastewater Treatment Plant. The existing 5-year lease is due to expire on December 31, 2015. City staff has proposed a new 5-year lease at \$1,700 per month, which Mark Marine has agreed to.  
Presenter: Sam Adams, Utilities Manager

 [Mark Marine Lease Agreement](#)

Adams summarized the agreement. This item will be placed on the December 7, 2015 Consent Agenda for Council's consideration.

- K. Public Works Miscellaneous and Updates  
Details: This is a placeholder for miscellaneous or emergent items.  
Presenter: Steve Wall, Public Works Director  
  
Wall provided an update about the Slow Sand Filter project phases and a State Revolving Fund (SRF) loan application.
- L. City Administrator Miscellaneous Updates and Scheduling  
Details: This is a placeholder for miscellaneous or scheduling items.  
Presenter: Pete Capell, City Administrator  
  
Capell updated Council about the October 31, 2015 City storm event and the Salvation Army bell-ringing event on November 30th. Capell responded to Chaney's inquiry about potential dog parks in the City.

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

Hazen thanked citizens for their support in electing him for another term of service to the City.

Chaney, Hogan and Carter attended the Soap-Chest ribbon-cutting.

Chaney and Hogan commented about the Council's marijuana vote.

Anderson commented about the local flooding, the C-Tran and Joint Policy Advisory Committee (JPACP meetings, and the upcoming December Council meetings.

Hogan commented about the Downtown Camas Association's Annual Award Ceremony, the Camas-Washougal Economic Development Association (CWEDA) Meeting and the December 4th Christmas Tree lighting event. Hogan also commented about the Mark Marine Company.

Carter commented about the December 3rd Sip and Shop event and house tour. Carter attended the Library Board of Trustees meeting and commented about the Board of Adjustment and Library Board openings.

Turk and Mayor commented about the Japan Sister City trip that they went on.

Smith attended the Chamber meeting and their December 10th Christmas Banquet.

Mayor commended Smith on her Regional Transportation Council representation for 2015.

Mayor stated that he looking forward to seeing all the citizens at the Hometown Holidays Christmas Tree lighting event on December 4th.

## **VI. PUBLIC COMMENTS**

No one from the public wished to speak.

## **VII. ADJOURNMENT**

The meeting adjourned at 5:51 p.m.

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



## **CITY COUNCIL REGULAR MEETING MINUTES - DRAFT**

**Monday, November 16, 2015, 7:00 PM**

**City Municipal Center, 616 NE 4th Avenue**

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### **I. CALL TO ORDER**

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

### **II. PLEDGE OF ALLEGIANCE**

### **III. ROLL CALL**

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

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, James Carothers, Cathy Huber Nickerson, Robert Maul, Shawn MacPherson, Randy Miller, Steve Wall and Eliezza Soriano (intern)

Press: Brooks Johnson, The Columbian

### **IV. PUBLIC COMMENTS**

No one from the public wished to speak.

### **V. CONSENT AGENDA**

- A. Approved the minutes of the November 2, 2015 Camas City Council Meeting and the Workshop minutes of November 2, 2015.

 [November 2, 2015 Camas City Council Regular Meeting Minutes - Draft](#)  
[November 2, 2015 Camas City Council Workshop Minutes - Draft](#)

- B. Approved the claim checks numbered 127811 - 127926 in the amount of \$1,560,692.68.
- C. Authorized the write-off of parking tickets issued prior to 2015. This includes 398 tickets from 7/20/10 through 12/29/14 in the amount of \$15,562.44. (Submitted by Pam O'Brien)
- D. Authorized the write-off of six utility accounts in the amount of \$883.83. This amount represents outstanding water, sewer, garbage, recycling and storm water charges that are left unpaid by previous property owners. (Submitted by Pam O'Brien)
- E. Authorized the write-off of the October 2015 Emergency Medical Services (EMS) billings in the amount of \$74,140.29. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)
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- F. Approved the attached list of surplus equipment and miscellaneous items. The equipment identified has reached its scheduled useful life and has been replaced through the equipment rental capital replacement process. Surplus equipment will be auctioned or otherwise sold to the extent possible. (Submitted by Denis Ryan)

 [November 2015 Equipment Surplus List](#)

- G. Authorized the Mayor to sign the Purchase Agreement with Pierce Manufacturing Inc. for the manufacturing of a new fire pumper. This contract has been discussed with legal counsel and with Council during the Workshop the same evening. (Submitted by Nick Swinhart)

 [Pierce Fire Pumper Purchase Agreement](#)

[Exception NFPA Discharges](#)

[Pierce Warranty Final](#)

- H. Authorized the Mayor to sign the agreement with Bryan Anderson for the conditions on the potential exchange of certain real property known as NW Utah Street. The exchange of said property is contingent upon the vacation process as outlined in Revised Code of Washington (RCW) 35.79. (Submitted by James Carothers)

 [Utah Street Agreement](#)

[Utah Street Vicinity Map](#)

[RCW 35.79](#)

- I. Authorized the Mayor to sign Change Order No. 5 to Nutter Corp., for Project S-565 NW 38th Avenue Roadway Improvements, Phase 2 for required removal of existing pavement marking conflicts from Phase 1 work in the amount of \$939.62. (Submitted by James Carothers)

 [NW 38th Phase 2 Change Order 5](#)

- J. Authorized Pay Estimate No. 6 to AAA Septic Service for Project WS-748 2015 STEP/STEF Tank Pumping in the amount of \$9,424.58 for work through October 31, 2015. This project provides for on-going pumping of STEP & STEF tanks throughout Camas and is funded by the Water/Sewer fund. (Submitted by James Carothers)

 [Tank Pumping Pay Estimate 6](#)

- K. Authorized Pay Estimate No. 4 to McDonald Excavating, Inc., for Project WS-714 STEP Sewer Transmission Main in the amount of \$247,122.41 for work through October 31, 2015. This project is funded through a Public Works Trust Fund Loan. (Submitted by James Carothers)

 [Sewer Transmission Main Pay Estimate 4](#)

- L. Authorized Pay Estimate No. 5 to Rotschy, Inc. for Project WS-709C Slow Sand Water Treatment Plant in the amount of \$672,450.15 for work through October 31, 2015. This project is funded by a Drinking Water State Revolving Fund (SRF) Loan through the Washington State Department of Health. (Submitted by James Carothers)



 [Water Treatment Plant Pay Estimate 5](#)

- M. Approved Pay Estimate No. 3 to Granite Construction for Project S-599A 2015 City-Wide Grind and Overlay in the amount of \$11,202.40. (Submitted by Denis Ryan)

 [City-Wide Grind and Overlay Pay Estimate No. 3](#)

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

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

- A. Staff

There were not comments from staff.

- B. Council

Hogan reminded everyone about the December 4, 2015 Christmas Tree Lighting event in downtown Camas.

Carter reminded everyone about the December 3, 2015 Sip and Shop event in downtown Camas.

Chaney attended the Veterans of Foreign Wars (VFW) Veteran's Day event.

## **VII. MAYOR**

- A. Announcements

Mayor commented about the Camas High School Papermakers sports programs.

- B. Council's Confirmation Vote of Mayor's Appointment to the City of Camas Administrative Committee

**It was moved by Council Member Turk, seconded by Council Member Chaney to appoint Melissa Smith, Greg Anderson and Steve Hogan to the City of Camas Administrative Committee. The motion passed unanimously.**

## **VIII. MEETING ITEMS**

- A. 2015 Omnibus Budget Public Hearing

Details: The 2015 Fall Omnibus Budget Public Hearing was to provide Council opportunity to consider public testimony. The public hearing followed a brief presentation by staff about the 2015 Fall Omnibus Budget.

Presenter: Cathy Huber Nickerson, Finance Director

 [2015 Fall Omnibus Exhibit](#)

Mayor Scott Higgins opened the public hearing at 7:07 p.m.


No one from the public wished to speak.

The public hearing was closed at 7:07 p.m.

B. Ordinance No 15-022 Amending the 2015 Budget

Details: This ordinance modifies the 2015-2016 Budget for the 2015 fiscal year. There are 16 packages for a total of \$17,063,960, which is a net increase to the overall fund balance primarily due to the two 2015 bond issues. One item is a carry forward from 2014, eight are supplemental items for the 2015-2016 Budget and seven items are administrative in nature. Council has reviewed these items during the City Council Workshop on October 26, 2015.

Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 15-022 Amending 2015-2016 Budget](#)  
[2015 Fall Omnibus Exhibit](#)


**It was moved by Council Member Turk, seconded by Council Member Hazen, that Ordinance No. 15-022 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Turk, seconded by Council Member Smith, that Ordinance No. 15-022 be adopted and published according to law. The motion carried unanimously.**

C. 2016 Readoption Budget Public Hearing

Details: The 2016 Readoption Budget Public Hearing was to provide the City Council an opportunity to consider public testimony. The public hearing followed a brief presentation by staff about the 2016 Readoption Budget Ordinance and attachments. The 2016 Readoption Budget process was compliant with Ordinance No. 2708 in that mid-year review and the Mayor's modifications were presented to City Council and available to the public on October 5, 2015. The final 2016 Readoption Budget was provided to City Council and made available to the public on November 13, 2015.

Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 15-025 Amending Ordinance Re Budget-2016](#)  
[2016 Final Budget Report](#)

Mayor Scott Higgins opened the public hearing at 7:10 p.m.

No one from the public wished to speak.

The public hearing was closed at 7:10 p.m.

**It was moved by Council Member Turk, seconded by Council Member Hazen, that Ordinance No. 15-025 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Smith, seconded by Council Member Hazen, that Ordinance No. 15-025 be adopted and published according to law. The motion carried unanimously.**

D. 2016 Property Tax Levy Public Hearing

Details: The 2016 Property Tax Levy Public Hearing was to provide the City Council an opportunity to consider public testimony regarding the 2016 General Fund Levy, the Emergency Medical Services Levy and the Voted Library Bond Levy. The General Fund Levy and the Emergency Medical Services Levy are recommended to increase by the Implicit Price Deflator (IPD) rate of 0.251% and by 0.749% for substantial need for a total increase to

the lawful limit of 1%.

Presenter: Cathy Huber Nickerson, Finance Director

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

No one from the public wished to speak.

The public hearing was closed at 7:13 p.m.

- E. Resolution No. 15-019 Finding and Declaring Substantial Need for 101% Limit Factor Under the Revised Code of Washington (RCW) 84.55

Details: This resolution provides for Council to establish a substantial need for the General Fund Property Tax Levy and the Emergency Medical Services Levy. This resolution is required by RCW 84.55 to increase property taxes to the lawful limit of 1% when the Implicit Price Deflator (IPD) is below 1%. For the 2016 Levy Year, the IPD is 0.251%.

Presenter: Cathy Huber Nickerson, Finance Director

 [Resolution No. 15-019 Declaring Substantial Need](#)

**It was moved by Council Member Turk, seconded by Council Member Hazen, that Resolution No. 15-019 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Turk, seconded by Council Member Hazen, that Resolution No.15-019 be adopted. The motion passed by the following vote:**

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

- F. Ordinance No. 15-018 2016 Ad Valorem Taxes for the General Fund

Details: Ordinance No. 15-018 sets the 2016 ad valorem property tax levy. The ordinance allows for a 1% property tax increase as a result of finding substantial need for the 2016 Budget and considering public testimony.

Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 15-018 Levying Ad Valorem Taxes Regarding General Fund for 2016](#)

**It was moved by Council Member Chaney, seconded by Council Member Hazen, that Ordinance No. 15-018 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Chaney, seconded by Council Member Smith, that Ordinance No. 15-018 be adopted and published according to law. The motion carried unanimously.**

- G. Ordinance No. 15-019 2016 Emergency Medical Services (EMS) Levy

Details: Ordinance No. 15-019 sets the 2016 EMS levy. City Council will consider the 2016 EMS levy for the City's EMS Budget to determine if there is substantial need to support a 1% tax increase after considering public testimony.

Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 15-019 Levying Ad Valorem Taxes Regarding EMS Budget 2016](#)

**It was moved by Council Member Anderson, seconded by Council Member Hazen,**

**that Ordinance No. 15-019 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Anderson, seconded by Council Member Chaney, that Ordinance No. 15-019 be adopted and published according to law. The motion carried unanimously.**

- H. Ordinance No. 15-020 2016 Unlimited Tax General Obligation Bond Levy  
Details: Ordinance No. 15-020 sets the 2016 Unlimited Tax General Obligation Bond property tax levy. City Council considered maintaining the property tax levy at \$625,000 after hearing public testimony.  
Presenter: Cathy Huber Nickerson, Finance Director

 [Ordinance No. 15-020 Regarding Unlimited Tax General Obligation for 2016](#)

**It was moved by Council Member Chaney, seconded by Council Member Smith, that Ordinance No. 15-020 be read by title only. The motion carried unanimously.**


**It was moved by Council Member Chaney, seconded by Council Member Smith, that Ordinance No. 15-020 be adopted and published according to law. The motion carried unanimously.**

- I. Resolution No. 15-018 2016 Fee Schedule  
Details: Resolution No. 15-018 provides for the new fees rates for 2016 to be effective on January 1, 2016. These new fees rates are incorporated into the 2016 Budget. The Fee Schedule incorporated rates adjusted for inflation as well as eliminated fees for services no longer provided by the City.  
Presenter: Cathy Huber Nickerson, Finance Director

 [Resolution No. 15-018 Adopting Modified Fee Schedule for 2016 Budget](#)

Huber-Nickerson summarized the updated Fee Schedule information. City Attorney Shawn MacPherson stated that since the Fee Schedule exhibit was not attached, this matter will come before Council at the December 7, 2015 Regular Meeting.

- J. Resolution No. 15-017 Setting a Public Hearing Date for the Vacation of NW Utah Street  
Details: This resolution designates December 7, 2015, as the public hearing date for the consideration of the vacation of that portion of the Utah Street right-of-way that lies adjacent north of NW 6th Place.  
Presenter: James Carothers, Engineering Manager

 [Resolution No. 15-017 Utah Street Vacation Resolution RCW 35.79](#)

**It was moved by Council Member Chaney, seconded by Council Member Hogan, that Resolution No. 15-017 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Chaney, seconded by Council Member Hogan, that Resolution No. 15-017 be adopted. The motion carried unanimously.**

- K. Public Hearing to Consider a Community Development Block Grant (CDBG) Application  
Details: On October 26, 2015, staff proposed to Council the submittal of a CDBG grant application for the 2016 funding cycle. The proposal includes the request for \$250,000 in

grant money to partially fund improvements to NE Franklin Street between NE 19th and NE 22nd Avenues. The total cost of the proposed project, known as the Franklin-North Neighborhood Improvements, is \$465,000. Improvements will include rehabilitation of the existing sewer main and service laterals, new water services, curb ramps and resurfacing of the existing roadway. The CDBG program requires that two public meetings be held prior to application submittals. This public hearing, in conjunction with the October 26, 2015 Workshop discussion, fulfills this requirement.

Presenter: James Carothers, Engineering Manager

 [2016 CDBG Application Memo](#)

[Eligible CDBG Areas Map](#)

Mayor Scott Higgins opened the public hearing at 7:25 p.m.

No one from the public wished to speak.

The public hearing was closed at 7:25 p.m.

**It was moved by Council Member Hogan, seconded by Council Member Anderson, to direct staff to submit the application for the Franklin North Neighborhood Improvements. The motion carried unanimously.**

- L. Ordinance No. 15-021 Grand Ridge Annexation Correction Ordinance  
Details: Ordinance No. 15-016 adopted on October 5, 2015, contained an error that needed to be corrected. The attached ordinance and legal description correct the error.  
Presenter: Robert Maul, Planning Manager

 [Ordinance No. 15-021 Grand Ridge Corrected Ordinance](#)

**It was moved by Council Member Anderson, seconded by Council Member Hogan, that Ordinance No. 15-021 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Anderson, seconded by Council Member Smith, that Ordinance No. 15-021 be adopted and published according to law. The motion carried unanimously.**

- M. Ordinance No. 15-023 Amending Camas Municipal Code (CMC) Title 18, Chapter 18.03 Definition of Land Uses and Chapter 18.07.030 Table 1 Related to the Establishment and Location of Smoke Shops Within the City of Camas  
Details: City Council held a public hearing on October 26, 2015, to accept public testimony and review the Planning Commission recommendation and Staff Report. After deliberation, Council voted to amend the CMC to allow Smoke Shops as a permitted use in Community Commercial and Regional Commercial zoning districts when in compliance with additional locational criteria.  
Presenter: Phil Bourquin, Community Development Director

 [Ordinance No. 15-023 Amending Code Regarding Smoke Shops](#)

**It was moved by Council Member Turk, seconded by Council Member Anderson, that Ordinance No. 15-023 be read by title only. The motion carried unanimously.**

**A motion was made by Council Member Turk, seconded by Council Member Anderson, that Ordinance No. 15-023, with amendments to page two, number nine,**

**C., replacing marijuana retailer with Smoke Shop/Head Shop and the distance of three miles changed to five miles be adopted. The motion carried unanimously.**

- N. Ordinance No. 15-024 Amending Camas Municipal Code (CMC) Section 18.070.030 Table 1 to Prohibit the Establishment of Marijuana Retail Stores Within the City of Camas  
Details: City Council held a public hearing on October 26, 2015, and considered public testimony, Planning Commission recommendation, Staff report and the record. After deliberation, Council voted 5-2 to prohibit the establishment of marijuana retail stores within the City of Camas and directed the City Attorney to prepare an ordinance for adoption.  
Presenter: Phil Bourquin, Community Development Director

 [Ordinance No. 15-024 Amending Code to Prohibit Marijuana Sales](#)

**It was moved by Council Member Hogan, seconded by Council Member Carter, that Ordinance No. 15-024 be read by title only. The motion carried unanimously.**

**A motion was made by Council Member Hogan, seconded by Council Member Carter, that Ordinance No. 15-024 be adopted and published according to law. The motion passed by the following vote:**

**Yes:** Council Member Anderson, Council Member Carter, Council Member Chaney, Council Member Hazen, Council Member Hogan and Council Member Turk

**No:** Council Member Smith

## **IX. PUBLIC COMMENTS**

No one from the public wished to speak.

## **X. ADJOURNMENT**

The meeting adjourned at 7:48 p.m.

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



CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2 PAY ESTIMATE #15 Council Meeting Date: December 7, 2015 Work Period Date: <del>Estimate</del> Estimate 2015					NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.					STP / TIB / REET TRACKING OF FUNDING		WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date	
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE				
	Streambank Stabilization																		
A 53	Work Area Isolation	LS	1.0	\$60,000.05	\$60,000.05	1.00	\$60,000.05			0.25	\$15,000.01	0.75	\$45,000.04	1.00	\$60,000.05				
A 54	Weir Log	EA	12.0	\$1,400.00	\$16,800.00	13.00	\$18,200.00			13.00	\$18,200.00			13.00	\$18,200.00				
A 55	Log with Root Wad	EA	50.0	\$1,200.00	\$60,000.00	50.00	\$60,000.00			50.00	\$60,000.00			50.00	\$60,000.00				
A 56	Streambed Gravel	TN	1,660.0	\$43.00	\$71,380.00	1,274.38	\$54,798.34			1,274.38	\$54,798.34			1,274.38	\$54,798.34				
A 57	Stream Boulder, 18 In. Diam.	TON	40.0	\$130.00	\$5,200.00	54.04	\$7,025.20			54.04	\$7,025.20			54.04	\$7,025.20				
A 58	Stream Boulder, 24 In. Diam.	TON	60.0	\$130.00	\$7,800.00	50.91	\$6,618.30			50.91	\$6,618.30			50.91	\$6,618.30				
A 59	Woven Coir Matting	SY	8,820.0	\$3.30	\$29,106.00	7,200.51	\$23,761.68			7,200.51	\$23,761.68			7,200.51	\$23,761.68				
A 60	Non-Woven Coir Matting	SY	8,820.0	\$2.75	\$24,255.00	7,168.61	\$19,713.68			7,168.61	\$19,713.68			7,168.61	\$19,713.68				
A 61	Light Loose Riprap	TON	290.0	\$55.00	\$15,950.00	398.51	\$21,918.05			398.51	\$21,918.05			398.51	\$21,918.05				
A 62	Quarry Spalls	TON	33.0	\$40.00	\$1,320.00	231.96	\$9,278.40			231.96	\$9,278.40			231.96	\$9,278.40				
	Landscaping																		
A 63	Landscaping	LS	1.0	\$147,000.00	\$147,000.00	1.00	\$147,000.00			1.00	\$147,000.00			1.00	\$147,000.00				
A 64	Irrigation System, Design/Build	LS	1.0	\$168,000.00	\$168,000.00	1.00	\$168,000.00			0.95	\$159,600.00	0.05	\$8,400.00	1.00	\$168,000.00				
	Wetland Mitigation Planting																		
A 65	Wetland Mitigation	LS	1.0	\$114,000.00	\$114,000.00	1.00	\$114,000.00			1.00	\$114,000.00			1.00	\$114,000.00				
	Traffic																		
A 66	Cement Conc. Traffic Curb	LF	2,215.0	\$10.00	\$22,150.00	2,224.00	\$22,240.00			2,224.00	\$22,240.00			2,224.00	\$22,240.00				
A 67	Cement Conc. Traffic Curb and Gutter	LS	5,510.0	\$10.00	\$55,100.00	5,521.00	\$55,210.00			5,521.00	\$55,210.00			5,521.00	\$55,210.00				
A 68	Cement Concrete Driveway Entrance, Type 1	SY	55.0	\$70.00	\$3,850.00	57.00	\$3,990.00			57.00	\$3,990.00			57.00	\$3,990.00				
A 69	Cement Concrete Driveway Entrance, Type 3	SY	300.0	\$60.00	\$18,000.00	338.00	\$20,280.00			338.00	\$20,280.00			338.00	\$20,280.00				
A 70	Raised Pavement Marker Type 2	HUND	1.5	\$760.00	\$1,102.00	1.60	\$1,216.00			1.60	\$1,216.00			1.60	\$1,216.00				
A 71	Black Vinyl Coated Chainlink Fence Type 3	LF	94.0	\$29.00	\$2,726.00	87.00	\$2,523.00			87.00	\$2,523.00			87.00	\$2,523.00				
A 72	Cement Conc. Sidewalk	SY	4,120.0	\$38.00	\$156,560.00	4,144.40	\$157,487.20			4,144.40	\$157,487.20			4,144.40	\$157,487.20				
A 73	Cement Conc. Curb Ramp Type 1	EA	8.0	\$1,100.00	\$8,800.00	8.00	\$8,800.00			8.00	\$8,800.00			8.00	\$8,800.00				
A 74	Cement Conc. Curb Ramp Type Directional	EA	2.0	\$1,200.00	\$2,400.00	2.00	\$2,400.00			2.00	\$2,400.00			2.00	\$2,400.00				
A 75	Illumination System	LS	1.0	\$140,000.00	\$140,000.00	1.00	\$140,000.00			1.00	\$140,000.00			1.00	\$140,000.00				
A 76	Traffic Signal System Modification - NW 38th Ave/ NW Parker St	LS	1.0	\$44,000.00	\$44,000.00	1.00	\$44,000.00			1.00	\$44,000.00			1.00	\$44,000.00				
A 77	Permanent Signing	LS	1.0	\$3,500.00	\$3,500.00	1.00	\$3,500.00			1.00	\$3,500.00			1.00	\$3,500.00				
A 78	Paint Line	LF	5,655.0	\$0.25	\$1,413.75	5,837.00	\$1,459.25			5,837.00	\$1,459.25			5,837.00	\$1,459.25				
A 79	Painted Wide Lane Line	LF	5,960.0	\$0.35	\$2,086.00	6,661.00	\$2,331.35			6,661.00	\$2,331.35			6,661.00	\$2,331.35				
A 80	Plastic Traffic Arrow	EA	14.0	\$100.00	\$1,400.00	5.00	\$500.00			5.00	\$500.00			5.00	\$500.00				
A 81	Plastic Crosswalk Line	SF	180.0	\$5.00	\$900.00	400.00	\$2,000.00			400.00	\$2,000.00			400.00	\$2,000.00				
A 82	Plastic Stop Line	LF	46.0	\$5.00	\$230.00	69.00	\$345.00			69.00	\$345.00			69.00	\$345.00				
A 83	Plastic Bicycle Lane Symbol	EA	13.0	\$260.00	\$3,380.00	5.00	\$1,300.00			5.00	\$1,300.00			5.00	\$1,300.00				
	Other Items																		
A 84	Joint Utility Trench, Incl. Backfill	LF	3,120.0	\$9.00	\$28,080.00	2,992.50	\$26,932.50			2,992.50	\$26,932.50			2,992.50	\$26,932.50				
Subtotal						\$4,113,826.80		\$3,937,750.37		\$3,876,570.33		\$61,180.04		\$3,937,750.37					
	Schedule A Change Orders																		
CO 1	Item A - Bid Item A14 to be measured by TN, paid by CY, conversion factor 1.6 TN/CY.	--	---	---	---	---	No Cost			---	No Cost			---	No Cost				
	Item B - Bid Item A14 original bid quantity adjusted from 14,300 CY to 4,285 CY. Original unit cost to remain at \$18.50/CY for the adjusted quantity.	--	---	---	---	---	No Cost			---	No Cost			---	No Cost				
	Item C - Common Borrow/Native Material to be used in-place of Bid Item A14. Remaining balance of 10,015 CY to be paid at \$8.50/CY.	CY	10,015.40	\$8.50	---	10,015.40	\$85,130.90			10,015.40	\$85,130.90			10,015.40	\$85,130.90				
CO 2	Item A - Bid Item A36 Manhole 96-in Diam., Type 3, Stormwater Filtration, change in method of acceptance.	--	---	---	---	---	No Cost			---	No Cost			---	No Cost				
CO 3	Item A - Bid Items A25 & A26 - 3-Sided Concrete Structures, Approved Repair Procedure	--	---	---	---	---	No Cost			---	No Cost			---	No Cost				
CO 4	Item A - 2" Milling of NW 38th Sta 61+74 to Sta 65+20 (Intersection of NW Parker St.) Item B - Loss of Productivity due to paving under traffic.	LS	1.0	\$20,904.54	---	1.00	\$20,904.54			1.00	\$20,904.54			1.00	\$20,904.54				
CO 5	Item A - Removal of Existing Pavement Markings	LS	1.0	\$939.62	---	1.00	\$939.62					1.00	\$939.62	1.00	\$939.62				
Subtotal						\$106,975.06				\$106,035.44		\$939.62		\$106,975.06					
Schedule B - Plant Establishment																			
B 1	1-Year Plant Establishment Performance Bond-Landscape Plant	LS	1.00	\$10,000.00	\$10,000.00					1.00	\$10,000.00			1.00	\$10,000.00				
B 2	1-Year Plant Establishment Performance Bond-Wetland Mitigation	LS	1.00	\$10,000.00	\$10,000.00					1.00	\$10,000.00			1.00	\$10,000.00				
\$20,000.00										\$20,000.00				\$20,000.00					



CITY OF CAMAS PROJECT NO. S-565 DESCRIPTION: NW 38th Avenue Roadway Improvements, Ph. 2 PAY ESTIMATE #15 Council Meeting Date: December 7, 2015 Work Period Date: <del>2014</del> Estimate 2015			NUTTER CORPORATION 7211 NE 43rd Avenue, Vancouver, WA 98661 Phone: (360) 573-2000 Original Contract Total: \$4,219,597.22 (Includes Sales Tax Amount: \$6,646.42) ORIGINAL QUANTITIES, ETC.			STP / TIB / REET TRACKING OF FUNDING		WATER / SEWER ACCOUNT TRACKING		Previous Estimate Totals		Current Estimate Totals		Totals to Date		
ITEM NO.	DESCRIPTION		UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
Schedule A																
A 1	Mobilization		LS	1.0	\$314,000.00	\$314,000.00	1.00	\$314,000.00			1.00	\$314,000.00			1.00	\$314,000.00
A 2	Roadway Surveying		LS	1.0	\$30,000.00	\$30,000.00	1.00	\$30,000.00			1.00	\$30,000.00			1.00	\$30,000.00
A 3	SPCC Plan		LS	1.0	\$1,000.00	\$1,000.00	1.00	\$1,000.00			1.00	\$1,000.00			1.00	\$1,000.00
Traffic Control																
A 4	Traffic Control Supervisor		LS	1.0	\$25,000.00	\$25,000.00	1.00	\$25,000.00			1.00	\$25,000.00			1.00	\$25,000.00
A 5	Flaggers and Spotters		HR	2,350.0	\$49.00	\$115,150.00	2,951.50	\$144,623.50			2,951.50	\$144,623.50			2,951.50	\$144,623.50
A 6	Other Traffic Control Labor		HR	200.0	\$49.00	\$9,800.00	310.50	\$15,214.50			310.50	\$15,214.50			310.50	\$15,214.50
A 7	Construction Signs, Class A		SF	120.0	\$24.00	\$2,880.00	160.00	\$3,840.00			160.00	\$3,840.00			160.00	\$3,840.00
A 8	Portable Changeable Message Sign		HR	336.0	\$15.00	\$5,040.00	289.00	\$4,335.00			289.00	\$4,335.00			289.00	\$4,335.00
A 9	Other Temporary Traffic Control		LS	1.00	\$7,000.00	\$7,000.00	1.00	\$7,000.00					1.00	\$7,000.00	1.00	\$7,000.00
Grading																
A 10	Clearing and Grubbing		LS	1.0	\$75,000.00	\$75,000.00	1.00	\$75,000.00			1.00	\$75,000.00			1.00	\$75,000.00
A 11	Removal of Structures and Obstructions		LS	1.0	\$40,000.00	\$40,000.00	1.00	\$40,000.00			1.00	\$40,000.00			1.00	\$40,000.00
A 12	Roadway Excavation, Incl. Haul		CY	3,000.0	\$18.00	\$54,000.00	3,009.50	\$54,171.00			3,009.50	\$54,171.00			3,009.50	\$54,171.00
A 13	Unsuitable Foundation Excavation, Incl. Haul		CY	1,600.0	\$9.50	\$15,200.00										
A 14	Gravel Borrow, Incl. Haul		CY	14,300.0	\$18.50	\$264,550.00	4,285.00	\$79,272.50			4,285.00	\$79,272.50			4,285.00	\$79,272.50
A 15	Ditch Excavation, Incl. Haul		CY	550.0	\$25.00	\$13,750.00	543.00	\$13,575.00			543.00	\$13,575.00			543.00	\$13,575.00
A 16	Channel Excavation, Incl. Haul		CY	29,000.0	\$8.50	\$246,500.00	28,805.00	\$244,842.50			28,805.00	\$244,842.50			28,805.00	\$244,842.50
A 17	Stormwater Facility Excavation, Incl. Haul		CY	10,000.0	\$8.50	\$85,000.00	9,999.40	\$84,994.90			9,999.40	\$84,994.90			9,999.40	\$84,994.90
A 18	Construction Geotextile for Separation		SY	235.0	\$3.00	\$705.00	413.80	\$1,241.40			413.80	\$1,241.40			413.80	\$1,241.40
Bases																
A 19	Crushed Surfacing Base Course		TON	11,020.0	\$20.00	\$220,400.00	11,917.41	\$238,348.20			11,917.41	\$238,348.20			11,917.41	\$238,348.20
A 20	In Place Cement Amended Base		SY	6,450.0	\$3.40	\$21,930.00	7,038.00	\$23,929.20			7,038.00	\$23,929.20			7,038.00	\$23,929.20
A 21	Cement for CAB		TON	193.0	\$116.00	\$22,388.00	189.47	\$21,978.52			189.47	\$21,978.52			189.47	\$21,978.52
Surface Treatment and Pavements																
A 22	HMA CL 1/2 In. PG 64-22		TON	4,040.0	\$76.00	\$307,040.00	4,177.15	\$317,463.40			4,177.15	\$317,463.40			4,177.15	\$317,463.40
A 23	Preparation of Existing Surfaces		TON	4.0	\$570.00	\$2,280.00	4.64	\$2,644.80			4.64	\$2,644.80			4.64	\$2,644.80
A 24	HMA for Approach CL 1/2 In. PG 64-22		TON	105.0	\$85.00	\$8,925.00	137.77	\$11,710.45			137.77	\$11,710.45			137.77	\$11,710.45
Structures																
A 25	Precast Reinf. Conc. Three Sided Structure No. 1		LS	1.0	\$235,000.00	\$235,000.00	1.00	\$235,000.00			1.00	\$235,000.00			1.00	\$235,000.00
A 26	Precast Reinf. Conc. Three Sided Structure No. 2		LS	1.0	\$230,000.00	\$230,000.00	1.00	\$230,000.00			1.00	\$230,000.00			1.00	\$230,000.00
Storm Sewer, Sanitary Sewer, and Water Mains																
A 27	Underdrain Pipe, 8 In. Diam.		LF	390.0	\$43.00	\$16,770.00	433.00	\$18,619.00			433.00	\$18,619.00			433.00	\$18,619.00
A 28	Aluminized Steel Culvert Arch Pipe 41-In. x 53-In. Diam.		LF	312.0	\$140.00	\$43,680.00	312.00	\$43,680.00			312.00	\$43,680.00			312.00	\$43,680.00
A 29	Tapered End Sect with Debris Barrier 12 In. Diam.		EA	2.0	\$650.00	\$1,300.00	2.00	\$1,300.00			2.00	\$1,300.00			2.00	\$1,300.00
A 30	Corrugated Polyethylene Storm Sewer Pipe, 10 In. Diam.		LF	950.0	\$46.00	\$43,700.00	909.00	\$41,814.00			909.00	\$41,814.00			909.00	\$41,814.00
A 31	Corrugated Polyethylene Storm Sewer Pipe, 12 In. Diam.		LF	2,735.0	\$48.00	\$131,280.00	2,703.00	\$129,744.00			2,703.00	\$129,744.00			2,703.00	\$129,744.00
A 32	Corrugated Polyethylene Storm Sewer Pipe, 18 In. Diam.		LF	400.0	\$55.00	\$22,000.00	454.00	\$24,970.00			454.00	\$24,970.00			454.00	\$24,970.00
A 33	Testing Storm Sewer Pipe		LF	4,020.0	\$2.00	\$8,040.00	3,862.00	\$7,724.00			3,862.00	\$7,724.00			3,862.00	\$7,724.00
A 34	Manhole 48 In. Diam. Type 1		EA	14.0	\$2,500.00	\$35,000.00	14.00	\$35,000.00			14.00	\$35,000.00			14.00	\$35,000.00
A 35	Manhole 60 In. Diam. Flow Control		EA	2.0	\$5,200.00	\$10,400.00	1.00	\$5,200.00			1.00	\$5,200.00			1.00	\$5,200.00
A 36	Manhole 96 In. Diam. Type 3, Stormwater Filtration		EA	2.0	\$39,000.00	\$78,000.00	2.00	\$78,000.00			2.00	\$78,000.00			2.00	\$78,000.00
A 37	Curb Inlet		EA	13.0	\$1,800.00	\$23,400.00	13.00	\$23,400.00			13.00	\$23,400.00			13.00	\$23,400.00
A 38	Double Curb Inlet		EA	16.0	\$3,100.00	\$49,600.00	16.00	\$49,600.00			16.00	\$49,600.00			16.00	\$49,600.00
A 39	Catch Basin Type 1		EA	1.0	\$1,300.00	\$1,300.00	1.00	\$1,300.00			1.00	\$1,300.00			1.00	\$1,300.00
A 40	Adjust Manhole		EA	2.0	\$500.00	\$1,000.00	2.00	\$1,000.00			2.00	\$1,000.00			2.00	\$1,000.00
A 41	Adjust Catch Basin		EA	2.0	\$400.00	\$800.00										
A 42	Removal and Replacement of Unsuitable Material		CY	310.0	\$65.00	\$20,150.00	12.70	\$825.50			12.70	\$825.50			12.70	\$825.50
A 43	Shoring		LF	4,725.0	\$2.00	\$9,450.00	3,408.00	\$6,816.00			3,408.00	\$6,816.00			3,408.00	\$6,816.00
A 44	Adjust Valve Box		EA	7.0	\$220.00	\$1,540.00	11.00	\$2,420.00			11.00	\$2,420.00			11.00	\$2,420.00
Erosion Control and Water Pollution Control																
A 45	ESC Lead		DAY	50.0	\$60.00	\$3,000.00	34.00	\$2,040.00			21.00	\$1,260.00	13.00	\$780.00	34.00	\$2,040.00
A 46	Seed Mix B		AC	2.6	\$2,900.00	\$7,540.00	2.60	\$7,540.00			2.60	\$7,540.00			2.60	\$7,540.00
A 47	Stabilized Construction Entrance		SY	300.0	\$20.00	\$6,000.00	381.50	\$7,630.00			381.50	\$7,630.00			381.50	\$7,630.00
A 48	Street Cleaning		HR	60.0	\$130.00	\$7,800.00	8.00	\$1,040.00			8.00	\$1,040.00			8.00	\$1,040.00
A 49	Silt Fence		LF	6,960.0	\$2.00	\$13,920.00	6,980.00	\$13,960.00			6,980.00	\$13,960.00			6,980.00	\$13,960.00
A 50	High Visibility Fence		LF	2,865.0	\$2.00	\$5,730.00	2,380.00	\$4,760.00			2,380.00	\$4,760.00			2,380.00	\$4,760.00
A 51	Inlet Protection		EA	45.0	\$60.00	\$2,700.00	53.00	\$3,180.00			53.00	\$3,180.00			53.00	\$3,180.00
A 52	Wattle		LF	100.0	\$7.00	\$700.00	25.00	\$175.00			25.00	\$175.00			25.00	\$175.00



CITY OF CAMAS

PROJECT NO. S-565

DESCRIPTION: NW 38th Avenue

Roadway Improvements, Ph. 2

PAY ESTIMATE #15

Council Meeting Date: December 7, 2015

Work Period Date: Estimate 2015

NUTTER CORPORATION

7211 NE 43rd Avenue, Vancouver, WA 98661

Phone: (360) 573-2000

Original Contract Total: \$4,219,597.22

(Includes Sales Tax Amount: \$6,646.42)

ORIGINAL QUANTITIES, ETC.

STP / TIB / REET

TRACKING OF FUNDING

WATER / SEWER

ACCOUNT TRACKING

Previous Estimate Totals

Current Estimate Totals

Totals to Date

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	Quantity	Amount	Quantity	Amount	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE					
Schedule C - Water / Sewer																				
Water																				
B 1	Ductile Iron Pipe for Water Main, 6" Dia.	LF	68.00	\$53.00	\$3,604.00			39.00	\$2,067.00	39.00	\$2,067.00			39.00	\$2,067.00					
B 2	Ductile Iron Pipe for Water Main, 8" Dia.	LF	40.00	\$59.00	\$2,360.00			80.00	\$4,720.00	80.00	\$4,720.00			80.00	\$4,720.00					
B 3	Ductile Iron Pipe for Water Main, 12" Dia.	LF	330.00	\$62.00	\$20,460.00			148.00	\$9,176.00	148.00	\$9,176.00			148.00	\$9,176.00					
B 4	Blowoff Assembly	EA	5.00	\$1,000.00	\$5,000.00			5.00	\$5,000.00	5.00	\$5,000.00			5.00	\$5,000.00					
B 5	Tapping Sleeve and Valve Assembly, 12 In.x8 In.	EA	1.00	\$3,500.00	\$3,500.00			2.00	\$7,000.00	2.00	\$7,000.00			2.00	\$7,000.00					
B 6	Tapping Sleeve and Valve Assembly, 12 In.x12 In.	EA	4.00	\$5,000.00	\$20,000.00			3.00	\$15,000.00	3.00	\$15,000.00			3.00	\$15,000.00					
B 7	Resetting Existing Hydrant	EA	3.00	\$1,500.00	\$4,500.00			3.00	\$4,500.00	3.00	\$4,500.00			3.00	\$4,500.00					
B 8	Service Connection, 1-In. Dia.	EA	1.00	\$1,100.00	\$1,100.00			1.00	\$1,100.00	1.00	\$1,100.00			1.00	\$1,100.00					
Sanitary Sewer																				
B 9	Class 200 Sewer Pipe, 6 In. Diam.	LF	180.00	\$50.00	\$9,000.00			180.00	\$9,000.00	180.00	\$9,000.00			180.00	\$9,000.00					
B 10	Tapping Sleeve and Assembly, 10 In. x 6 In.	EA	3.00	\$2,900.00	\$8,700.00			3.00	\$8,700.00	3.00	\$8,700.00			3.00	\$8,700.00					
B 11	Sanitary Sewer Service Connection 1 In. Diam.	EA	1.00	\$900.00	\$900.00			1.00	\$900.00	1.00	\$900.00			1.00	\$900.00					
Subtotal					\$79,124.00			\$67,163.00		\$67,163.00				\$67,163.00						
Schedule B Change Orders																				
B 1																				
ORIGINAL CONTRACT TOTAL					\$4,212,950.80	Funding Totals		\$3,937,750.37	Water/Sewer Totals		\$67,163.00	Previous Estimate		\$3,963,733.33	Current Estimate		\$61,180.04	Totals to Date		\$4,024,913.37
CHANGE ORDERS TO DATE					-----	CO'S To Date		\$106,975.06	CO'S To Date		\$106,035.44	CO'S To Date		\$106,035.44	CO'S To Date		\$939.62	CO'S To Date		\$106,975.06
SUBTOTAL					\$4,212,950.80	Subtotal		\$4,044,725.43	Subtotal		\$67,163.00	Subtotal		\$4,069,768.77	Subtotal		\$62,119.66	Subtotal		\$4,131,888.43
SALES TAX (8.4%) - SCHEDULE C ONLY					\$6,646.42				Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69	Sales Tax (8.4%)		\$5,641.69
TOTAL CONTRACT					\$4,219,597.22	Total =		\$4,044,725.43	Total =		\$72,804.69	Total =		\$4,075,410.47	Total =		\$62,119.66	Total =		\$4,137,530.12

This informations is for internal use/tracking purposes only.

	Current Estimate Totals	Previous Estimate Totals	Totals-to-Date	
Sch. A & B - STP / TIB / REET Account Number: 313-20-595-300-65	\$62,119.66	\$4,002,605.77	\$4,064,725.43	Bid Item A 84 NOT STP or TIB Eligible Bid Item A 75 NOT STP Eligible
Sch. C - Water Account Number: 424-00-594-340-65		\$47,764.29	\$47,764.29	Water NOT TIB Eligible
Sch. C - Sewer Account Number: 424-00-594-350-65		\$20,162.40	\$20,162.40	Sewer NOT TIB Eligible
Sch. C - Fire Suppression Acct. No.: 115-09-522-500-48		\$4,878.00	\$4,878.00	Fire Suppression NOT TIB Eligible
Total This Estimate =	\$62,119.66	\$4,075,410.47	\$4,137,530.12	

Amrita Ashton

12/1/15

Project Engineer

Date

Idethur Derringer

12-1-15

Contractor

Date

Jan P. Canathan




12-1-15

Engineering Manager

Date

3 of 3

12/1/2015

CITY OF CAMAS PROJECT NO. P-893 DESCRIPTION: WRG Trail Overlook Terrace		Michael Green Construction, Inc. P.O. Box 142 Washougal, WA 98671 Phone: (360) 817-9948 Original Contract Total: \$57,161.49 (incl. tax)									
PAY ESTIMATE #1 Council Meeting Date: December 7, 2015 Work Period Date: October, 2015 - November 25, 2015		ORIGINAL QUANTITIES, ETC.			Previous Estimate Totals		Current Estimate Totals		Totals to Date		
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	1.0	\$6,000.00	\$6,000.00			1.00	\$6,000.00	1.00	\$6,000.00
2	Clearing & Grubbing	LS	1.0	\$2,800.00	\$2,800.00			1.00	\$2,800.00	1.00	\$2,800.00
3	Roadway Excavation, Incl. Haul	CY	95.0	\$60.00	\$5,700.00			95.00	\$5,700.00	95.00	\$5,700.00
4	Crushed Surfacing Base Course	CY	19.0	\$79.00	\$1,501.00						
5	HMA Cl. 1/2 In. PG 64-22, 3" Depth	TON	11.0	\$230.00	\$2,530.00						
6	Erosion/Water Pollution Control	LS	1.0	\$1,800.00	\$1,800.00			1.00	\$1,800.00	1.00	\$1,800.00
7	Stamped, Colored Concrete Terrace	SF	305.0	\$31.48	\$9,601.40			305.00	\$9,601.40	305.00	\$9,601.40
8	CIP, Colored Concrete Wall/Seat Walls with Textured Wall Face	SFF	140.0	\$137.14	\$19,199.60			140.00	\$19,199.60	140.00	\$19,199.60
9	Natural Rock Wall with Existing On-Site Boulders	LS	1.0	\$3,000.00	\$3,000.00			1.00	\$3,000.00	1.00	\$3,000.00
10	Remove & Relocate Existing Bench	EA	1.0	\$600.00	\$600.00						
					\$52,732.00			\$48,101.00		\$48,101.00	
ORIGINAL CONTRACT TOTAL					\$52,732.00	Previous Estimate		Current Estimate	\$48,101.00	Totals to Date	\$48,101.00
CHANGE ORDERS					----	CO'S To Date		CO'S To Date		CO'S To Date	
SUBTOTAL					\$52,732.00	Subtotal		Subtotal	\$48,101.00	Subtotal	\$48,101.00
SALES TAX (8.4%)					\$4,429.49	Sales Tax (8.4%)		Sales Tax (8.4%)	\$4,040.48	Sales Tax (8.4%)	\$4,040.48
TOTAL CONTRACT					\$57,161.49	Total =		Total =	\$52,141.48	Total =	\$52,141.48
RETAINAGE WITHHELD (5%)					(\$2,636.60)	Retainage Withheld (5%)=		Retainage Withheld (5%)=	(\$2,405.05)	Retainage Withheld (5%)=	(\$2,405.05)
TOTAL - RETAINAGE					\$54,524.89	Total W/O Retainage =		Total W/O Retainage =	\$49,736.43	Total W/O Retainage =	\$49,736.43
 Project Engineer		Date		 Contractor		Date		 Project Manager		Date	





616 Northeast Fourth Avenue  
Camas, Washington 98607  
<http://www.cityofcamas.us>

## **NW UTAH STREET RIGHT-OF-WAY VACATION**

FILE NO. VAC 15-01

STAFF REPORT DATE: DECEMBER 1, 2015

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**PROPOSAL:** Vacation of the approximately 50' long stub of unimproved NW Utah Street adjacent north of NW 6<sup>th</sup> Place.

**TO:** City Council and Mayor Higgins

**FROM:** STAFF

**HEARING DATE:** December 7, 2015

**LOCATION:** A tract of land 2,328 square feet in area, more or less, located in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 10, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington.

**DESCRIPTION:** That portion of the NW Utah Street Right-of-Way lying north of NW 6th Place's north right-of-way line and south of the south line of Lot 23 of the Hillside Terrace II Subdivision as recorded in Auditor's File Book H, Page 76 of Clark County Records.

### **ADJACENT**

**OWNERS:** Silvia Kandel and JG & Company

**DATES:** Adjacent Owner-Signed Vacation Request Submitted by Applicant: 04/06/15  
Administration, Community Development, Finance, Fire, Operations, & Police  
Notified: 04/15/15

Resolution passed to set Public Hearing Date: 11/16/15

Notice of Hearing Published (Post Record): 11/24/15

Notice of Hearing Posted at City Hall, Public Library, and Post Office: 11/17/15

Notice of Hearing Posted at & near Site: 11/17/15

Notice of Hearing sent to Adjacent Property Owners: 11/18/15

Notice of Hearing Posted on City Website: 11/24/15

**FINDINGS:** Mr. Bryan Anderson has stated his interest in purchasing lot 80 adjacent east of the proposed vacation area. Mr. Anderson is in the process of an

administrative boundary line adjustment (BLA) of lot 23 (to the north of the proposed vacation area) and lot 80. This BLA in conjunction with the acquisition of said right-of-way would make lot 80 large enough for a single-family building footprint.

The City has signed an agreement (Agreement) with Mr. Anderson that, contingent upon the vacation of Utah Street, the reimbursement for the right-of-way will be an easement dedicated to the City across lots 23 and 80 for an existing storm drainage line from NW Sierra Lane. Mr. Anderson will also be required to coordinate and pay for the realignment of the drainage ditch across the proposed vacation area. As stated in the agreement, the cost of the right-of-way, based on the assessed value of lot 23, and the receipt of the easement to be dedicated along with the cost of the work to realign the storm drainage into an acceptable easement area, are of basically equal value.

If vacated, the City would preserve a public drainage easement for the newly aligned drainage ditch. A private access easement for Ms. Silvia Kandel, owner of 2229 NW 6th Place, for her existing driveway along the west edge of the right-of-way would also be included.

As of December 1<sup>st</sup>, no public comments have been received for the record.

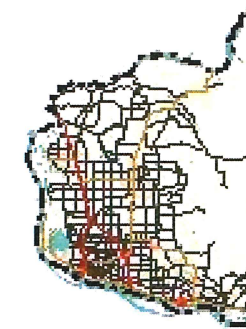
**CONCLUSION:** Based on the value of securing a public drainage easement, Camas staff supports this vacation request pending the preparation and signing of the easement across lots 23 and 80 and the construction of the realigned ditch within the existing NW Utah Street right-of-way.

**RECOMMENDATION:** Staff recommends that Council hold a public hearing, deliberate, and direct the City Attorney to prepare a vacation ordinance to be brought back to Council. Mr. Anderson should comply with the terms of the Agreement as a condition which include securing the public easement across lots 23 and 80 and constructing the drainage ditch within the NW Utah Street right-of-way.





# Utah Street Agreement & Vacation



## Legend

- Building Footprints
- Taxlots
- Roads
- ImageOrtho
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

451.9 0 225.95 451.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

1: 2,711

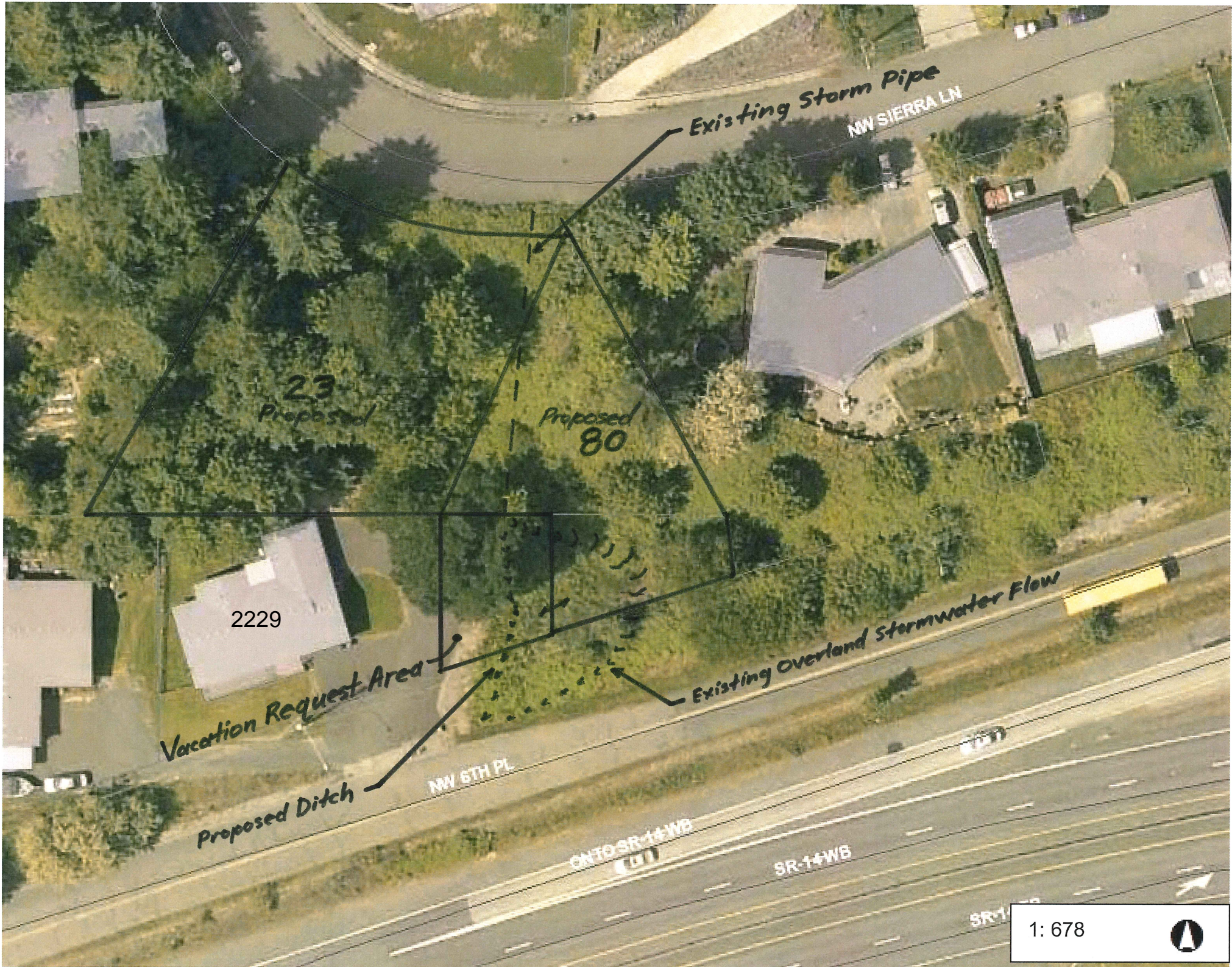


This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.





# Utah Street Proposed Lot and Drainage Layout



## Legend

- Building Footprints
- Taxlots
- Roads
- ImageOrtho
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

113.0 0 56.49 113.0Feet  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Return Address:

City of Camas  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607

## AGREEMENT

Grantor: Bryan Anderson  
Grantee: City of Camas, a Washington municipal corporation  
Legal desc. (abbrev): Hillside Terrace II Lot 23 & #80 of WP Smith DLC  
Assessor's Tax Parcel ID No.: 083779-066 & 083066-000

AN AGREEMENT made this day by and between the CITY OF CAMAS, a Washington municipal corporation, hereinafter referred to as "City", and BRYAN ANDERSON, hereinafter referred to as "Developer". Each of City and Developer is hereinafter referred to as a "Party" and collectively as the "Parties".

## RECITALS

A. Developer is acting as an agent of JG & Company, owner of Lot 23, of Hillside Terrace II Plat, Camas, Washington, and Lot 80 of WP Smith DLC, tax assessor number 83066000, Camas, Washington. Developer and JG & Company have entered into escrow for the sale of said properties adjacent to NW Utah Street, as shown as "adjusted lot 80" on the attached Exhibit "A".

B. City has a publicly owned 18" diameter concrete storm drain crossing Lot 23, Hillside Terrace II, tax assessor number 83779066, which exists without an identifiable easement over the parcel which is held in escrow by Developer.

C. Developer is requesting City to vacate a portion of NW Utah Street, located north of NW 6<sup>th</sup> Street, hereinafter referred to as "street vacation", valued by the City as up to 100% of the full property value.

D. Sylvia Kandel, the property owner of 2229 NW 6<sup>th</sup> Place, Camas, Washington, more particularly described as tax assessor number 83067010, located adjacent to the west line of the street vacation, has released her interest in the future vacated portion of said street per attached Exhibit B.

E. Developer is also requesting City to approve a boundary line adjustment affecting Lot 23, Hillside Terrace II; Lot 80 of WP Smith DLC tax assessor number 83066000; as well as the proposed street vacation.

NOW THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, the parties agree as follows:

## Section 1. IMPROVEMENTS/EASEMENTS

1.1 Developer will construct in the vacated portion of NW Utah Street, subject to review and acceptance by City, a grass-lined swale having a two-foot (2') rocked bottom width, 2 horizontal to 1 vertical side slopes, a depth of 2 feet, or as determined feasible by a geotechnical engineer, with a rip rapped area at the point of discharge into the grass-lined swale.

1.2 Developer will provide an easement fifteen feet (15') in width, centered over the aforementioned storm water grass-lined swale, identified as "proposed ditch", a distance of 110 feet, more or less, as per the attached Exhibit C.

1.3 Developer will deed to City an easement centered over the existing 18 inch diameter concrete storm water pipe that crosses proposed Lots 23 and 80, fifteen feet (15') in width for the entire length of Lot 23, a distance of one hundred fifteen feet (115') more or less, and containing 1,725 square feet, more or less, as per the attached Exhibit C.

Section 2. INSTALLATION. Developer shall be responsible for furnishing all materials, labor, and equipment as may be necessary to install the improvements. All work shall be accomplished in accordance with City's normal standards and requirements. Inspections and final approval shall be by City. Developer will obtain final approval for the improvements prior to applying for a building permit on Lot 80 of WP Smith DLC, tax assessor number 83066000 and Lot 23 Hillside Terrace II Plat, tax assessor number 083779-0666.

Section 3. COST. Developer shall pay all material, labor, equipment, and other costs associated with the installation of the improvements within the vacated portion of NW Utah Street, with a value estimated as follows:

Description	Amount	Unit Cost	Total Cost
Heavy Equipment	8 hrs	\$200/hr	\$1,600
Rock	20CY	\$65/CY	\$1,300
Grass Seed	20lbs	\$2.50/lb	\$ 50
Fill Soil	30CY	\$200/CY	<u>\$ 600</u>
			\$3,550

Section 4. STREET VACATION. The street vacation shall be reviewed and processed by City per the provisions of the Camas Municipal Code and RCW 35.79. In the event said street vacation is approved there shall be imposed no additional charges beyond normal application fees and publishing costs, to be paid by Developer.

## Section 5. VALUES/DUTIES OF DEVELOPER

5.1 The value of the approximately 45-foot wide by 51.73 feet average depth street vacation is based upon an area of 2,328 square feet, more or less, at a value of one hundred percent 100% of the full market rate of \$2.43 per square foot, for City total of \$5,657. With the preservation of a 15-foot wide storm water easement across the property, the value of this portion of the vacation is reduced by approximately 50%. With an area of approximately 776 square feet, the reduction is \$943, bringing the estimated net value of the vacated area to \$4,714.

5.2 The value of the fifteen foot (15') wide easement granted by Developer across Lot 23, Hillside Terrace II is based upon an area of 1,725 square feet, more or less, at a value of fifty percent



(50%) of the full purchase price for said Lot 23 of \$2.43 per square foot, for a total easement value of \$2,095.

5.3 Subject to final approval of the street vacation and further subject to final City approval, Developer shall record the easements for the existing storm drain on Lot 23 of Hillside Terrace II and the boundary line adjustment (BLA).

5.4 Subject to final approval of the street vacation and further subject to final City approval, Developer shall install the proposed drainage improvements over the portion of Utah Street to be vacated. The easement for said improvements along with the access egress easement for Sylvia Kandel, property owner of 2229 NW 6<sup>th</sup> Place, Camas, WA, will be included and memorialized in the legal description of the vacation ordinance.

Section 6. (reserved)

## Section 7. MISCELLANEOUS

7.1 Assignability of Agreement. Upon consent of the other Party, this Agreement shall be fully assignable, in whole or in part, by either Party and shall bind and inure to the benefit of the Parties and their respective successors and assigns.

### 7.2 Defaults.

7.2.1 A breach of a material provision of this Agreement, whether by action or inaction of a Party which continues and is not remedied within thirty (30) days after the other Party has given written notice specifying the breach shall constitute a default by a Party. If the breach is of such a nature that it cannot reasonably be cured within such thirty-day period, the cure period shall be extended to such amount of time as is reasonable but only if the breaching Party promptly commences, and thereafter diligently prosecutes, such cure.

7.2.2 The exercise by either Party of any one or more of such remedies available to it shall not preclude the exercise by it, at the same or different time, of any other such remedy for the same default or breach or of any of its remedies for any other default or breach by the other Party, including, without limitation, the right to compel specific performance.

7.3 Waivers. No covenant, term or condition of this Agreement shall be deemed to have been waived by any Party, unless such waiver is in writing signed by the Party charged with such waiver. Any waiver of any provision of this Agreement, or any right or remedy, given on any one or more occasions shall not be deemed a waiver with respect to any other occasion.

7.4 Entire Agreement/Modifications. This Agreement constitutes the entire agreement between and among the Parties with respect to the subject matter herein contained and all prior negotiations, discussions, writings and agreements between the Parties with respect to the subject matter herein contained are superseded and of no further force and effect. This Agreement cannot be amended or modified without a writing signed by all of the Parties hereto.

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

Notary Public in and for the State of  
Washington, Residing at Camas  
My appointment expires: \_\_\_\_\_

DEVELOPER

\_\_\_\_\_  
Bryan Anderson

STATE OF WASHINGTON   )  
  ) ss.  
COUNTY OF CLARK       )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, personally appeared before me Bryan Anderson, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

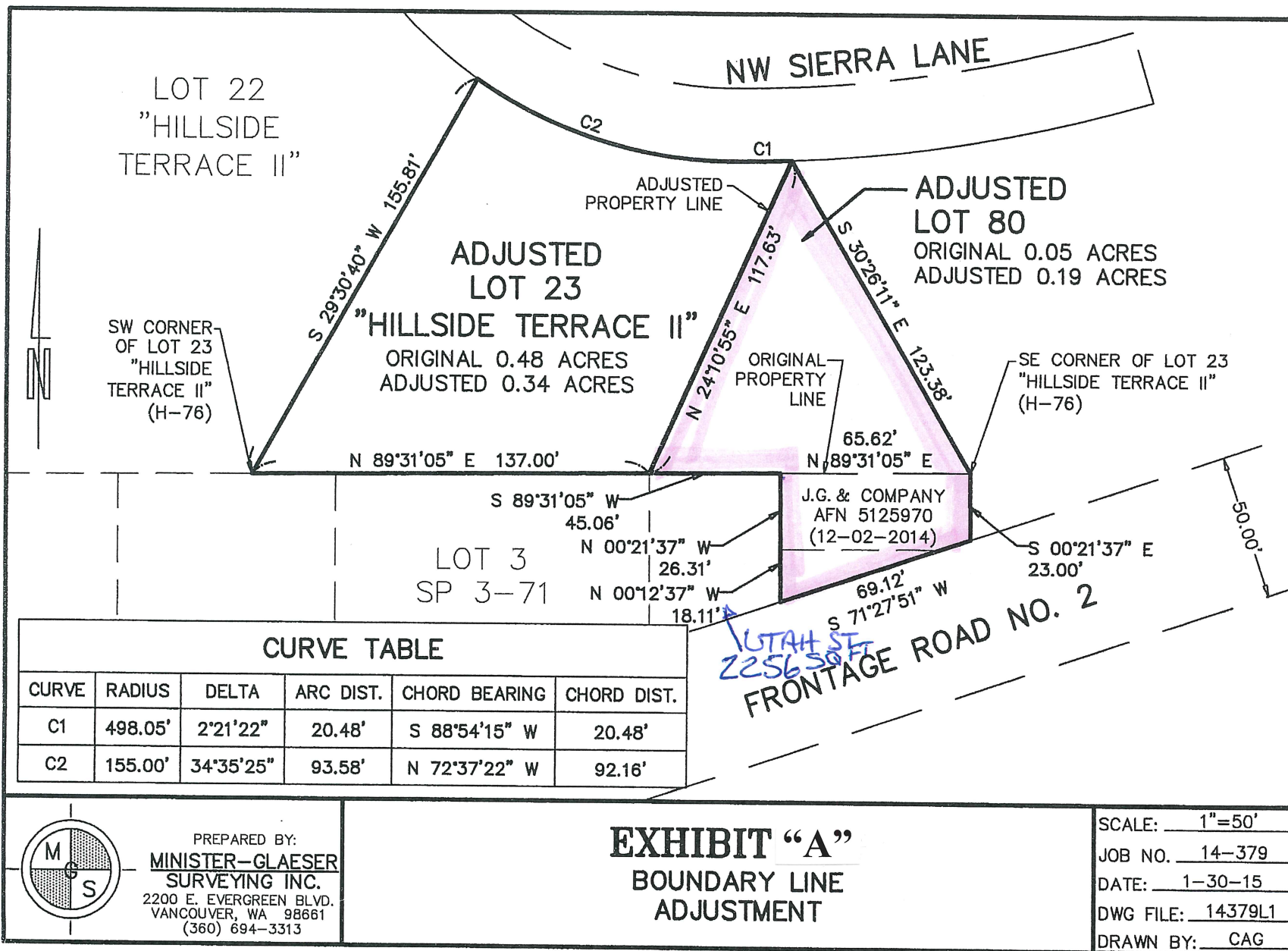
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Notary Public in and for the State of  
Washington, Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

Consent to all duties, responsibilities, and authority to proceed with all applications as may be deemed necessary to effect the terms herein granted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

JG & COMPANY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_



**EXHIBIT B**

I, Sylvia Kandel, do hereby relinquish all rights and interest in a portion of NW 6<sup>th</sup> Place, Camas, Washington being vacated by the City of Camas.

The property to be vacated is directly to the east of my lot located at 2229 NW 6<sup>th</sup> Place, Camas, Washington 98607, south of Tax Lot 23 and west of Tax Lot 80.

The portion of NW 6th Place to be vacated is abutted by property owned by Bryan Anderson, a willing recipient of the vacated property.

It is understood by Sylvia Kandel, if the requested property is vacated that title to the property shall rest with the property owner of the lot abutting the vacated property, Bryan Anderson.

In consideration for relinquishment and termination of my rights to said property, Bryan Anderson shall grant me an easement for ingress and egress across said property and shall bear all costs associated with the creating and maintaining a storm drain on said property.

DATED this 4<sup>th</sup> day of August, 2015.

Sylvia Kandel  
SYLVIA KANDEL

STATE OF WASHINGTON     )  
  )  
COUNTY OF CLARK        )

On this 4<sup>th</sup> day of August, 2015, before me personally appeared Sylvia Kandel, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he has read, signed and sealed the same as his own free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS THEREOF, I have herunto set my hand and affixed my official seal this 4<sup>th</sup> day of August, 2015.

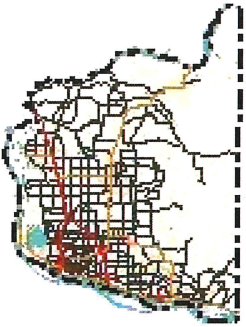
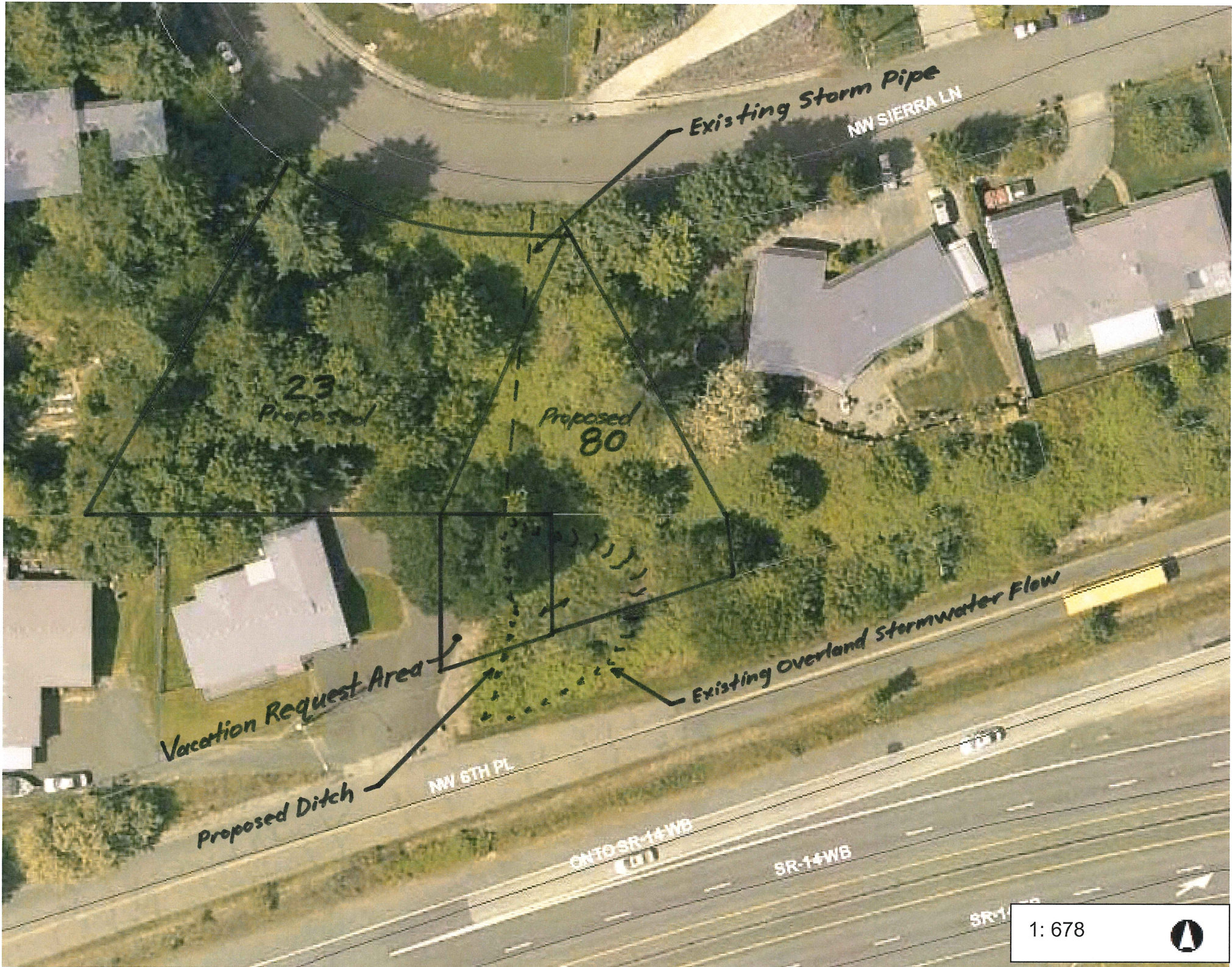


[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at Camas  
My Commission Expires: August 8<sup>th</sup> 2017





Utah Street Proposed Lot and Drainage Layout



Legend

- Building Footprints
- Taxlots
- Roads
- ImageOrtho
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
- Cities Boundaries
- Urban Growth Boundaries

EXHIBIT C

Notes:

113.0 0 56.49 113.0Feet  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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**STAFF REPORT  
SCHOOL DISTRICTS  
CAPITAL FACILITIES PLAN  
FILE NO. CPA15-01**

STAFF REPORT DATE: OCTOBER 13, 2015

(REVISED WITH PLANNING COMMISSION RECOMMENDATION: NOVEMBER 6, 2015)

---

**PROPOSAL:** Camas School District Capital Facilities Plan (2015-2021)  
Evergreen School District Capital Facilities Plan (2015-2021)  
Washougal School District Capital Facilities Plan (2015-2021)

**TO:** Mayor Higgins  
City Council

**FROM:** Staff

**STAFF CONTACT:** Phil Bourquin, Community Development Director

**LOCATION:** The proposed capital facilities plans (CFP's) are applicable to the geographic boundaries of each particular school district's jurisdiction that falls within the City of Camas. School District Boundaries are not modified under the CFP's.

**DATES:** **PC Hearing date: October 20, 2015**  
Published – October 13, 2015  
Posted – October 13, 2015

**I. BACKGROUND INFORMATION:**

Capital facilities are the basic services that the public sector provides to support land use developments, both as they currently exist, and as they are anticipated to develop over the course of a 20-year planning horizon. The state Growth Management Act (GMA) establishes many of the requirements for the capital facilities element (or chapter) to the Comprehensive Plan. GMA establishes an overall goal to "ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards" (RCW 36.70A.020).

Specific to school districts, and as part of the Comprehensive Plan update, the City of Camas reviews and adopts the Camas, Evergreen, and Washougal School Districts' Capital Facilities Plans. This is done in order that the City of Camas may collect school impact fees on behalf of the school districts. Copies of the Camas, Evergreen, and Washougal School District CFP's are attached for your review. Attendant with the CFP's is the individual school district's calculated and/or adopted impact fee amounts for single family residential and multi-family residential development.

The current and proposed impact fees for each school district are as follows:

<b>School District</b>	<b>Current Fee for Single Family</b>	<b>Proposed Fee for Single Family</b>	<b>Current Fee for Multi-family</b>	<b>Proposed Fee for Multi-family</b>
Camas	\$4,460.49	<b>\$5,371.00</b>	\$2,604.56	<b>\$5,371.00</b>
Evergreen	\$6,989.14	<b>\$6,100.00</b>	\$2,678.72	<b>\$7,641.00</b>
Washougal	\$2,683.63	<b>\$5,600.00</b>	\$2,689.23	<b>\$5,800.00</b>

## **II. DISCUSSION:**

1. Beyond school impact fees, the city collects Park, Traffic and Fire Impact Fees. These fees are passed along to tenants or owners along with permitting and system development charges for water and sewer. An example of the compounding impact of fees for a typical single family dwelling near Green Mountain would currently include:

### **Single Family Dwelling:**

Evergreen SD Impact Fee: \$6,989.14

Traffic Impact Fee: \$7,574.00

Park Impact Fee: \$2,290.00

Fire Impact Fee: \$600.00

2015 Total Impact Fees: \$17,453.14

Water Development charge: \$4,873.00

Sewer Development charge: \$4,420.00

Total System Development Charges: \$9,293.00

Total Impact/System Fees for a typical Single Family Dwelling: **\$26,746.14**

2. Administration: The City collects and passes along school impact fees on behalf of the school districts. In administering this process, the potential for collection errors increase with a lack of conformity or increased level of complexity. Collecting impact fees for multiple types of units (eg. single-family, townhomes condos vs. separate lots, duplexes, apartments, accessory dwelling units) at different rates for multiple school districts is complex and the potential for error increases with a lack of conformity. With additional types of impact fees (Parks, Transportation, Fire) the concern is compounded further. In addition to the current method of collection, recent legislation mandates additional



options for when impact fees may be collected.

3. The proposed fees for the Evergreen and Washougal School Districts include higher fees on a per unit basis for multi-family than for single family units. Within the City of Camas over 70% of new single family homes that have been constructed in recent years are 3,000 square feet or larger and contain three or more bedrooms. With multifamily units the number of bedrooms and square footages of each unit is typically less, however, the density or students per household increases. This raises an issue of social equity and affordable housing options. The current City of Camas Comprehensive Plan includes the following instructive Policies and Strategies:
  - a. **Policy HO-9.** Support and encourage a wide-variety of housing types throughout the city, including Planned Developments, to provide choice, diversity, homeownership, and affordability.
  - b. **Policy HO-10.** Support and encourage all new housing developments of significant size to include a balance of housing opportunities within their plans.
  - c. **Policy HO-13.** Encourage all affordable housing created in the city to remain affordable for the longest possible term, whether created with public funds, through development agreements, or by regulation.
  - d. **Strategy HO-10.** Allow Planned Developments in all residential zones throughout the City and encourage 10% of homes in all developments be affordable

### III. RECOMMENDATION(S):

Staff, based upon the discussion section of the report and consistent with the Camas School District Board recommendation had recommended to the Planning Commission approving the Camas, Evergreen and Washougal School District CFP's with an additional recommendation to collect impact fees based upon the following simplified fee schedule.

School District	Fee per dwelling unit (single or multi-family)
Camas	\$5,371
Evergreen	\$6,100
Washougal	\$5,600

The Planning Commission considered the Staff recommendation, testimony from the school districts and the public and voted unanimously to recommend City Council approve the 2015-2021 Camas, Evergreen and Washougal School District Capital Facility Plans and collect the impact fees on behalf of the School Districts as setforth below:

<b>School District</b>	<b>Single Family</b>	<b>Multi-family</b>
Camas	<b>\$5,371.00</b>	<b>\$5,371.00</b>
Evergreen	<b>\$6,100.00</b>	<b>\$7,641.00</b>
Washougal	<b>\$5,600.00</b>	<b>\$5,800.00</b>

# **CAMAS SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2015 – 2021**

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## **Board of Directors**

<b>District I</b>	<b>Casey O'Dell</b>
<b>District II</b>	<b>Julie Rotz</b>
<b>District III</b>	<b>Connie Hennessey</b>
<b>District IV</b>	<b>Douglas Quinn</b>
<b>District V</b>	<b>Mary Tipton</b>

**Superintendent  
Mike Nerland**

**May 2015**

## **SECTION 1 INTRODUCTION AND SUMMARY**

### **A. Introduction**

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts are required by the Cities of Camas, Washougal, and Vancouver (“Cities”) and Clark County (“County”) to adopt capital facilities plans at least every four years to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period.

The Camas School District (“District”) has prepared the 2015 Capital Facilities Plan (“CFP”) to provide the Cities and the County with a schedule and financing program for capital improvements over the next six years (Oct. 1, 2015 through Oct. 1, 2021) to maintain a 6 year adoption cycle. The 2015 CFP includes the following elements:

- The District’s standard of service (Section 2)
- An inventory of existing capital facilities owned by the District, including functional capacities and locations (Section 3)
- Future enrollment projections for each grade span (elementary, middle, and high schools) (Section 4)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities and a six-year plan for financing capital facilities within projected funding capacities, which identifies sources of money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section 5)
- A calculation of impact fees based on the formula in the Cities and County impact fee ordinances and supporting data substantiating such fees (Section 6)

### **B. Summary**

Camas is a financially and academically sound school district. The 57 square mile Camas School District has a comprehensive and an alternative high school, two middle schools, and six elementary schools. The District serves residents from the cities of Camas, Washougal, Vancouver and unincorporated rural Clark County. It is bordered by Evergreen School District to the west, Hockinson School District to the north, Washougal School District to the east, and the Columbia River and the state line to the south.

The overall October 1, 2014 enrollment (head count) for the District was 6,566 students. Of the total enrollment, 2,777 are elementary students, 1,648 are middle school students, and 2,141 are high school students. When reduced by the number of special education students in self-contained classrooms, the enrollment counts are 2,558 elementary, 1,420 middle, and 1,850 high school students, for a total of 5,828 students in standard basic education classrooms. Special education students in self-contained classrooms and spaces for these programs have been extracted for corresponding school capacity calculations.

School facility and student capacity needs are dictated by a complex matrix of regulatory mandates, educational program components, collective bargaining agreements, and community expectations,

more fully described in Section 2. The District's existing capital facilities are summarized in Section 3. In addition, the district owns 16 portable classrooms located at school facilities, housing approximately 6.3% or 412 students. The remaining 12 portable classrooms are used for support services such as art, rainy day activities and special education.

Between 2007 and 2014, enrollment growth within the District grew by 2.2% per year, compared to the countywide rate of 0.6%. A total of 923 students were added to Camas School District during that time. Although there had been a general leveling off of enrollment during the recent economic downturn, the District expects to continue to see an increase in enrollment over time. Much of the land within district and urban growth boundaries has yet to be developed, and there continues to be market interest in housing development in Camas and Washougal. Future K-12 enrollment is projected to increase by an average 2.1% per year, or 1,048 students over the next 7 years (see Section 4). The projected number of students minus current capacity equals a projected capacity need for 175 middle school and 612 high school students by 2021. Elementary school capacity is sufficient to accommodate the projected growth.

The calculated maximum allowable impact fees for the District are \$5,371.85 per single family residence and \$10,336.11 per multi-family residence (**Appendix A**).

## **SECTION 2**

### **DISTRICT EDUCATIONAL PROGRAMS AND STANDARD OF SERVICE**

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components which drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school, and art and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity are outlined below for elementary, middle, and high school grade levels.

- **Elementary Schools:** Average class size for elementary classrooms is estimated at 24 students. The actual number of students in an individual classroom depends on the above factors. Elementary school capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as resource rooms, learning support centers, computer labs, and self-contained special education classrooms.
- **Middle Schools:** Average class size for middle school classrooms is estimated at 30 students. The actual number of students in an individual classroom depends on the above factors. Middle school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.
- **High Schools:** Average class size for middle and high school classrooms is estimated at 31 students. The actual number of students in an individual classroom depends on the above factors. High school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

### SECTION 3 CAPITAL FACILITIES INVENTORY

This section provides a summary of capital facilities owned and operated by the District including schools, modulars, undeveloped land, and support facilities.

#### A. Elementary Schools

Elementary School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Dorothy Fox (K-5)	2623 NW Sierra St Camas WA 98607	1982/2000/2011	62,237	576	24
Grass Valley (K-5)	3000 NW Grass Valley Dr Camas WA 98607	2009	70,023	600	25
Helen Baller (K-5)	1954 NE Garfield St Camas WA 98607	2009	64,417	576	24
Lacamas Heights (K-5)	4600 NE Garfield St Camas WA 98607	1964/1997/2008/2013	42,757	408	17
Prune Hill (K-5)	1602 NW Tidland St Camas WA 98607	2001	59,130	480	20
Woodburn (K-5)	2400 NE Woodburn Dr Camas WA 98607	2013	72,857	600	25
<b>TOTALS:</b>			<b>369,989</b>	<b>3,240</b>	<b>110</b>

Note: capacity includes full day kindergarten

#### B. Middle Schools

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Liberty (6-8)	1612 NE Garfield St Camas WA 98607	1937/1952/1969/1985/1995/2006	121,047	892	35
Skyridge (6-8)	5220 NW Parker St Camas WA 98607	1996	112,133	790	31
<b>TOTALS:</b>			<b>233,180</b>	<b>1,682</b>	<b>65</b>

Note: capacity includes a utilization factor of 85%

#### C. High Schools

High School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Camas (9-12)	26900 SE 15th St Camas WA 98607	2003/2011	241,621	1,792	68
Hayes Freedom (9-12)	1919 NE Lone St Camas WA 98607	2010	20,500	211	8
<b>TOTALS:</b>			<b>262,121</b>	<b>2,003</b>	<b>76</b>

Note: capacity includes a utilization factor of 85%

#### D. Portables Inventory

Facility Type	No. of Portable Classrooms	No. of Portable Classrooms used as Interim Teaching Stations	Interim Capacity
Elementary Schools	14	2	48
Middle Schools	6	6	153
High Schools	8	8	211
<b>TOTALS:</b>	<b>28</b>	<b>16</b>	<b>412</b>

#### E. Support Facilities

Type	Location
Grounds Shop, Bus Maintenance and Warehouse (1963/2001)	1707 NE Ione St Camas WA 98607
Transportation Center (2001/2012)	1125 NE 22 <sup>nd</sup> Ave Camas WA 98607
JD Zellerbach Administration Center (1967/1974/1985/1998/2010)	841 NE 22 <sup>nd</sup> Ave Camas WA 98607
Community Education Center (same as above)	841 NE 22 <sup>nd</sup> Ave Camas WA 98607
Jack, Will & Rob Center (2001)	2033 NE Ione St Camas WA 98607
Transition House (remodeled 2009)	612 NE 2 <sup>nd</sup> Ave Camas WA 98607

#### F. Land Inventory

The district owns the following under- and undeveloped sites:

- 48.7 acres located south of 15<sup>th</sup> Street and east of NE Ione Street, Camas, WA 98607 – site unsuitable for education purposes, declared surplus and is currently for sale.
- 0.9 acres located at 918 NW Hill Street, Camas, WA 98607 – former Armory site, under-utilized for education purposes, currently leased as a gymnastics center.



## SECTION 4 STUDENT ENROLLMENT PROJECTIONS

The District enrollment forecast was most recently updated by Paul Dennis, AICP of the Cascade Planning Group in December 2014.

The approach used in making the updated enrollment forecast included the following:

- Kindergarten (K) enrollment is forecast based on population of each school area (and expected population growth) together with birth rate data from five years previous using an age-cohort methodology. Data required for the K-level forecast includes projections of population growth, women of childbearing age and age-specific fertility rates.
- Actual enrollment patterns from prior years are used as a basis for projecting future enrollment for grades 1-12. For example, the number of students in a particular grade as of October 1, 2014 are promoted into the next grade level for 2015 (adjusting for expected population growth together with gains or losses typically associated with a particular grade-to-grade change for each grade level at each individual school).
- The 2014/2015 school year enrollment is based on the October 1, 2014 enrollment data.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments are taken into account.

### A. Projected Enrollment 2015 – 2021 (Headcount)

Grade	Actual 2014	2015	2016	2017	2018	2019	2020	2021
<b>K-5</b>	2,777	2,809	2,869	2,856	2,939	2,996	3,061	3,142
<b>6-8</b>	1,648	1,678	1,689	1,757	1,765	1,833	1,788	1,857
<b>9-12</b>	2,141	2,200	2,276	2,387	2,470	2,500	2,643	2,615
<b>TOTALS:</b>	<b>6,566</b>	<b>6,687</b>	<b>6,834</b>	<b>7,000</b>	<b>7,174</b>	<b>7,329</b>	<b>7,492</b>	<b>7,614</b>

## SECTION 5 CAPITAL FACILITY NEEDS

Projected facility capacity is derived by subtracting the 2021 projected student enrollment from the 2014 school facility capacity. The resulting deficit is used to determine facility needs.

### A. Projected Facility Capacity Needs

Type of Facility	2014 Capacity	2021 Projected Enrollment	2021 Facility Need
Elementary	3,240	3,142	NA
Middle	1,682	1,857	175
High	2,003	2,615	612

The district will add four (4) portable classrooms to address the increase in high school enrollment for the 2015-16 school year. In February 2016, the district plans to propose to voters a bond to address future capacity needs.

### B. 6-Year Plan – Facility Capacity Needs

	Project Description	Added Capacity	Estimated Cost	Cost for Added Capacity to Serve Growth
Phase I	High School Expansion	800	\$50,723,000	\$38,803,095
	K-5 Replacement	150	\$33,697,464	\$8,424,366
	6-8	900	\$55,546,000	\$10,775,924
	Property Acquisition	600	\$5,000,000	\$5,000,000
Phase II	Transportation –Bus Parking Lot		\$690,000	\$690,000
	K-5 New	600	\$33,697,464	N/A
	<b>TOTAL:</b>	<b>2,450</b>	<b>\$179,353,928</b>	<b>\$63,693,385</b>

The additional 612 projected high school students can be accommodated by the construction of a new 800 student facility. The additional 175 middle school students could be accommodated by adding a 900 student facility. In addition, the District proposes the use of portable classrooms purchased with impact fees to handle short-term capacity needs.

### C. Six-Year Financing Plan

Facility Capacity Need	Total	Estimated Impact Fees	State Match Funds	Bonds
Secured	\$400,000	\$400,000	0	0
Unsecured	\$150,000,000	\$2,000,000	\$8,000,000	\$140,000,000

#### General Obligation Bonds

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

#### State Match Funds

State Match funds primarily come from the Common School Construction Fund (the "Fund"). School districts may qualify for State Match funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District's assessed valuation per student and the formula in the State regulations, the District is currently eligible for State Match funds for new schools at the 63.26% match level.

#### Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the Cities and County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools.

## **SECTION 6 SCHOOL IMPACT FEES**

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development.

Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the jurisdiction's formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County and the Cities of Camas, Washougal, and Vancouver Impact Fee Ordinances. The resulting figures, in the attached Appendix A and paragraph below are based on the District's cost per dwelling unit to build the new facilities which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for State Match funds the District receives and projected future property taxes that will be paid by the owner of the dwelling unit.

The calculated maximum allowable impact fees are:

\$5,371.85 per single family residence  
\$10,336.11 per multi-family residence

The District Board of Directors, at its May 26, 2015 meeting, recommends collecting school impact fees in the following amounts:

**\$ 5,371.00** per single family residence  
**\$ 5,371.00** per multi-family residence



## Camas

### 2015 Impact Fee Calculation

### APPENDIX A

$$SIF = \left[ CS(SF) - (SM) - \left( \frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

#### Single Family Residence:

Elementary	Middle School	High School
\$0.00	\$55,546,000.00	\$50,723,000.00
150	900	800
\$0.00	\$61,717.78	\$63,403.75
0.297	0.159	0.136
<b>\$0.00</b>	<b>\$9,813.13</b>	<b>\$8,622.91</b>
\$200.40	\$200.40	\$200.40
90.00	117.00	130.00
63.74%	63.74%	63.74%
\$0.00	\$0.00	\$2,258.35
<b>\$0.00</b>	<b>\$9,813.13</b>	<b>\$6,364.56</b>
		<b>\$16,177.68</b>

#### Formula

Facility Cost  
Additional Capacity  
Cost per Student (CS)  
Student Factor (SF)  
**CS x SF**  
Boeck Index  
OSPI Sq Ft  
State Match Eligibility %  
State Match Credit (SM)  
**CS x SF - SM**

#### Cost per Single Family Residence

Average Interest Rate  
Tax Credit Numerator  
Tax Credit Denominator  
Tax Credit Multiplier (TCM)  
Average Assessed Value (AAV)  
TCM x AAV  
Tax Levy Rate (TLR)  
**TCM x AAV x TLR = (TC)**  
**Cost per Single Family Residence - Tax Credit**

\$947.97  
15% reduction (A)  
**Calculated Single Family Fee Amount**  
**Recommended Fee Amount**

#### Multi-Family Residence:

Elementary	Middle School	High School
\$0.00	\$55,546,000.00	\$50,723,000.00
150	900	800
\$0.00	\$61,717.78	\$63,403.75
0.338	0.185	0.123
<b>\$0.00</b>	<b>\$11,417.79</b>	<b>\$7,798.66</b>
\$200.40	\$200.40	\$200.40
90.00	117.00	130.00
63.74%	63.74%	63.74%
\$0.00	\$2,764.82	\$2,042.48
<b>\$0.00</b>	<b>\$8,652.97</b>	<b>\$5,756.18</b>
		<b>\$14,409.14</b>

#### Formula

Facility Cost  
Additional Capacity  
Cost per Student (CS)  
Student Factor (SF)  
**CS x SF**  
Boeck Index  
OSPI Sq Ft  
State Match Eligibility %  
State Match Credit (SM)  
**CS x SF - SM**

#### Cost per Multi-Family Residence

Average Interest Rate  
Tax Credit Numerator  
Tax Credit Denominator  
Tax Credit Multiplier (TCM)  
Average Assessed Value (AAV)  
TCM x AAV  
Tax Levy Rate (TLR)  
**TCM x AAV x TLR = (TC)**  
**Cost per Multi-Family Residence - Tax Credit**

\$1,824.02  
15% reduction (A)  
**Calculated Multi- Family Fee Amount**  
**Recommended Fee Amount**

**CAMAS SCHOOL DISTRICT 117  
RESOLUTION 14-11  
CAPITAL FACILITIES PLAN 2015-2021**

A Resolution of the Board of Directors (the "Board") of the Camas School District No. 117 (the "District") to adopt a Capital Facilities Plan (the "Plan") for school facilities conforming to requirements of the State Growth Management Act and the Clark County General Policy Plan.

**WHEREAS**, Districts are required to update their Capital Facilities Plan every six years in compliance with RCW 36.70A (the Growth Management Act); and

**WHEREAS**, this Plan update was developed by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

**WHEREAS**, the proposed impact fees utilize calculation methodologies meeting the conditions and tests of RCW 82.02; and

**WHEREAS**, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02; and

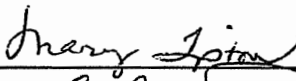
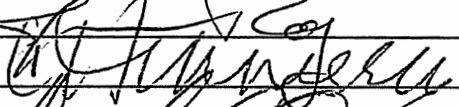

**WHEREAS**, the District conducted a review of the Plan in accordance with the State Environmental Policy Act, state regulations implementing the act, and District policies and procedures;

**NOW, THEREFORE BE IT RESOLVED** as follows:


1. The 2015 Capital Facilities Plan for the years 2015-2021 is hereby adopted by the District.
2. The Clark County Board of Commissioners is hereby requested to adopt the Plan by reference as part of the capital facilities element of the County's General Policy Plan.
3. The Cities of Camas, Washougal, and Vancouver are hereby requested to adopt the Plan by reference as part of the Capital Facilities Plan element of their respective General Policy Plans.

**ADOPTED**, this 26th day of May 2015 at the Regular Meeting of the Board of Directors for Camas School District 117.

CAMAS SCHOOL DISTRICT 117  
BOARD OF DIRECTORS

Attest:

  
Secretary to the Board



Evergreen Public Schools

# **EVERGREEN PUBLIC SCHOOLS CAPITAL FACILITIES PLAN**

**2015-2021**

## **BOARD OF DIRECTORS**

**Julie Bocanegra, Board President**  
**Victoria Bradford, Board Vice President**  
**Todd Yuzuriha, Director**  
**Michael Parsons, Director**  
**Rob Perkins, Director**

## **SUPERINTENDENT**

**John Deeder**

## **DIRECTOR OF FACILITIES**

**Susan Steinbrenner**

**Adopted by the Evergreen School District Board of Directors  
May 26, 2015**

	<b>SECTION</b>	<b>Page</b>
I.	INTRODUCTION	3
II.	DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE	6
III.	CAPITAL FACILITIES INVENTORY	9
IV.	STUDENT ENROLLMENT PROJECTIONS	12
V.	CAPITAL FACILITIES NEEDS	13
VI.	CAPITAL FACILITIES FINANCE PLAN	14
VII.	SCHOOL IMPACT FEES	15

## I. INTRODUCTION

### A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the "GMA") includes schools in public facilities and services that must be provided for as cities and counties plan for growth. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Evergreen School District (the "District") prepared this Capital Facilities Plan (the "CFP") to provide Clark County (the "County") and the Cities of Vancouver and Camas (the "City") with the district's anticipated capital facility needs over the next six years (2015-2021) to ensure that adequate school facilities are available to serve new growth and development.

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities, and other factors identified by the District, including teacher contracts and funding requirements.
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees.

In developing this CFP, the District used the following guidelines:

- The District will use information from recognized sources, such as professional demographers and planners, county and city adopted land use plans and county GIS data.
- The District will use data it generates from reasonable methodologies.



- The CFP and methodology to calculate the impact fees will comply with the GMA and county and city codes.
- The six year facility needs are based on an enrollment forecast that takes local development trends into account.
- The District plans to construct permanent/bricks and mortar facilities for its students and will develop a CFP to accomplish that objective. At the same time, the District expects there will be a time period when some of the students that the District serves will be housed in portables. Housing students in portables, temporarily, is necessary to qualify for state funds that are needed to build new schools.

## ***B. Overview of the Evergreen School District***

The Evergreen School District is comprised of 54 square miles. It serves a significant portion of the Vancouver Urban Growth Area and smaller areas in the Camas Urban Growth Area and rural Clark County.

The District serves residents from the cities of Vancouver and Camas and from unincorporated Clark County. The District is bordered by the Vancouver School District to the west, the Camas School District to the east and the Battle Ground and Hockinson School Districts to the north. It is bordered by the Columbia River and state line to the south.

The Districts serves a population of 26,343 students (October 2014 enrollment). Of the 26,343 students, 44% attend classes in 21 elementary schools (grades K-5), 22% attend classes in six middle schools (grades 6-8), and 34% students attend classes in six high schools (grades 9-12). For purposes of facility planning this CFP considers grades K-5 as an elementary, grades 6-8 as a middle school, and grades 9-12 as a high school.

In addition, the Clark County Skills Center is located in and operated by Evergreen School District serving students half days from all Clark County school districts. The district serves home schooled students in grades K-8 through a supplemental program operated by the Flex Academy and pre-school special needs students through a program operated by the Early Childhood Center.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- The Washington State Supreme Court ruled in the McLeary school funding case that the Legislature was not fulfilling its constitutional requirement of funding schools. The court ruled the Legislature should fund its own funding bills previously agreed to. One component is class-size reduction in grades K-3. The Senate, and House of Representatives have brought forward plans to fund the class-size reduction by the 2017-18 school year. Reducing class sizes from current levels to a level of 17:1 by the 2017-18 school year will require additional teachers, and additional classrooms. The impact of additional capacity is not included in our Capital Facilities Plan.
- The Washington State Board of Education has increased the graduation requirements of high school students to a level of 24 credits. To allow for additional credit options schedules will need to be altered to provide further

student options. Anticipated schedule changes will require more teachers, and additional classroom space not currently figured in our plan.

- The majority of growth in the District has been residential rather than industrial. Because residential growth does not increase assessed value to the same degree that industrial growth does, the comparative per pupil assessed value is lower in Evergreen School District than in many of its neighboring districts. The low assessed value means that any tax is spread over a smaller base and, consequently, tax rates are high in Evergreen. For example, in 2015 it would cost the taxpayer in Evergreen \$4.38/\$1,000 in assessed value to collect the maximum levy. Comparatively, in Camas School District with the assessed value added by industry, it would cost the taxpayer \$3.41/\$1,000 in assessed value to raise the maximum levy.
- In the last 10 years, bilingual enrollment in the District increased 175%. In the 2004-05 school year, the number of students with English as a Second Language (ESL) was 1,749; in the 2014-15 school year, the number of ESL students is 3,049. Students living in poverty within district boundaries has also significantly increased in recent years. The District continues to monitor the need for additional space to accommodate staff needed to provide support for students who need additional assistance.
- Other concerns regarding growth management and schools relate to the link that exists between a quality education and the ability to provide quality facilities for all students.

## **II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE**

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. Quality education plays a vital role in growing a strong local economy. To provide quality education, the District must have quality facilities to serve as the supporting space for developing the whole child within a community to prepare them for a competitive world. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, state and federal funding requirements and community expectations affect classroom space requirements. Programs, such as special education, bilingual education, preschool and daycare programs, and other specialized programs, often supplement traditional educational programs. These programs can have a significant impact on the available student capacity of school facilities.

The District's current program and educational standards are summarized below. The program and educational standards may vary during the six year CFP planning horizon. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2015 through 2021. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

### ***A. Elementary Educational Standards***

Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E., music, art and have access to media programs. Full day kindergarten is provided at each elementary school. The District educational standards of service, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted not to exceed 23 students per class.
- Class sizes for grades 4-5 are targeted not to exceed 25 students per class.
- Music instruction and physical education are provided in separate (pull-out) classrooms.
- All elementary schools have a library media resource center which includes additional space for a technology lab.
- All elementary schools have a computer lab in a room that is separate from the classrooms.
- Special education is provided for some students in self-contained classrooms are separate from regular teaching stations (pull-out program). Special education classrooms serve 5 to 15 students.
- Title I and LAP (Learning Assistance Program) are provided in rooms separate from regular classrooms.

## ***B. Middle and High School Program Standards***

Middle schools provide instruction in the core disciplines of english, math, social studies, science, physical education, music and art. Students have elective offerings available including music, art and technology courses.

High schools provide course work including english, history, science, math, physical education, music and art. Additionally elective offerings include vocational technical programs.

The District educational standards of service, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 are targeted not to exceed 25 students per class.
- Class sizes for grades 9-12 are targeted not to exceed 25 students per class.
- Special programs, such as music, art, physical education, drama, home and family education learning assistance, are provided in separate instructional space. The class size ranges from 20 to 70 students.
- The District provides science classroom space that supports advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc. Schools are working to meet expanded science standards and this will require spaces that cannot typically be met by adding portables.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period.

## ***C. District-wide Educational Programs:***

In addition to Elementary, Middle, and High School program standards, the Evergreen School District's core services and program offerings include the following:

- Physical education space is provided to meet strengthened health standards. This can include covered play areas, field space, gyms and other multi-use spaces.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing, which further erodes the state square footage allowances.
- Art and music spaces are critical to the District's educational programs. As student population grows, additional support space for these essential programs is required.
- Library/Media demands are crucial. In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.

#### ***D. District-wide Support and Special Services:***

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Food service preparation, delivery and use space. As student populations increase, cafeteria, food preparation and delivery space must be enlarged. Miscalculating the need for this core service can have significant impacts on the overall learning environment for students.
- Other support centers, including Transportation, Maintenance, Warehouse and Print Shop facilities are critical to support the educational program and the business operation.

The following special services are also necessary to meet the needs of special populations:

- Special Education programs are provided at all schools within the District. Special needs program standard change year to year as a result of various external or internal changes. External changes may include mandates or needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities also affect special educational program standards.
- Special populations require special support, which often requires special spaces. Federal and state programs, including Title 1 reading and math, highly capable, and bilingual are required but come with limited funds that do not cover the expense of adding facilities to support the program.
- Early Childhood programs, such as new or expanded preschool programs are a vital service and an essential educational component. They place additional demands on facilities.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.



### III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities needed to accommodate future demand at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities.

#### A. Elementary Schools

ELEMENTARY SCHOOLS	LOCATION	YEAR OF OCCUPANCY	BUILDING Sq. Ft.	CAPACITY	TEACHING STATIONS
Burnt Bridge Creek	14619-A NE 49th Street Vancouver, WA 98682	1988	51,529	512	21
Burton	14015 NE 28th Street Vancouver, WA 98682	1970	41,392	453	20
Columbia Valley	17500 SE Sequoia Circle Vancouver, WA 98683	2004	61,656	582	26
Crestline	13003 SE 7th Street Vancouver, WA 98683	2014	63,904	546	24
Ellsworth	512 SE Ellsworth Road Vancouver, WA 98664	1958	38,014	430	19
Endeavour	2701 NE Four Seasons Lane Vancouver, WA 98682	2008	61,656	629	26
Flex Academy (Elementary and Middle School)	13501 NE 28th Street Vancouver, WA 98682	2003	13,295	128	6
Fircrest	12001 NE 9th Street Vancouver, WA 98684	1976	56,650	501	21
Fisher's Landing	3800 SE Hiddenbrook Drive Vancouver, WA 98683	1996	51,977	488	21
Harmony	17404-A NE 18th Street Vancouver, WA 98684	1991	51,529	489	21
Hearthwood	801 NE Hearthwood Boulevard Vancouver, WA 98684	1981	51,350	477	21
Illahee	19401 SE 1st Street Camas, WA 98607	2001	58,627	605	26
Image	4400 NE 122nd Avenue Vancouver, WA 98682	1976	56,650	581	25
Marrion	10119 NE 14th Street Vancouver, WA 98664	1968	40,158	453	20
Mill Plain	400 SE 164th Avenue Vancouver, WA 98684	1952	50,145	547	23
Orchards	11405 NE 69th Street Vancouver, WA 98662	2006	61,656	629	25
Pioneer	7212 NE 166th Avenue Vancouver, WA 98682	1993	51,529	489	20

Riverview	12601 SE Riveridge Drive Vancouver, WA 98683	1976	56,650	536	22
Sifton	7301 NE 137th Avenue Vancouver, WA 98682	1958	43,292	408	16
Silver Star	10500 NE 86th Street Vancouver, WA 98662	1973	43,995	419	17
Sunset	9001 NE 95th Street Vancouver, WA 98662	1976	56,650	570	24
York	9301 NE 152nd Avenue Vancouver, WA 98682	2003	57,208	582	25
<b>TOTAL ELEMENTARY</b>			<b>1,119,512</b>	<b>11,054</b>	<b>469</b>

### ***B. Middle Schools***

MIDDLE SCHOOLS	LOCATION	YEAR OF OCCUPANCY	BUILDING Sq. Ft.	CAPACITY	TEACHING STATIONS
Cascade	13900 NE 18th Street Vancouver, WA 98684	2004	114,600	796	41
Covington	11200 NE Rosewood Road Vancouver, WA 98662	2006	113,361	881	46
Frontier	7600 NE 166th Avenue Vancouver, WA 98682	1996	101,046	675	36
Pacific	2017 NE 172nd Avenue Vancouver, WA 98684	1983	97,598	608	31
Shahala	601 SE 192nd Avenue Vancouver, WA 98683	2001	105,018	768	40
Wy'east	1112 SE 136th Avenue Vancouver, WA 98683	1979	117,127	675	36
<b>TOTAL MIDDLE SCHOOLS</b>			<b>648,750</b>	<b>4,403</b>	<b>230</b>

### ***C. High Schools***

HIGH SCHOOLS	LOCATION	YEAR OF OCCUPANCY	BUILDING Sq. Ft.	CAPACITY	TEACHING STATIONS
Evergreen	14300 NE 18th Street Vancouver, WA 98684	1969 Modernization 2007	264,354	1,780	84
HeLa	9105 NE 9th Street Vancouver, WA 98664	2013	69,008	521	25
Heritage	7825 NE 130th Avenue Vancouver, WA 98682	1999	227,437	1,270	60
IQ Academy	13501 NE 28th Street Vancouver, WA 98682	2003	N/A	610	N/A
Legacy	2205 NE 138th Avenue Vancouver, WA 98684	1987	11,554	104	5
Mountain View	1500 SE Blairmont Drive Vancouver, WA 98683	1981	229,015	1,694	77
Union	6201 NW Friberg/Strunk Camas, WA 98607	2007	235,908	1,706	79
<b>TOTAL HIGH SCHOOLS</b>			<b>1,037,276</b>	<b>7,685</b>	<b>330</b>

#### ***D. Portables***

Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms.

<b>Facility Type</b>	<b>No. of Portable Classrooms</b>	<b>Capacity</b>	<b>Teaching Stations</b>
Elementary Schools	175	2,553	134
Middle Schools	120	1,966	90
High Schools	75	1431	63
<b><i>TOTAL</i></b>	<b><i>370</i></b>	<b><i>5,950</i></b>	<b><i>287</i></b>

#### ***E. Support Facilities***

In addition to schools, the District owns and operates additional facilities which provide special programs and operational support functions to the schools.

<b>SUPPORT FACILITIES</b>	<b>Location</b>	<b>Description</b>
Administrative Service Center	13501 NE 28th Street Vancouver, WA 98682	Supports all Facilities
Maintenance Facility	3004 NE 124th Avenue Vancouver, WA 98682	Supports all Facilities
McKenzie Stadium	2205 NE 138th Avenue Vancouver, WA 98682	Supports all Facilities
Transportation	13909 NE 28th Street Vancouver, WA 98682	Supports all Facilities
Warehouse (Central Receiving & Distribution)	2205 NE 138th Avenue Vancouver, WA 98684	Supports all Facilities
Crestwood Business Park (Leased)	1168 SE Mill Plain Blvd Vancouver, WA 98684	47 enrolled, capable of serving 55
49th Street Academy	14619-B 49th Street Vancouver, WA 98682	110 enrolled, capable of serving 113
Clark County Vocational Skills Center	12200 NE 28th Street Vancouver, WA 98682	Consortium program with pull-out enrollment

#### ***F. Land Inventory***

The District owns the following undeveloped sites in addition to the sites with built facilities:

- 8 acres located at NE 202<sup>nd</sup> Avenue and SE 1<sup>st</sup> Street, Camas WA 98607. The District does not anticipate building a school facility on this site. The property has been declared surplus.
- 10 acres located at NE 39<sup>th</sup> Street and NE 162<sup>nd</sup> Avenue, Vancouver, WA 98682. The District anticipates building an elementary school.
- 20 acres located at NE 52<sup>nd</sup> Street and NE 132<sup>nd</sup> Avenue, Vancouver WA 98682. The District anticipates building a middle school.

#### IV. STUDENT ENROLLMENT PROJECTIONS

##### ***A. Projected Student Enrollment 2015-2021 (Headcount)***

The District's six year enrollment projection is based on a forecast prepared by Educational Service District 112 in April, 2015. The consulting team used several different enrollment projection models to estimate future enrollment, including cohort survival, grade progression, and population ratio. The forecast also considered local population and housing and development trends, and the District's observations of enrollment over the past ten years.

The summary of the various methodologies used to predict growth shows enrollment to remain fairly constant in the coming six years, as follows:

<b>Grade</b>	<b>Fall 2014</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>
Total K-5	11,455	11,530	11,597	11,660	11,708	11,756	11,830
Total 6-8	5,918	5,904	5,909	5,935	5,973	6,003	6,004
Total 9-12	8,970	9,028	9,059	9,400	9,539	9,680	9,208
<b><i>TOTAL</i></b>	<b><i>26,343</i></b>	<b><i>26,462</i></b>	<b><i>26,565</i></b>	<b><i>26,659</i></b>	<b><i>26,788</i></b>	<b><i>26,906</i></b>	<b><i>27,042</i></b>



## V. CAPITAL FACILITIES NEEDS

### A. Facility Needs

Projected facility capacity is derived by subtracting the projected student enrollment from the existing school capacity (excluding portable classrooms). As shown below, the District does not have permanent capacity available to serve all students.

Facility	2014 Capacity	2021 Projected Enrollment	2021 Facility Need
Elementary Schools	11,054	11,830	776
Middle Schools	4,403	6,004	1,601
High Schools	7,685	9,208	1,523
<b>TOTAL</b>	<b>23,142</b>	<b>27,042</b>	<b>3,900</b>

### B. Six Year Plan – Facility Capacity Needs

To address existing needs and add capacity to serve forecast growth, the District needs to build a new 500 student elementary school, replace 3 elementary schools and 1 middle school, and expand an existing high school. The forecast growth in enrollment is 375 elementary school students, 86 middle school students and 238 high school students. Because a portion of the planned improvements will remedy an existing deficiency, only a portion of the improvement will serve future growth and therefore only a portion of the cost is included in the District's impact fee calculations. The capacity and cost for the required improvements is shown in the table below:

Project Description	Capacity	Estimated Cost	Cost for Added Capacity to Serve Growth*
New ES	500	\$19,940,635	\$14,955,476
Replace 3 ES	0	\$59,821,905	\$0
Replace 1 MS	1,000	\$43,506,840	\$3,741,588
HS addition	500	\$23,566,205	\$11,217,514
Transportation	0	\$6,000,000	\$0
Land Acquisition	0	\$8,000,000	\$0
<b>TOTAL</b>	<b>2,000</b>	<b>\$160,835,585</b>	<b>\$29,914,578</b>

\* The cost of added capacity to serve growth equals the percentage of the total cost of the improvements needed to serve the forecast growth.

## VI. CAPITAL FACILITIES FINANCE PLAN

### A. Six Year Financing Plan

Facility Capacity Need	Total	Estimated Impact Fees	State Match	Bonds
Secured	\$5,800,000			
Unsecured	\$96,000,000	\$9,000,000	\$64,000,000	\$87,835,585

The total cost estimate for the six-year improvements and property acquisition is \$160,835,585. Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state match funds, and impact fees. The following information explains each of the funding sources in greater detail.

#### 1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. The District must pass a bond since it is the primary source of funding for the capital improvements listed in this plan.

#### 2. State Match Funds

State match funds come from the Common School Construction Fund ("the Fund"). Bonds are sold on behalf of the Fund, and then retired from revenues accruing predominantly from the sale of timber from the common school lands. If these sources are insufficient, the Legislature can appropriate funds or the State Board of Education can change the standards. School districts may qualify for state match funds for specific capital projects based on a prioritization system.

#### 3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

Anticipated property acquisition and new construction is based on the enrollment forecast, capacity, the District's educational standards and the community's support of finance tools to fund the improvements.

In the event that planned construction projects and property acquisition does not fully address space needs for student growth and a reduction in interim student housing (portables), the Board could consider various courses of action, including, but not limited to:

- Increase class sizes;
- House students in additional portables;
- Alternative scheduling options;
- Change the instructional model, or
- Modify the school calendar

## **VII. SCHOOL IMPACT FEES**

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

### ***A. School Impact Fees***

The county's and city's impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA and the county and city ordinances. Impact fees are calculated in accordance with the local jurisdiction's formula, which is based on projected school facility costs necessitated by new growth contained in the District's CFP. The formula allocates a portion of the cost for new facilities to the single family and multi-family house that create the demand (or need) based on a student factor, or the average number of students that live in new single family and multi-family homes. The formula also provides a credit for state match and Bond Proceeds (or property taxes).

### ***B. Methodology and Variables Used to Calculate School Impact Fees***

The District's impact fees have been calculated utilizing the formula in the Clark County and cities of Vancouver and Camas Impact Fee Ordinances. Application of the formula is shown in Appendix A which follows on the next page.

### ***C. Proposed Impact Fee Schedule***

In accordance with the school impact fee calculation in Appendix A, the District's school impact fees are:

\$ 6,100 per single family home

\$ 7,641 per multi-family unit

## Evergreen School District 2015 Impact Fee Calculation

## APPENDIX A

$$SIF = \left[ CS(SF) - (SM) - \left( \frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

### Single Family Residence:

Elementary	Middle School	High School
\$19,940,635.00	\$43,506,840.00	\$23,566,205.00
500	1000	500
\$39,881.27	\$43,506.84	\$47,132.41
0.168	0.086	0.137
<b>\$6,700.05</b>	<b>\$3,741.59</b>	<b>\$6,457.14</b>
\$200.40	\$200.40	\$200.40
90.00	117.00	130.00
65.59%	65.59%	65.59%
\$1,987.41	\$1,322.57	\$2,340.99
<b>\$4,712.64</b>	<b>\$2,419.02</b>	<b>\$4,116.15</b>
		<b>\$11,247.81</b>
		0.00356
		0.03617576
		0.003688786
		9.806956251
		\$224,395.00
		2200631.95
		0.00185
		\$4,071.17
		<b>\$7,176.64</b>
		\$1,076.50
		<b>\$6,100.15</b>
		<b>\$6,100.00</b>

### Formula

Facility Cost  
Additional Capacity  
Cost per Student (CS)  
Student Factor (SF)  
**CS x SF**  
Boeck Index  
OSPI Sq Ft  
State Match Eligibility %  
State Match Credit (SM)  
**CS x SF - SM**

### Cost per Single Family Residence

Average Interest Rate  
Tax Credit Numerator  
Tax Credit Denominator  
Tax Credit Multiplier (TCM)  
Average Assessed Value (AAV)  
TCM x AAV  
Tax Levy Rate (TLR)  
**TCM x AAV x TLR = (TC)**  
**Cost per Single Family Residence - Tax Credit**

15% reduction (A)  
**Calculated Single Family Fee Amount**  
**Recommended Fee Amount**

### Multi-Family Residence:

Elementary	Middle School	High School
\$19,940,635.00	\$43,506,840.00	\$23,566,205.00
500	1000	500
\$39,881.27	\$43,506.84	\$47,132.41
0.153	0.083	0.131
<b>\$6,101.83</b>	<b>\$3,611.07</b>	<b>\$6,174.35</b>
\$200.40	\$200.40	\$200.40
90.00	117.00	130.00
65.59%	65.59%	65.59%
\$1,809.96	\$1,276.44	\$2,238.46
<b>\$4,291.87</b>	<b>\$2,334.63</b>	<b>\$3,935.88</b>
		<b>\$10,562.39</b>
		0.00356
		0.03617576
		0.003688786
		9.806956251
		\$86,672.00
		849988.51
		0.00185
		\$1,572.48
		<b>\$8,989.91</b>
		\$1,348.49
		<b>\$7,641.42</b>
		<b>\$7,641.00</b>

### Formula

Facility Cost  
Additional Capacity  
Cost per Student (CS)  
Student Factor (SF)  
**CS x SF**  
Boeck Index  
OSPI Sq Ft  
State Match Eligibility %  
State Match Credit (SM)  
**CS x SF - SM**

### Cost per Multi-Family Residence

Average Interest Rate  
Tax Credit Numerator  
Tax Credit Denominator  
Tax Credit Multiplier (TCM)  
Average Assessed Value (AAV)  
TCM x AAV  
Tax Levy Rate (TLR)  
**TCM x AAV x TLR = (TC)**  
**Cost per Multi-Family Residence - Tax Credit**

15% reduction (A)  
**Calculated Multi-Family Fee Amount**  
**Recommended Fee Amount**



**RESOLUTION #5716**

**Approval of 2015-2021 Capital Facilities Plan and School Impact Fees**

**WHEREAS**, the Growth Management Act (GMA) requires the County and Cities to adopt a comprehensive land use plan that, among other things, addresses the provision of public services for future growth and development and;

**WHEREAS**, public schools are one of the public services that Clark County and the City of Vancouver and the City of Camas plans for, with assistance from the school districts and;

**WHEREAS**, the Evergreen School District has prepared an updated six-year capital facility plan, which identifies an increase in student enrollment and the need build new classrooms to serve students from new development and;

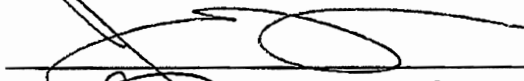
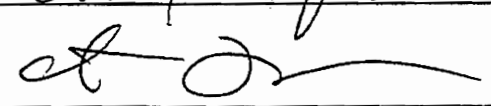
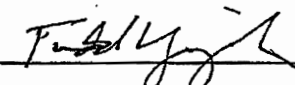
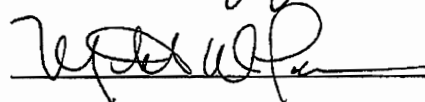
**WHEREAS**, school capital project funding sources are not sufficient to fund the property and classrooms that are needed to serve forecast growth and;

**WHEREAS**, Clark County and the City of Vancouver and the City of Camas collect school impact fees from residential development in accordance with the GMA, the Comprehensive Land Use Plan and the District's Capital Facility Plan to ensure school facilities will be available to serve new growth and development and;

**NOW, THEREFORE, BE IT RESOLVED** that the 2015-2021 Evergreen School District Capital Facilities Plan (CFP) is hereby adopted.

**BE IT FURTHER RESOLVED** that the District respectfully requests that Clark County and the City of Vancouver and the City of Camas adopt the 2015-2021 Evergreen School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$6,100.00 per single family residence and \$7,641.00 per multi family residence.

EVERGREEN SCHOOL DISTRICT #114  
BOARD OF DIRECTORS

  
\_\_\_\_\_  
Victor Bradford  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

Attest:

  
\_\_\_\_\_  
Secretary, Board of Directors  
May 26, 2015

June 10, 2015

Phil Borquin  
City of Camas  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607

Dear Mr. Borquin:

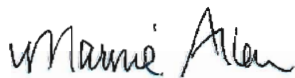
Enclosed please find the 2015-2021 Camas, Evergreen and Washougal School Districts' ("Districts") 2015-2021 Capital Facilities Plans ("CFPs") and their School Board Resolutions requesting adoption of the CFP and collection of school impact fees.

Please include the adoption of the Districts' CFPs in the 2015 annual amendments to the City of Camas Comprehensive Land Use Plan. Also, notify me of Planning Commission and City Council work sessions and public meetings when the CFPs are being discussed. If you want or need additional information, or have questions regarding the CFPs or impact fees, call me at 360-952-3495.

The Districts' CFPs are also being submitted to provide the City and Clark County the facility plan information that is required in connection with the Growth Management Act ("GMA") Compressive Plan update that is underway. If you need additional information for the GMA update, let me know.

I look forward to hearing from you and working together.

Sincerely,



Marnie Allen

c: Donna Gregg, Business Services Director, Camas School District  
Susan Steinbrenner, Executive Director, Facilities, Evergreen School District  
Joe Steinbrenner, Director of Facilities, Washougal School District

as

Enclosures

# **WASHOUGAL SCHOOL DISTRICT CAPITAL FACILITIES PLAN**

**2015-2021**

## **BOARD OF DIRECTORS**

**Ron Dinius, President  
Elaine Pfeifer, Vice President  
Karen Rubino  
Teresa Lees  
Bruce Westfall**

## **SUPERINTENDENT**

**Dawn Tarzian**

## **DIRECTOR OF Facilities**

**Joe Steinbrenner**

**Adopted by the Washougal School District Board of Directors  
May 26<sup>th</sup>, 2015**

## I. INTRODUCTION

### A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the "GMA") includes public school facilities and services that must be provided as cities and counties plan for growth. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Washougal School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Clark County (the "County") and the cities of Camas and Washougal (the "Cities") with the District's anticipated capital facility needs and the District's schedule and financing plan for those improvements over the next six years (2015-2021).

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities, and other factors identified by the District, including teacher contracts and funding requirements.
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those that do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees.



## **B. Overview of the Washougal School District**

The Washougal School District is located in southwest Washington and serves residents of Washougal, Camas and unincorporated Clark County, as well as residents in the Columbia River Gorge who live in the Cape Horn area of Skamania County. The District map reveals a long, narrow band of land that extends from the Columbia River on the south all the way north to the White Pass School district in Lewis County. This geographical configuration gives Washougal the unusual feature of being incorporated into two counties (Clark and Skamania) and bordering two other counties to the north and west (Cowlitz and Lewis). The District is bordered on the west by seven school districts—Camas, Hockinson, Battle Ground, Woodland, Kalama, Kelso, and Toutle Lake school districts. It is bordered on the east by the Skamania School District. The northern end of the District includes the uninhabited wilderness around Mt. St. Helens in the Gifford Pinchot National Forest. One of the district's schools, Jemtegaard Middle School, is located within the national boundary of the Columbia River Gorge Scenic Area.

The District serves a population of 3,104 students. Of the 3,104 students, 1,399 students attend classes in 3 elementary schools (grades K-5), 741 students attend classes in two middle schools (grades 6-8), and 964 students attend classes in one high school and one alternative high school (grades 9-12). For purposes of facility planning this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school.

In November 2015, the District re-evaluated enrollment forecasts and student generation rates based on recognized methodologies including trends in land development, housing starts, and residential construction and that data is reflected in this plan.

The most significant issues facing the District in terms of providing classroom capacity and maintaining support facilities to accommodate existing and projected demands are:

- In 2005, the district purchased two portable units (4 classrooms) to alleviate overcrowding at Gause Elementary and Cape Horn-Skye Elementary.
- Jemtegaard Middle School was constructed in 1982 and now qualifies for state matching funds. The main structure is surrounded by older portables used to house students beyond the school's original capacity. The entire facility is in need of modernization and repair to function as a quality educational space.
- The District completed the OSPI Study and Survey in 2015 and presented a multi-project bond to voters in February 2015 that includes construction of a new K-8 school on the existing Jemtegaard site, which will be comprised of a new elementary school and a replacement middle school. The bond also includes construction of a new Alternative High School on the Excelsior High School site. Extensive collaboration between the District and the Columbia River Gorge Commission resulted in preliminary understandings that can be drawn upon in the future.
- The District is overcrowded at the middle schools and two elementary schools. The former shop classroom and a home economics classroom at Jemtegaard Middle School continue to be used as general classroom space. Gause and Hathaway elementary schools have reached capacity.
- The District owns property known as the Kerr property, which is suitable for a new elementary and a new middle school and a new district transportation facility. The

Kerr property was paid off in 2013. Purchase of additional land for future school facility sites is currently being studied.

- The City of Washougal has initiated construction to modernize Washougal's main "E" Street corridor. The current school district transportation facility is located on "E" Street, and the District and Board met several times in 2009 with the City to determine the impact of the street construction on the district transportation property. Significant changes include a reduction in the number of driveways and a new pedestrian sidewalk, which will change the traffic flow from "E" street into and out of the bus maintenance garage. In order to accommodate the reduced access, five buses have been moved and are being parked at another district location to allow for a circular traffic flow into and out of the bus maintenance garage.
- In 2005, the City of Washougal in partnership with the District began development of three baseball fields on District property known as the George Schmid Fields. Two fields have been completed. Completion plans for the third field includes the addition of a restroom and a small office/concession stand.
- The District Administrative Services Center has no additional office space available.
- District growth has been residential rather than industrial. Assessed valuation is slowly increasing since 2013. The District and local property taxpayers would still benefit from industrial growth.

In summary, Washougal School District recognizes that quality schools are essential to a positive, growing community. People gravitate to communities with great schools, and businesses thrive in communities where there is pride and accomplishment associated with educational opportunity. Washougal School District is engaged in long-range educational, fiscal and operational planning that will benefit the students, families and community members it serves.

## **II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE**

To provide quality education, the District must have quality facilities. Facilities provide the physical structure necessary for achieving educational goals established by the Board of Directors.

School facility needs are dictated not only by student enrollment, but also by the space required to accommodate the District's adopted educational program. Beyond regular education, the district also provides specialized programs with unique facility needs such as special education, bilingual education, and technology education, pre-kindergarten and after school programs.

The District's program and educational standards for 2015 are summarized below. The program and educational standards may vary during the six-year CFP window. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2015, 2016, 2017, 2018, 2019 and 2020. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

### ***A. District-wide Educational Programs***

The Washougal School District's core services and program offerings include the following:

- Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. In addition, students participate in P.E., music, art and library programs.

- Middle schools provide instruction in the core disciplines of English, mathematics, social studies, science, P.E., music and art. Students have elective offerings available including robotics, music and art. An extracurricular sports program is offered after school to students in 7<sup>th</sup> and 8<sup>th</sup> grades.
- High schools provide course work including English, history, science, mathematics, P.E., music and art. Additional offerings include career and technical education programs, career counseling, access to Running Start at Clark College, and Advanced Placement courses. An extracurricular program includes clubs, sports, arts, etc.
- The District provides science classroom space supporting advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc. Schools are working to meet expanded science standards and this will require spaces that cannot typically be met by adding portables.
- The District will need to upgrade elementary, middle school, and high school spaces supporting health, fitness, and extracurricular activities. This includes replacing the turf and gym floor at the high school.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing including the installation of fiber optic cable to Jemtegaard and Canyon Creek Middle School as well as Cape Horn Elementary.
- Beginning in the fall of 2014, the District changed to an all-day Kindergarten program. This change has required one additional classroom space per elementary school.
- Art and Music spaces are critical to the District's educational programs. As student population grows, so too will the need grow for spaces to support these essential programs.
- Library/Media demands are crucial. In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Given current enrollment, the core facilities are sufficient at all schools except Jemtegaard Middle School where the addition of six basic education portable classrooms is beyond the capacity of the older commons area where all students have lunch.

- Maintenance and warehouse support facilities are a necessary component to the District operations.

The following special services are also required to meet the needs of special populations:

- Special Education programs are provided at all schools within the District. Special needs program standards change year to year as a result of various state and Federal regulation adjustments. Changes may also be prompted by research-based modifications to programs, class sizes, and the changes in the population of students eligible for services. Modifications in school facilities are sometimes needed to meet the unique needs of individual students or cluster small groups of students with similar needs.
- Federal and state programs, including Title 1 Reading and Math, Highly Capable, and Bilingual are required programs with limited funds that do not cover the expense of adding facilities as needed to support the programs.
- The District's pre-school program is housed in five classrooms across the district, one or two classrooms at each elementary school.

### ***B. Elementary Educational Standards***

The following District educational standards of service affect elementary school capacity:

- Class sizes for grades K-3 are targeted not to exceed 25 students per class.
- Class sizes for grades 4 and 5 are targeted not to exceed 28 students per class.
- Music instruction will be provided but in separate (pull-out) classrooms.
- Physical education is provided in a separate area.
- All elementary schools have a library/media resource center.
- A standard for technology is being developed for elementary classrooms.
- Special education, Title I and LAP (Learning Assistance Program) instruction is provided for some students in classrooms that are separate from regular teaching stations. Class sizes in these programs tend to be small, usually not more than 15 students.

### ***C. Middle and High School Program Standards***

The following District educational standards of service affect middle and high school capacity:

- Class sizes for grades 6-8 are targeted not to exceed 28 students per class.
- Class sizes for grades 9-12 are targeted not to exceed 28 students per class.
- Music, art, PE, drama, and career and technical education classes are provided in separate instructional space.



- Counseling and career center programs are provided in separate spaces.
- A standard for technology is being developed for secondary classrooms. Technology labs and distance learning labs are provided in separate spaces.
- Each middle and high school has a separate library/media resource center.

### III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities that will be necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, and support facilities.

#### A. Schools

The District maintains three (3) elementary schools, two (2) middle schools, one (1) high school, and one (1) alternative school. The elementary schools serve grades K-5, middle schools serve grades 6-8, and the high school serves grades 9-12. Presently the alternative school serves grades 9-12.

Table 1 shows the name, number of teaching stations and student capacity for the elementary schools based on the District's standard of service described above.

**Table 1: Elementary School Inventory 2014/15**

Three (3) Elementary Schools	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2014/15 Enrollment
Gause Elem.	<b>56,196</b>	19	475	<b>587</b>
Hathaway Elem.	<b>48,901</b>	17	425	<b>405</b>
Cape-Horn Skye	<b>43,838</b>	16	400	<b>407</b>
Total	<b>148,935</b>	52	1300	<b>1399</b>

Table 2 shows the name, number of teaching stations and student capacity of the two (2) middle schools based on the District standard of service described above.

**Table 2: Middle School Inventory 2014/15**

Two (2) Middle Schools	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2014/15 Enrollment
Canyon Creek MS	<b>46,609</b>	9	252	<b>249</b>
Jemtegaard MS	<b>50,808</b>	11	308	<b>492</b>
Total	<b>97,417</b>	20	560	<b>741</b>

Table 3 shows the name and number of teaching stations and student capacity of each school based on the District standard of service described above.

**Table 3: High School Inventory 2014/15**

High Schools	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2014/15 Enrollment
Washougal HS	150,471	34	952	<b>895</b>
Excelsior	Portables	3	0	<b>69</b>
<b>Total</b>	<b>157,291</b>	<b>37</b>	<b>952</b>	<b>964</b>

Student capacity was determined based on the number of teaching stations within each building and the space requirements of the District's current educational programs and standards of service. Student capacity as noted in Tables 1, 2, and 3 does not include capacity that is currently provided in portables at each school.

### **B. Portables**

Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. To accommodate future growth on a short term and immediate basis, the Washougal School District may purchase and utilize portable classrooms.

The District currently uses a total of 16 dual classroom portables and 1 single room portable. Of the 16 dual classroom portables (32 teaching stations), 16 teaching stations are used for basic education instructional classrooms. Table 4 identifies the total number of portables at elementary, middle and high school sites distinguishing between the number that are used to provide interim capacity (as teaching stations) and those are used for special programs or to address other educational needs.

**Table 4: Portables Inventory**

Facility Type	Number of Portables Number of Classrooms	Number of Classrooms Used as Teaching Stations	Number of Students Housed in Portable Classrooms
Elementary Schools	9 Portables 18 Classrooms	10 teaching stations	230
Middle Schools	5 Portables 9 Classrooms	9 teaching stations	225
High Schools	0	0	0
Other (Excelsior)	2 Portables 4 Classrooms	3 teaching stations	69
<b>TOTAL</b>	<b>16 / 31</b>	<b>22</b>	<b>524</b>

### C. Support Facilities

In addition to schools, the District owns and operates additional facilities that provide special programs and operational support functions to the schools. An inventory of these facilities is provided in Table 5.

**Table 5: Support Facility Inventory**

Facility	Location
Community Education Center	630 24th Street Washougal, WA 98671
Administrative Service Center	4855 Evergreen Way Washougal, WA 98671
Maintenance Facility/ Warehouse	4855 Evergreen Way Washougal, WA 98671
Fishback Stadium	1201 39 <sup>th</sup> Street Washougal, WA 98671
Transportation Facility	995 E Street Washougal, WA 98671
Transportation Facility North	9731 Washougal River Rd. Washougal, WA 98671

## IV. STUDENT ENROLLMENT PROJECTIONS

### A. Existing Enrollment

The District's enrollment by grade level in October 2014 was 3,104 students. Of the 3,104 students, 1,399 were enrolled in elementary schools, 741 were enrolled in middle schools and 964 were enrolled in high schools.

### B. Projected Student Enrollment 2015-2020

The District's six-year enrollment projections are based on a report from OSPI Report 1049. The following table shows existing enrollment and the District's six-year enrollment forecast by grade level bands. As reflected in Table 6, the District is forecasting an increase of 199 elementary students, 50 middle school students and 36 high school students.

**Table 6: Enrollment Forecast**

Grade	2014	2015	2016	2017	2018	2019	2020
<b>Total K-5</b>	<b>1399</b>	<b>1448</b>	<b>1450</b>	<b>1,491</b>	<b>1531</b>	<b>1564</b>	<b>1598</b>
<b>Total 6-8</b>	<b>741</b>	<b>721</b>	<b>750</b>	<b>753</b>	<b>782</b>	<b>766</b>	<b>791</b>
<b>Total 9-12</b>	<b>964</b>	<b>974</b>	<b>994</b>	<b>1006</b>	<b>967</b>	<b>1004</b>	<b>1000</b>
<b>TOTALS</b>	<b>3104</b>	<b>3143</b>	<b>3194</b>	<b>3250</b>	<b>3280</b>	<b>3334</b>	<b>3389</b>

## V. CAPITAL FACILITY NEEDS

Capital Facility Needs are determined by existing conditions of support facilities, the need to make improvements and expand to serve growth, and the current school capacity in light of forecast enrollment. Table 7A below shows existing capacity at the schools, the forecast enrollment and the facility need to serve the enrollment. Improvements that are needed at facilities that support the schools are identified in Table 7B.

**Table 7: Facility Needs for Schools**

Facility	Current Capacity	Forecast Enrollment	Facility Needs
<b>Elementary (K-5)</b>	<b>1,300</b>	<b>1598</b>	<b>298</b>
<b>Middle (6-8)</b>	<b>560</b>	<b>791</b>	<b>231</b>
<b>High (9-12)</b>	<b>952</b>	<b>1000</b>	<b>48</b>

To provide additional capacity for 298 elementary school students, the District will construct a new 400 student elementary school at the Jemtegaard Middle School site. The District will replace Jemtegaard Middle School with a new/replacement middle school that will serve 600 students. This will increase the middle school capacity by 292. Forecast growth in the high school will be accommodated by adding portables at the high school and with the construction of a 90 student alternative high school, which will take the place of Excelsior High School. These planned improvements, along with other improvements at facilities that support the schools, are listed in Table 8 below.

**Table 8: Planned Improvement and Facility Costs to Address Needs**

Project Description	Cost Estimate	Added Capacity	Capacity Added to Serve Growth*	Cost for Added Capacity **
New Elementary School	\$19,097,675	400	301	\$14,371,000
New/Replacement Middle School	\$28,646,512	600 (292 new)	111	\$5,299,604
New/Replacement Excelsior High	\$4,507,004	90	78	\$3,906,070
High School Portables	\$250,000	0***	0	\$0
Future School Site	\$2,000,000	TBD****	TBD	\$2,000,000
Maintenance Facility/Warehouse	\$1,000,000	Forecast growth	Forecast growth	\$90,000
Transportation Facility on Kerr Property	\$1,500,000	Forecast growth	Forecast growth	\$135,000
Fishback Stadium	\$300,000	Forecast growth	Forecast growth	\$27,000
<b>TOTAL</b>	<b>\$57,301,191</b>	<b>782</b>	<b>490</b>	<b>\$25,828,674</b>

\* Capacity that is added to serve growth is determined by subtracting the existing need from the total capacity that will be provided.

\*\* Cost for added capacity is the percentage of the total cost for the improvement that will be incurred to serve the forecast growth. For schools it is calculated by dividing total added capacity by capacity needed for increased enrollment and using that percentage of the total cost. For support facilities it is calculated by dividing the forecast growth (285) by the total forecast enrollment (3389) that will be served, which is approximately 9% and using that percent of the total cost.

\*\*\* Portables provide a temporary interim capacity and not treated as permanent facilities that add capacity.

\*\*\*\* Additional capacity will be determined when the type of school and capacity needs for that school are determined.



To accommodate growth on a short term and immediate basis, the Washougal School District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District's project list. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

## V. CAPITAL FACILITIES FINANCE PLAN

### A. Six Year Finance Plan for Planned Facility Improvements

The total cost for the above planned and needed improvements is \$57,301,191. Secured and unsecured funds for the improvements are identified in Table 9A and 9B below.

**Table 9A: Secured Finance Plan**

Type	Amount
Impact Fees (as of 8/31/14)	\$401,524
Unreserved Capital Projects Funds	\$0
Total Secured	\$401,524

**Table 9B: Unsecured Finance Plan**

Type	Amount
<sup>1</sup> Impact Fees	\$1,020,000*
<sup>h</sup> Capital Projects Funds (bonds and state match)	\$57,685,000
<sup>e</sup> Total Unsecured	\$58,705,000

\*Unsecured impact fees are an estimate that is based on an assumption that building permits will continue to be issued at a constant rate that is similar to that observed over the past three years and the fee amounts being recommended are collected for the six year planning period. If there is a decrease in the number of building permits that are issued for single family homes in the District, or the impact fee amounts are decreased, the District will collect less impact fees, if there is an increase in the number of building permits that are issued or an increase in the impact fee amounts, the District will collect more impact fees.

### B. Financing Sources

The cost for all the planned improvements will be paid for with a combination of voter approved bonds, state match and school impact fees, which are described below. If there is insufficient revenue using these funding sources, the District may have to use its general fund to pay for the facilities that are needed. A summary of the funding sources is below.

#### 1. General Obligation Bonds

In February, 2015 the District voters approved a \$57,000,000 bond. A 60% majority vote is required to approve the issuance of the bonds. Bond proceeds are placed in the Capital Projects Fund and are used to pay for the facility improvement costs identified in the ballot measure and set forth in this CFP. The bond is retired through collection of property taxes.

#### 2. State Match Funds

State Match Funds primarily come from the Common School Construction Fund, which is administered by OSPI. The District may receive state match for a portion of eligible costs to rebuild and expand Jemtegaard Middle School. The amount of funds is based on a state

prioritization schedule, a formula in state regulations and the District's assessed valuation per student. The District is eligible for 59.76% state match.

### **3. Impact Fees**

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. They are calculated as described below.

## **VI. SCHOOL IMPACT FEES**

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with an established formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County and the City of Washougal Impact Fee Ordinance. The resulting figures in the attached Appendix A, are based on the proportionate share of the costs to build a new elementary and middle school to serve growth. Credits have also been applied in the formula to account for State Match funds the District could receive and projected future property taxes that will be paid by the owners of the dwelling units.

Amount of School Impact Fees:

Single Family: \$5,600

Multi-Family: \$5,800

## **Appendices**

Appendix A      Impact Fee Calculation

Appendix B      District SEPA documents for CFP

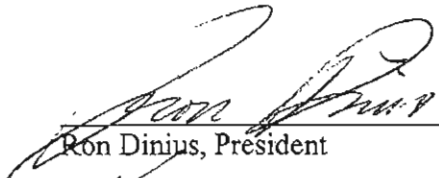
**WASHOUGAL SCHOOL DISTRICT 112-6**  
**RESOLUTION NO. 2014-15-09**  
**Capital Facilities Plan**


**WHEREAS**, the Clark County Planning Commission requires school districts to update their 6-year Capital Facilities Plans every three years, and

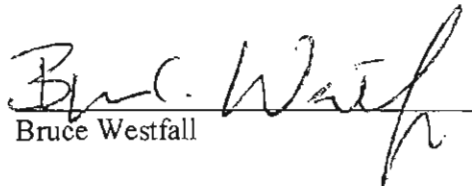
**WHEREAS**, the Washougal School District has assessed future needs for capital facilities improvements for 2015-2021,

**THEREFORE, BE IT RESOLVED**, the Board of Directors of Washougal School District, Clark County, Washington, hereby do approve this Capital Facilities Plan, 2015-2021.


DATED this 26<sup>th</sup> day of May 2015.

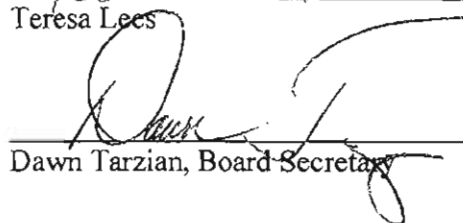
  
\_\_\_\_\_  
Ron Dinius, President

  
\_\_\_\_\_  
Karen Rubino

  
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Bruce Westfall

  
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Elaine Pfeifer, Vice-President

  
\_\_\_\_\_  
Teresa Lees

  
\_\_\_\_\_  
Dawn Tarzian, Board Secretary

# **Washougal School District** **2015 Impact Fee Calculation**

## **APPENDIX A**

$$SIF = \left[ CS(SF) - (SM) - \left( \frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

### **Single Family Residence:**

Elementary	Middle School	High School	Formula
\$14,371,000.00	\$5,299,604.00	\$3,906,070.00	Facility Cost
301	111	78	Additional Capacity
\$47,744.19	\$47,744.18	\$50,077.82	Cost per Student (CS)
0.147	0.077	0.080	Student Factor (SF)
\$7,018.40	\$3,676.30	\$4,006.23	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
59.76%	59.76%	59.76%	State Match Eligibility %
\$1,584.41	\$1,078.91	\$1,245.49	State Match Credit (SM)
\$5,433.98	\$2,597.39	\$2,760.73	CS x SF - SM
		\$10,792.11	Cost per Single Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$256,643.00	Average Assessed Value (AAV)
		2516886.67	TCM x AAV
		0.00167	Tax Levy Rate (TLR)
		\$4,203.20	TCM x AAV x TLR = (TC)
		\$6,588.91	Cost per Single Family Residence - Tax Credit
		\$988.34	15% reduction (A)
		\$5,600.57	Calculated Single Family Fee Amount
		\$5,600	Recommended Fee Amount

### **Multi-Family Residence:**

Elementary	Middle School	High School	Formula
\$14,371,000.00	\$5,299,604.00	\$3,906,070.00	Facility Cost
301	111	78	Additional Capacity
\$47,744.19	\$47,744.18	\$50,077.82	Cost per Student (CS)
0.165	0.089	0.087	Student Factor (SF)
\$7,877.79	\$4,249.23	\$4,356.77	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
59.76%	59.76%	59.76%	State Match Eligibility %
\$1,778.42	\$1,247.05	\$1,354.47	State Match Credit (SM)
\$6,099.37	\$3,002.18	\$3,002.30	CS x SF - SM
		\$12,103.85	Cost per Multi-Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$55,262.00	Average Assessed Value (AAV)
		541952.02	TCM x AAV
		0.00167	Tax Levy Rate (TLR)
		\$905.06	TCM x AAV x TLR = (TC)
		\$11,198.79	Cost per Multi-Family Residence - Tax Credit
		\$1,679.82	15% reduction (A)
		\$9,518.97	Calculated Multi-Family Fee Amount
		\$5,800	Recommended Fee Amount

October 23, 2015

Mr. Robert Maul, Planning Manager  
City of Camas  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607

**RE: Modifications to Lofts @ Camas Meadows Proposed Site Design**

Dear Mr. Maul,

As you know, the owners and design team for the proposed Lofts @ Camas Meadows apartment project have been working on some revisions to the proposed site and building design aimed at improving both the project's overall design and its financial viability. The proposed changes that have been developed affect primarily the northern side of the building and the site improvements (parking layout, landscaping, and stormwater design) in the northern part of the site. This letter together with the drawings submitted herewith is intended to summarize the proposed changes, particularly with regard to the design elements that might be of interest to the City's Design Review Committee and the City Council based on the Development Agreement previously reached between the City and the developer.

The most significant change involves the removal of the tuck-under parking previously proposed under the northern mass of each of the two proposed apartment buildings. The removal of the covered parking from the building creates a more pedestrian friendly and human scale façade at the north parking lot. The entire mass has been dropped to provide grade level studio apartments and secured storage units on the bottom floor. The main entry lobby and elevator have been shifted north to provide a shared access and conditioned lobby for both buildings. This has the added benefit of creating tower elements capping the ends of the building creating further enhanced architectural variety to the façade. A new sidewalk has also been added along the north face of both of the apartment buildings.

The covered parking amenity has been replaced by a parking canopy and screen wall consisting of a low stone veneer wall matching that proposed at the main buildings, a varied height gabled canopy with composition roof and glulam structure, and a vertical plant trellis acting as a screen and protection from the golf course. The outer layer of the trellis will have 1.5" square mesh to reduce the probability of a ball getting through.

The new covered parking spaces are proposed along the north side of the northern parking lots. By locating the covered parking in this area, the related trellis work will further soften the visual appearance of the project from the golf course. 34 new covered parking spaces are proposed to replace the 34 spaces formerly proposed underneath the building. There was no change to the south façade facing Camas Meadows Drive or the southerly parking areas.



As a result of the elimination of the parking at the main buildings, the parking lot now extends somewhat further north than what was proposed at the time of the previous Design Review process and Development Agreement. In order to accommodate the additional hard surfacing proposed on the site, the proposed stormwater detention facility has been lengthened to provide additional capacity and to better fit within the available area in the northwest part of the project. Proposed landscaping has also been intensified to offset the reduction in landscaped area between the north property line and the north edge of the parking lot. The landscaping in this area also proposes the use of native plants which will provide habitat for area wildlife and complement the adjacent forested area along the edge of the golf course.

Please find submitted herewith revised architectural drawings including elevation drawings, floor plans, a roof plan, and architectural renderings. The drawing package also includes an updated Site Plan, preliminary engineering drawings including existing conditions, grading plan, stormwater plan, and utility plans, and revised landscaping drawings including notes and details. We are also providing a new Exhibit F (Master Plan of Lofts @ Camas Meadows) for the updated Development Agreement. Finally, we are submitting a material board showing a variety of exterior architectural materials involved in the building construction.

The revised proposal will improve the aesthetic appeal of the project when viewed from the rear while maintaining the covered parking offered by the original proposal. It will also add a pedestrian sidewalk along the north face of the buildings that was not previously proposed. There will be no adverse impact compared to what was originally proposed when viewed from Camas Meadows Drive and properties to the south.

Please let us know as soon as possible if you need any additional information prior to the revised project being discussed with the City Council and/or the Design Review Committee. We look forward to further discussing this improved proposal with City staff and the City Council. If you need to correspond with me, I can be reached by e-mail at [Andrew@plsengineering.com](mailto:Andrew@plsengineering.com) or by phone at (360)944-6519.

Sincerely,  
PLS Engineering

  
Andrew J. Gunther, PE

2008 C Street  
Vancouver, WA 98663

Ph. (360) 944-6519  
Fax (360) 944-6539

November 6, 2015

Mr. Phil Bourquin, Community Development Director  
City of Camas  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607

**RE: Lofts @ Camas Meadows Revised Development Agreement**

Dear Mr. Bourquin,

This letter is submitted for inclusion in the record for the upcoming work session and hearing before the City Council for the proposed revised Lofts @ Camas Meadows Development Agreement. Based on comments you provided upon your review of our updated drawing submittal package for the project, we are proposing a minor adjustment to the configuration of the covered parking. Attached to this letter I am providing a revised "Exhibit F" for inclusion in the Development Agreement. Exhibit F is the project master plan for the apartment area.

The full drawing package previously submitted shows 34 covered parking spaces along the full northern boundary of the parking lot. Since you are concerned that the trellis proposed on the north side of the covered spaces might present a walled look to the edge of the parking lot as viewed from the golf course, we are proposing an alternate layout that would relocate a portion of the covered parking to the seven parking spaces facing the east property boundary on the north side of the easterly building. The revised configuration for the covered parking is shown on the attached Exhibit F.

We believe the proposed change is relatively minor so we are not providing a full set of updated drawings at this time. I do want to clarify that the look of the easterly covered spaces would be identical to those proposed on the north line and would provide a varied roof line, a vegetated trellis, and a low stone veneer wall. We have maintained the number of covered spaces previously proposed.

We look forward to the upcoming workshop and hearing dates with the City Council on November 16 and December 7. Please let me know if you have questions or require additional information from me. I can be reached by e-mail at [Andrew@plsengineering.com](mailto:Andrew@plsengineering.com) or by phone at (360)944-6519.

Sincerely,  
PLS Engineering

  
Andrew J. Gunther, PE





FRONT VIEW



BACK VIEW



COVERED PARKING VIEW









PRIMARY SIDING COLOR: NAVAJO BEIGE



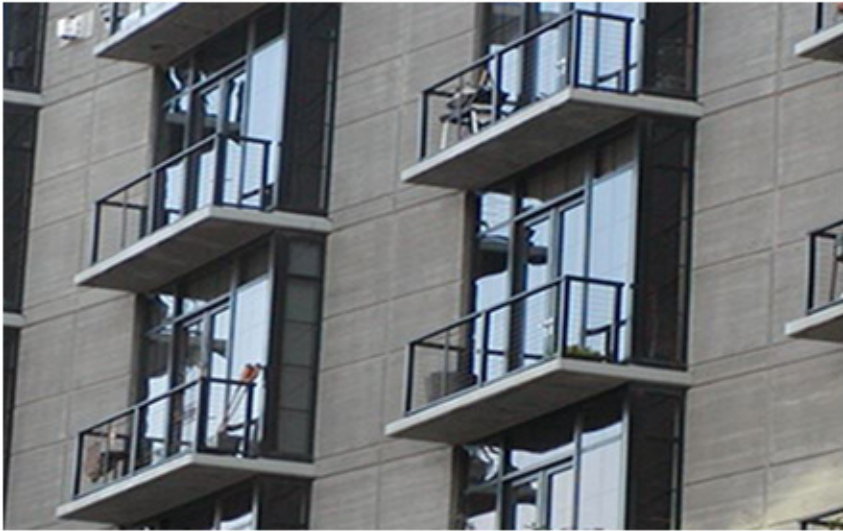
SHINGLE SIDING COLOR: CHESTNUT BROWN



METAL TRIM COLOR:  
DARK BRONZE



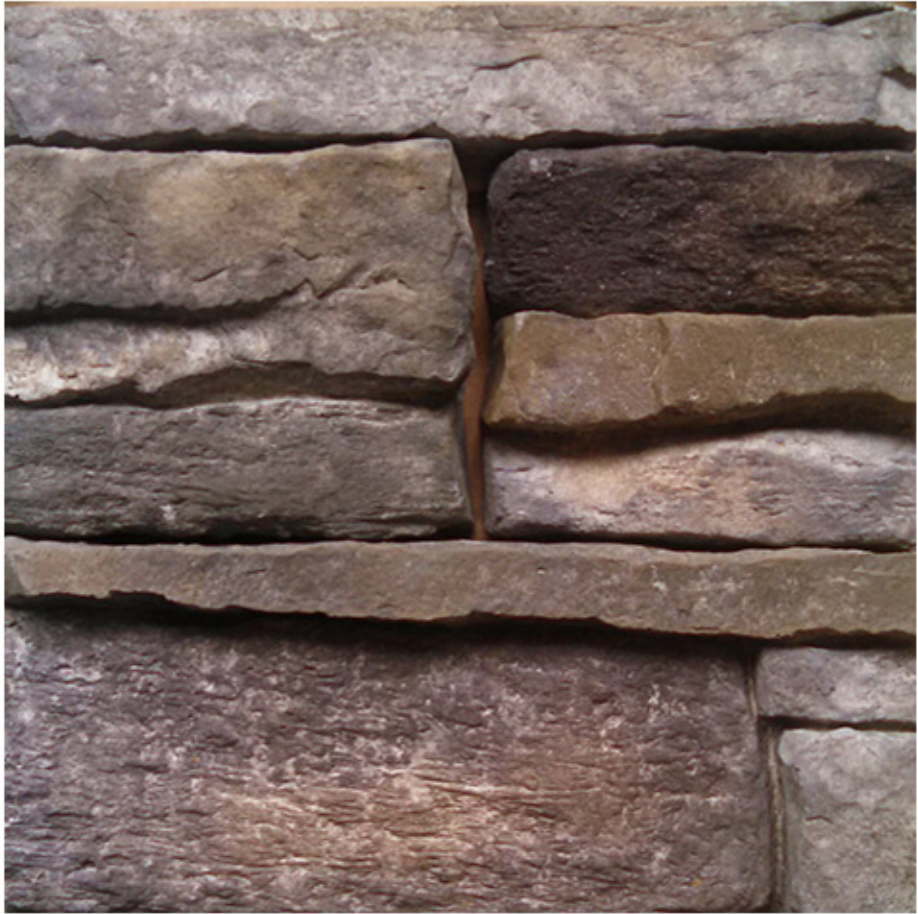
GLASS COLOR SAMPLES



BALCONY RAILING EXAMPLE



BALCONY RAILING EXAMPLE



STONE CLADDING SAMPLE



When Recorded, Return to:

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

Grantor	: Lofts @ Camas Meadows LLC, Vanport Manufacturing, Inc.
Grantee	: City of Camas, Washington
Abbreviated Legal	: Lots 3A & 3B SP 4-046; W ½ Section 28 T2N R3E WM
Assessor's Tax Parcel Nos.	: 172963-000; 172970-000; 172973-000; 175980-000; 986026-906
Prior Excise Tax No.	:
Other Reference No(s).	: 3862705, 4957781

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## **AMENDED DEVELOPMENT AGREEMENT**

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

### **RECITALS**

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

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

**WHEREAS**, Vanport and the City also previously entered into a development agreement that amended the Long Drive Agreement ("First Amended Agreement"), a copy of which is attached hereto as Exhibit C. The First Amended Agreement was developed to facilitate the development of that portion of the property covered by the Long Drive Agreement that was sold to Pedwar Development Group LLC ("Pedwar"), which intends to construct a

facility to manufacture medical devices in the northern portion of the property on Clark County assessor's parcel number 986026-906 while maintaining continuity of an overall Master Plan; and

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

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

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

The Legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all is set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development; and,

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

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

**Section 1. Development Agreement**

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

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

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

federal land use decisions necessary to commence and to carry out the terms of the Second Amended Agreement.

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

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

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

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

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

Parties agree that prior to development of the Property or any portion thereof, the development will be subject to SEPA, Site Plan and Design Review consistent with the policies and procedures of the Camas Municipal Code. Where portions of the project have previously reviewed under SEPA, the City may utilize existing studies or determinations in reviewing development applications.



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

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

**Section 6. Transportation**

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

**Section 7. Plat Amendments**

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

**Section 8. Waiver**

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

**Section 9. Venue**

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

**Section 10. Entire Agreement/Modifications**

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

**Section 11. Captions**

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

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

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

**Section 13. Severability**

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

**Section 14. Inconsistencies**

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

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

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

**Section 16. Recitals.**

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

**Section 17. Amendments.**

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

CITY OF CAMAS, WASHINGTON

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



VANPORT MANUFACTURING INC

By (person signing) \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

STATE OF WASHINGTON            )  
  ) ss.  
County of Clark                    )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the \_\_\_\_\_ of VANPORT MANUFACTURING INC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED:                               2014.

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

\_\_\_\_\_

LOFTS @ CAMAS MEADOWS LLC

By (person signing) \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

STATE OF WASHINGTON            )  
  ) ss.  
County of Clark                    )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the \_\_\_\_\_ of LOFTS @ CAMAS MEADOWS LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED:                               2014.

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

\_\_\_\_\_

**EXHIBIT A  
LEGAL DESCRIPTION**

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

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

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

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

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

*First American Title*

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

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



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

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

**Grantor** : Long Drive, LLC  
**Grantee** : City Of Camas, Washington  
**Abbreviated Legal** : NE ¼ Section 29 T2N R3E WM; W ½ Section 28 T2N R3E WM  
**Assessor's Tax Parcel Nos.** : Portions of 172955-000; 172963-000; 172964-000; 172970-000;  
175934-000  
**Prior Excise Tax No.** :  
**Other Reference No(s).** : None

**DEVELOPMENT AGREEMENT**

**Effective Date:**

July 27, 2004

**Parties:**

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

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

**Recitals:**

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



MILLER NASH

AGR

41.00 Clark County, WA

**3862705**

Page: 2 of 23

07/30/2004 03:27P

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

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

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

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

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

NOW, THEREFORE, the parties agree as follows:

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

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

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

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

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



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Page: 3 of 23

07/30/2004 03:27P

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



**3862705**

Page: 5 of 23

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

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

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

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

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

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

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

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



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**3862705**Page: 6 of 23  
07/30/2004 03:27P

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



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

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

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

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

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

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

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

DATED this 27 day of July, 2004.

CITY OF CAMAS

LONG DRIVE, LLC

By: Paul Dennis  
Name: Paul Dennis  
Title: Mayor

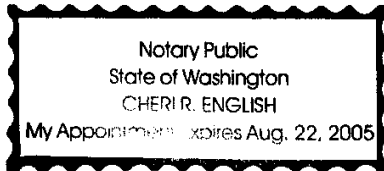
By: Rick R. Bowler  
Name: Rick R. Bowler  
Title: MEMBER

State of Washington )  
County of Clark ) ss.

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

therein mentioned, and on oath stated that he/she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Dated: July 27, 2004.



Cheri English  
Notary Public for Washington

CHERI ENGLISH  
(Printed or Stamped Name of Notary)  
Residing at Camas WA  
My appointment expires: 8/22/05

State of Washington )  
County of Clark ) ss.

On this 27 day of July, 2004, before me personally appeared Paul Dennis, to me known to be the Mayor of the CITY OF CAMAS that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Dated: 7/27, 2004.



Sandra G. Watrous  
Notary Public for Washington

Sandra G. Watrous  
(Printed or Stamped Name of Notary)  
Residing at Washougal  
My appointment expires: 1-14-06







**3862705**  
Page: 9 of 23  
07/30/2004 03:27P

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**EXHIBIT "A"**

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

DEVELOPMENT AGREEMENT  
EXHIBIT "A"

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**3862705**Page: 10 of 23  
07/30/2004 03:27P

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LAND SURVEYORS  
ENGINEERS(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660**LEGAL DESCRIPTION FOR RICK BOWLER**  
**Camas Meadows Golf Course Parcel**

April 14, 2004

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

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

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

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

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

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

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

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

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

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



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**3862705**Page: 11 of 23  
07/30/2004 03:27P  
Clark County, WALAND SURVEYORS  
ENGINEERS(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

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

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

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

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

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

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

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

EXCEPT:

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

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

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

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

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



3862705

Page: 12 of 23  
07/30/2004 03:27P  
41.00 Clark County, WA

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LAND SURVEYORS  
ENGINEERS

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

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

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

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

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

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

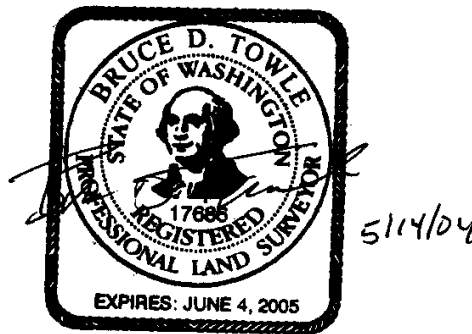
THENCE North 45° 32' 21" West along said West line 56.43 feet;

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

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

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

Containing 13.80 acres, more or less.







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**3862705**Page: 13 of 23  
07/30/2004 03:27P  
Clark County, WALAND SURVEYORS  
ENGINEERS(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660LEGAL DESCRIPTION FOR RICK BOWLER  
Camas Meadows Golf Course 34,000 S.F. Parcel

April 14, 2004

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

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

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

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

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

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

THENCE South  $04^{\circ} 31' 09''$  East 225.73 feet to a 470.00 foot radius curve to the left;

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

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

THENCE North  $26^{\circ} 24' 50''$  East, along the West line of said Parcel G, 238.70 feet;



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Page: 14 of 23  
07/30/2004 03:27P

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Clark County, WA



LAND SURVEYORS  
ENGINEERS

(360) 695-1385

1111 Broadway

Vancouver, WA

98660

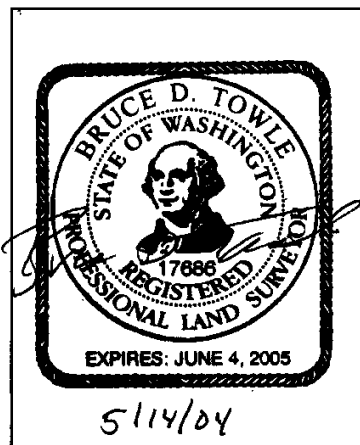
THENCE North 45° 32' 21" West along said West line 56.43 feet;

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

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

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

Containing 34000 square feet, more or less.





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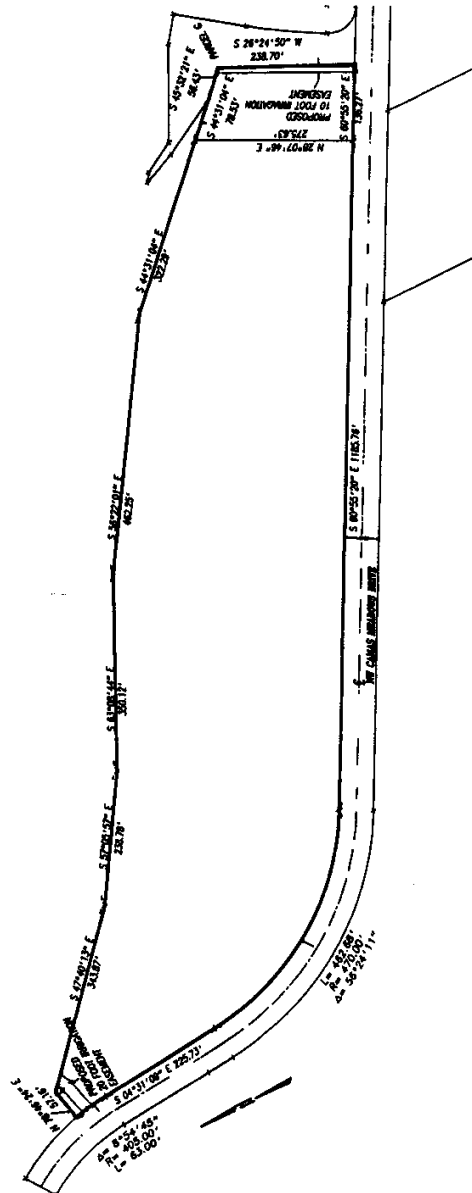
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07/30/2004 03:27P

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**3862705**  
Page: 16 of 23  
07/30/2004 03:27P  
Clark County, WA

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**EXHIBIT "B"**

**DEVELOPMENT STANDARDS**

DEVELOPMENT AGREEMENT  
EXHIBIT "B"

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Page: 17 of 23  
07/30/2004 03:27P

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# Camas Meadows Corporate Center

## Proposed Lot Development Standards

Development Standards Proposed Amendments (PID) CMC 18.54.100	Proposed Standard Tier I Lots (< 5 Acres)	Proposed Standard Tier II (> 5.1 Acres)
<b>Lot Standards:</b>		
Minimum Lot Size	2 Acres	5 <del>X</del> Acres
Minimum Average Lot Width	200 Feet	200 Feet
Minimum Average Lot Depth	200 Feet	200 Feet
Minimum Front Yard Setback Parking	40 Feet <sup>1</sup>	50 Feet <sup>1</sup>
Minimum Front Yard Setback Building	40 Feet <sup>2</sup>	50 Feet <sup>2</sup>
Minimum Side Yard Setback	20 Feet <sup>4</sup>	20 Feet <sup>4</sup>
Minimum Rear Yard Setback	10 Feet <sup>5</sup>	10 Feet <sup>5</sup>
Minimum Street Side Yard Setback Parking	20 Feet <sup>1</sup>	20 Feet <sup>1</sup>
Minimum Street Side Yard Setback Building	20 Feet <sup>2</sup>	20 Feet <sup>2</sup>
Minimum Landscape Area	15 %	15 %
<b>Building Standards:</b>		
Lot Coverage	50%	50%
Building Separation	Per UBC	Per UBC
Parking Standards	Per Table 18.54.031C <sup>3</sup>	Per Table 18.54.031C <sup>3</sup>
Height Restrictions Setbacks Increase 1 Foot Horizontal For Each Additional 1 Foot of Vertical Building Elevation Over 60 Feet	60 Feet	60 Feet

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

**Note:**

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



**3862705**

**Page: 18 of 23**  
**07/30/2004 03:27P**

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**EXHIBIT "C"**

**MASTER PLAN**

DEVELOPMENT AGREEMENT  
EXHIBIT "C"

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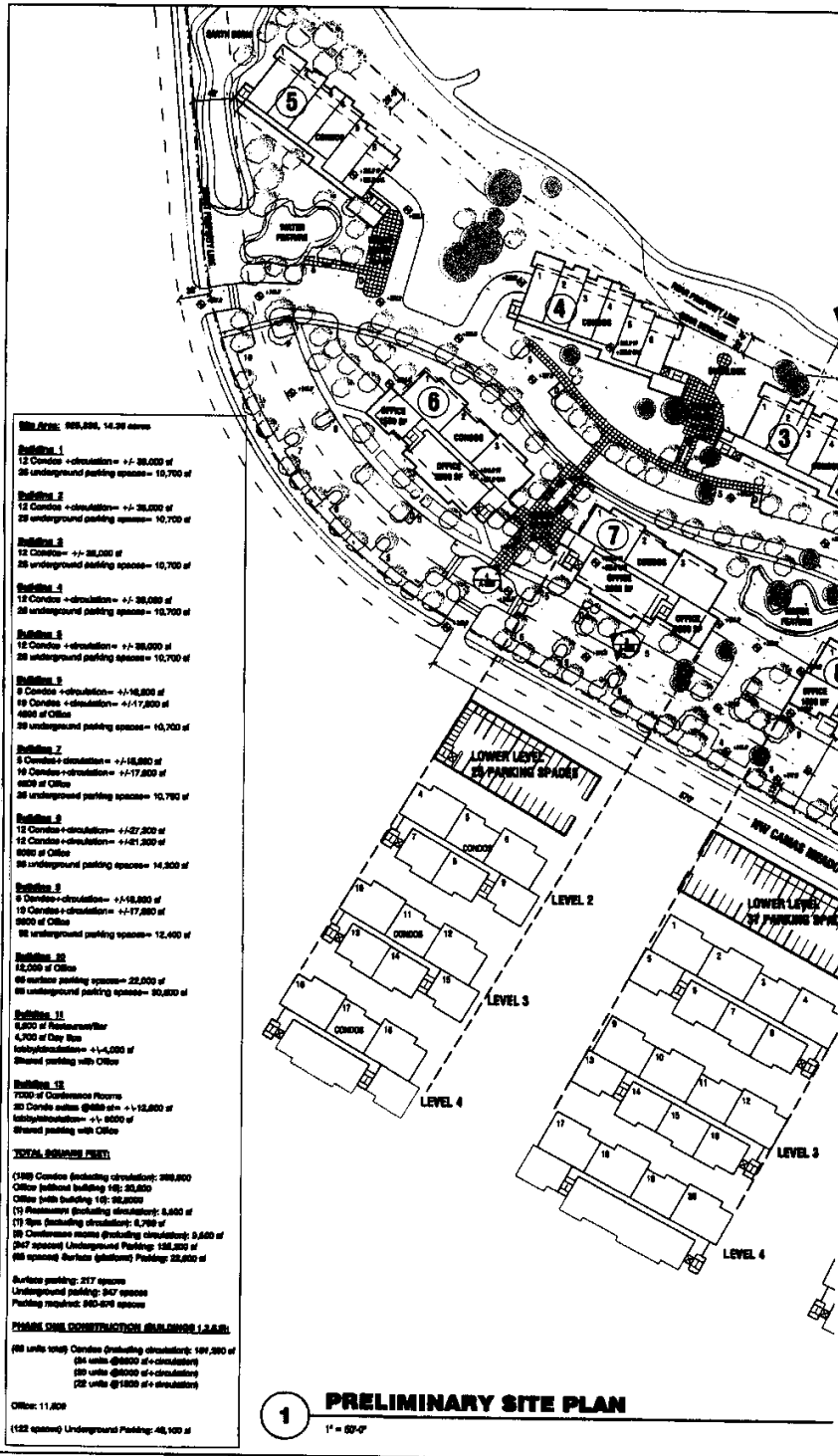
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Page: 19 of 23  
07/30/2004 03:27P  
Clark County, WA

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Site Area: 400,000, 14.50 acres

**Building 1**  
12 Corridors + circulation = +/- 30,000 of  
20 underground parking spaces = 10,700 of**Building 2**  
12 Corridors + circulation = +/- 30,000 of  
20 underground parking spaces = 10,700 of**Building 3**  
12 Corridors + circulation = +/- 30,000 of  
20 underground parking spaces = 10,700 of**Building 4**  
12 Corridors + circulation = +/- 30,000 of  
20 underground parking spaces = 10,700 of**Building 5**  
12 Corridors + circulation = +/- 30,000 of  
20 underground parking spaces = 10,700 of**Building 6**  
8 Corridors + circulation = +/-16,000 of  
16 Corridors + circulation = +/-17,800 of  
4000 of Office  
20 underground parking spaces = 10,700 of**Building 7**  
12 Corridors + circulation = +/-16,000 of  
16 Corridors + circulation = +/-17,800 of  
4000 of Office  
20 underground parking spaces = 10,700 of**Building 8**  
12 Corridors + circulation = +/-27,200 of  
12 Corridors + circulation = +/-21,200 of  
4000 of Office  
20 underground parking spaces = 14,500 of**Building 9**  
8 Corridors + circulation = +/-16,000 of  
16 Corridors + circulation = +/-17,800 of  
4000 of Office  
20 underground parking spaces = 12,400 of**Building 10**  
12,000 of Office  
60 surface parking spaces = 22,000 of  
60 underground parking spaces = 22,000 of**Building 11**  
6,000 of Restaurant/Bar  
4,700 of Day Spa  
Total circulation = +/-4,000 of  
Shared parking with Office**Building 12**  
7000 of Conference Rooms  
20 Corridors + circulation = +/-12,000 of  
Total circulation = +/-1,000 of  
Shared parking with Office**TOTAL SQUARE FEET:**(120) Corridors (including circulation): 300,000  
Office (including building 10): 20,000  
Office (with building 10): 20,000(1) Restaurant (including circulation): 6,000 of  
(1) Spa (including circulation): 6,700 of  
(8) Conference rooms (including circulation): 6,000 of  
(247 spaces) Underground Parking: 138,200 of  
(60 spaces) Surface (platform) Parking: 22,000 ofSurface parking: 217 spaces  
Underground parking: 847 spaces  
Parking required: 940-949 spaces**PHASE ONE CONSTRUCTION BUILDINGS 1-5, 8-11**(68 units total) Corridors (including circulation): 197,500 of  
(24 units @ 8000 of + circulation)  
(20 units @ 8000 of + circulation)  
(22 units @ 1800 of + circulation)

Office: 11,000

(122 spaces) Underground Parking: 48,100 of

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Scale: 1" = 50'-0"



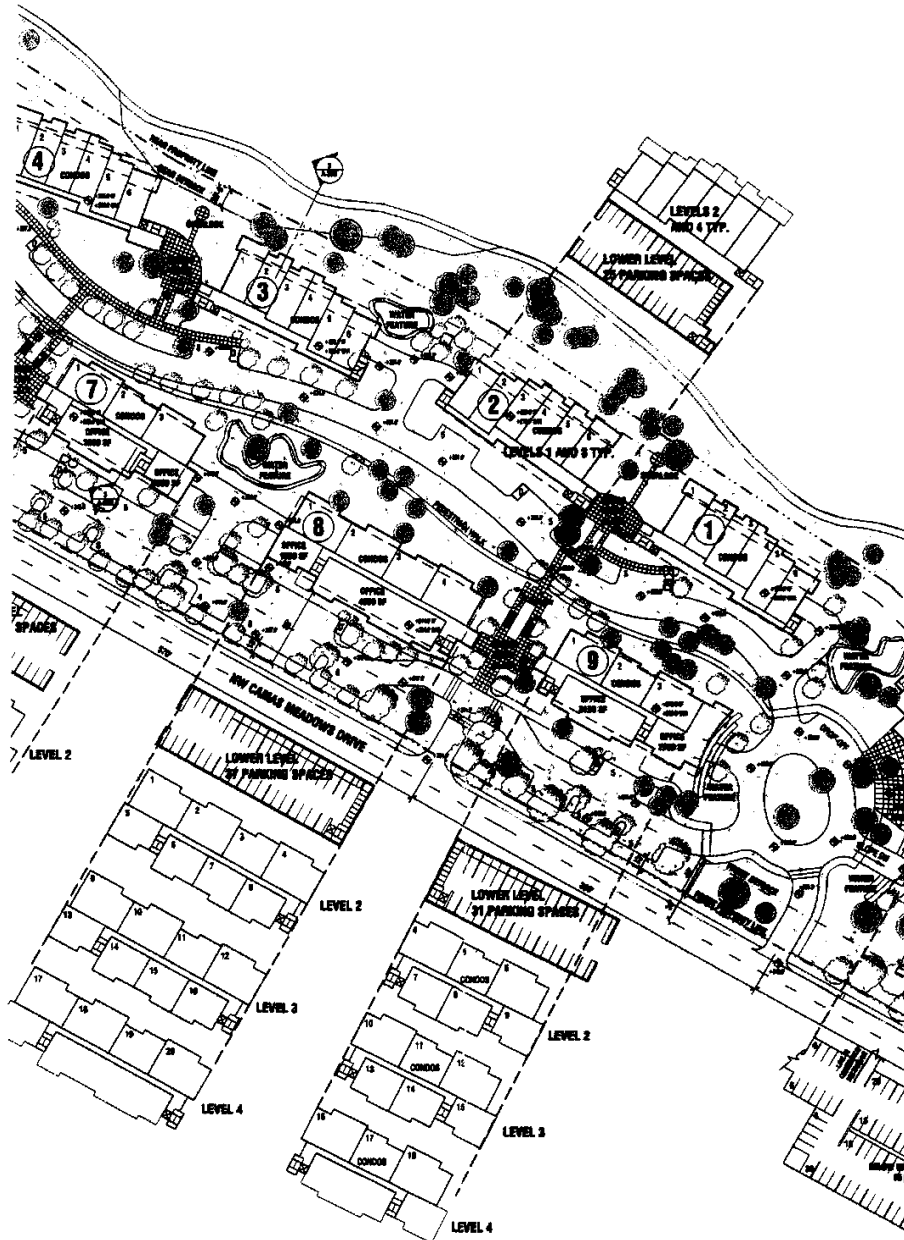
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Page: 20 of 23  
07/30/2004 03:27P  
Clark County, WA

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**TE PLAN**





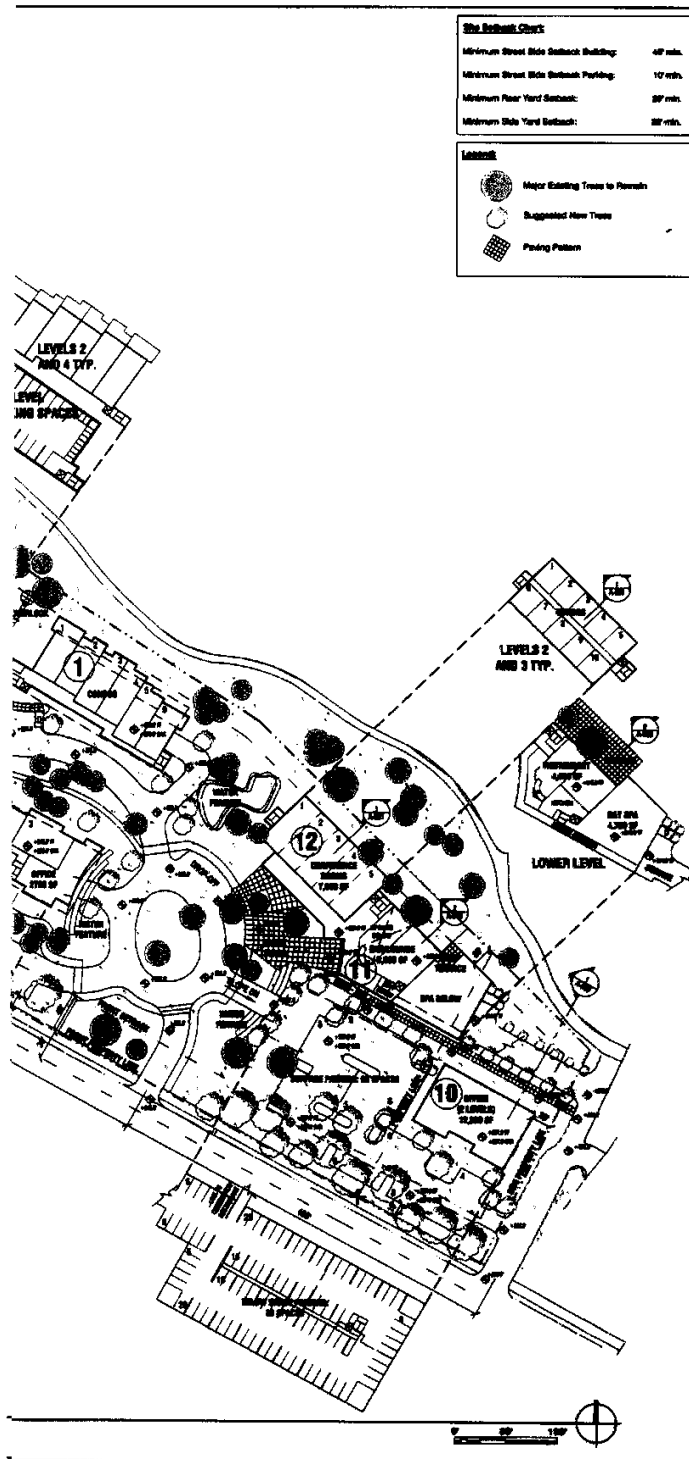
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Page: 21 of 23  
07/30/2004 03:27P  
Clark County, WA

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Site Setback Chart	
Minimum Street Side Setback Building	40' min.
Minimum Street Side Setback Parking	10' min.
Minimum Rear Yard Setback	20' min.
Minimum Side Yard Setback	20' min.

Legend	
	Major Existing Trees to Remain
	Suggested New Trees
	Parking Pattern



FLETCHER FARR, ARCHITECTS, P.C.  
ARCHITECTURAL PLANNING SERVICES  
300 S.W. 10TH AVENUE / SUITE 300  
PORTLAND, OREGON 97204 USA  
PHONE (503) 281-1111 FAX (503) 281-1112  
WWW.FLETCHERFARR.COM

## Ambiance

NW Carnas Meadows Dr.  
Carnas, WA

## DESIGN REVIEW

PROJECT NUMBER: 10000  
DATE: 05-09-04  
DRAWN:  
APPROVED:  
PLANT DATE:  
KEYWORDS:

SITE PLAN

A1.00



**3862705**

Page: 22 of 23  
07/30/2004 03:27P

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AGR

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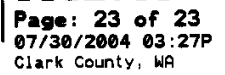
Clark County, WA

**EXHIBIT "D"**

**LOT RECONFIGURATION**

DEVELOPMENT AGREEMENT  
EXHIBIT "D"

(7/20/2004 9:41 AM)  
VANDocs:50049056.7



Clark County, WA

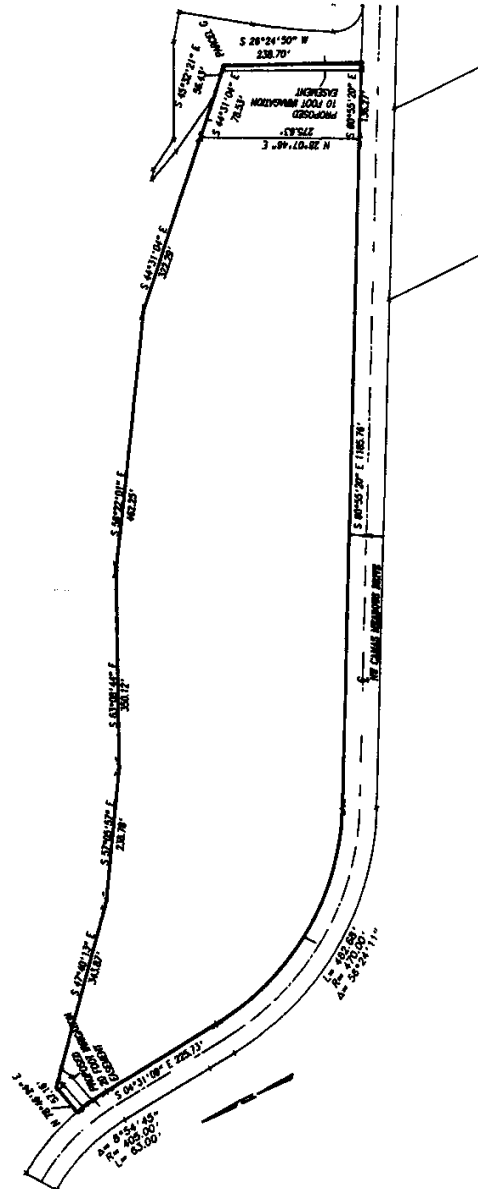


EXHIBIT C

4957781 AGR

RecFee - \$103.00 Pages: 32 - CITY OF CAMAS  
Clark County, WA 04/04/2013 10:05



RETURN ADDRESS

City of Camas  
P.O. Box 1055  
Camas WA 98607

Please print neatly or type information

Document Title(s)

Development Agreement

Reference Number(s) of related documents:

3862705 Additional Reference #'s on page \_\_\_\_\_

Grantor(s) (Last name, First name and Middle Initial)

Vanport Manufacturing Additional grantors on page \_\_\_\_\_

Grantee(s) (Last name, First name and Middle Initial)

City of Camas, a municipal Corporation Additional grantees on page \_\_\_\_\_

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

Sec 28 & 29, Township 2 N Range 3 E Additional legal is on page \_\_\_\_\_

Assessor's Property Tax Parcel/Account Number

Parcel #'s Shown on Exhibit B on page 10 Additional parcel #'s on page \_\_\_\_\_

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party



When Recorded, Return to:

EXHIBIT C

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

---

## DEVELOPMENT AGREEMENT

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

### RECITALS

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

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

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

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

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

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

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

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

The Legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all is set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development; and,

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

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

**Section 1. Development Agreement**

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

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



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

**Section 3. Master Plan**

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

**Section 4. Transportation**

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

**Section 5. Plat Amendments**

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

**Section 6. Waiver**

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

**Section 8. Venue**

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

**Section 9. Entire Agreement/Modifications**

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

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

**Section 10. Captions**

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

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

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

**Section 12. Severability**

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

**Section 13. Inconsistencies**

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

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

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

**Section 15. Recitals.**

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

**Section 26. Amendments.**

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

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



CITY OF CAMAS, WASHINGTON

By  
Title

Scott Higgins  
Mayor

Date

3/27/13

Vanport Manufacturing Inc.

By  
Title

Martin Martin  
President

Date

3/12/2013

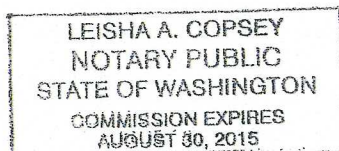
STATE OF WASHINGTON )

) ss.

County of CLARK )

I certify that I know or have satisfactory evidence that Scott Higgins is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Mayor of the CITY OF CAMAS, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 3-27-13



Leisha A. Copsey  
NOTARY PUBLIC for the State of Washington,  
Residing in the County of Clark  
My Commission Expires: 8/30/15

Oregon  
~~STATE OF WASHINGTON~~ )

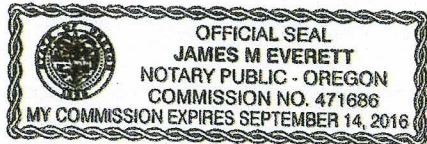
) ss.

County of ~~CLARK~~ )

Clackamas

I certify that I know or have satisfactory evidence that Martin Hestrich is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the President of Vanport Manufacturing, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 3/12/2013



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



**EXHIBIT A  
LEGAL DESCRIPTION**

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

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

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

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

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

*First American Title*

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

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



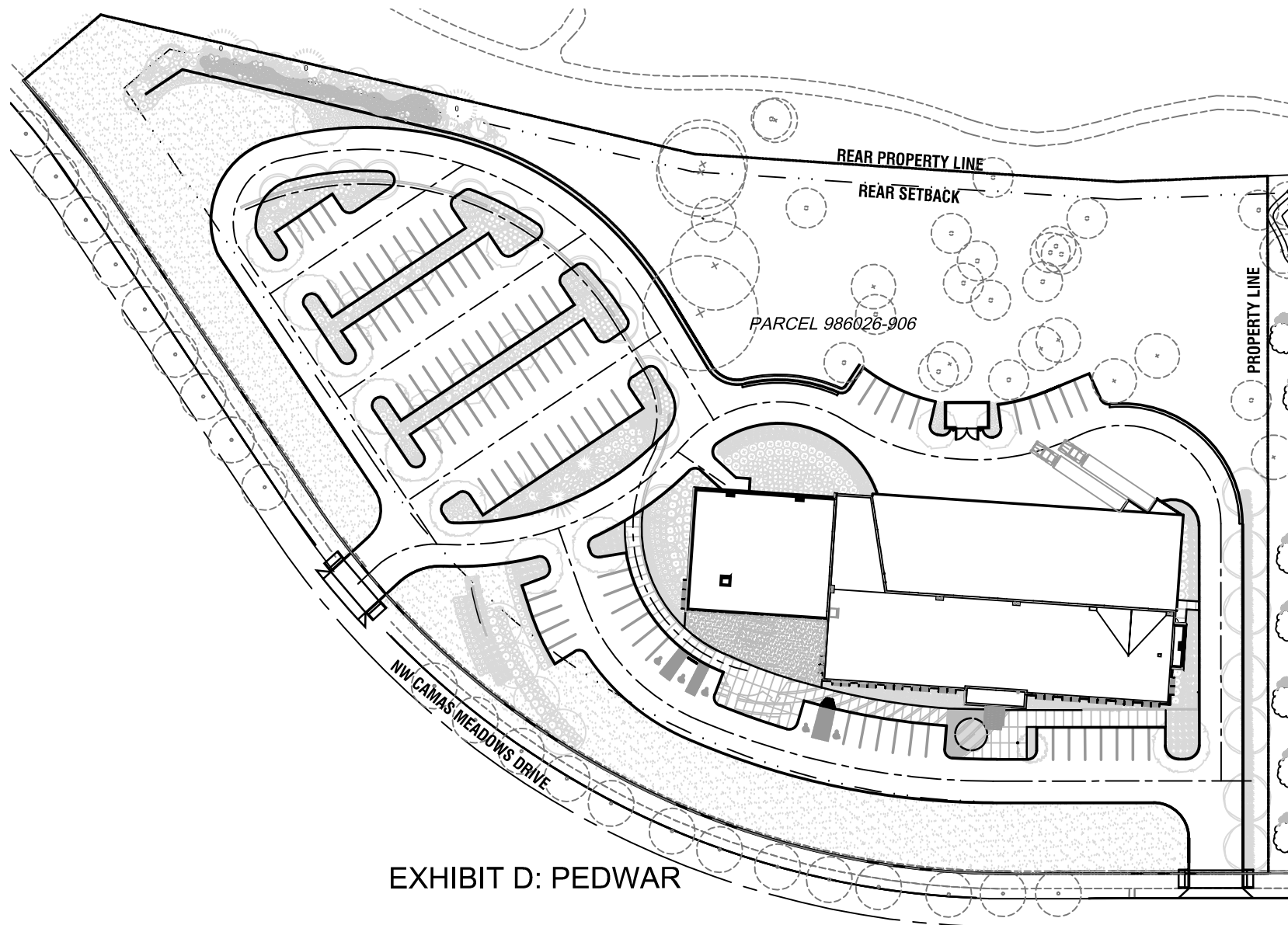
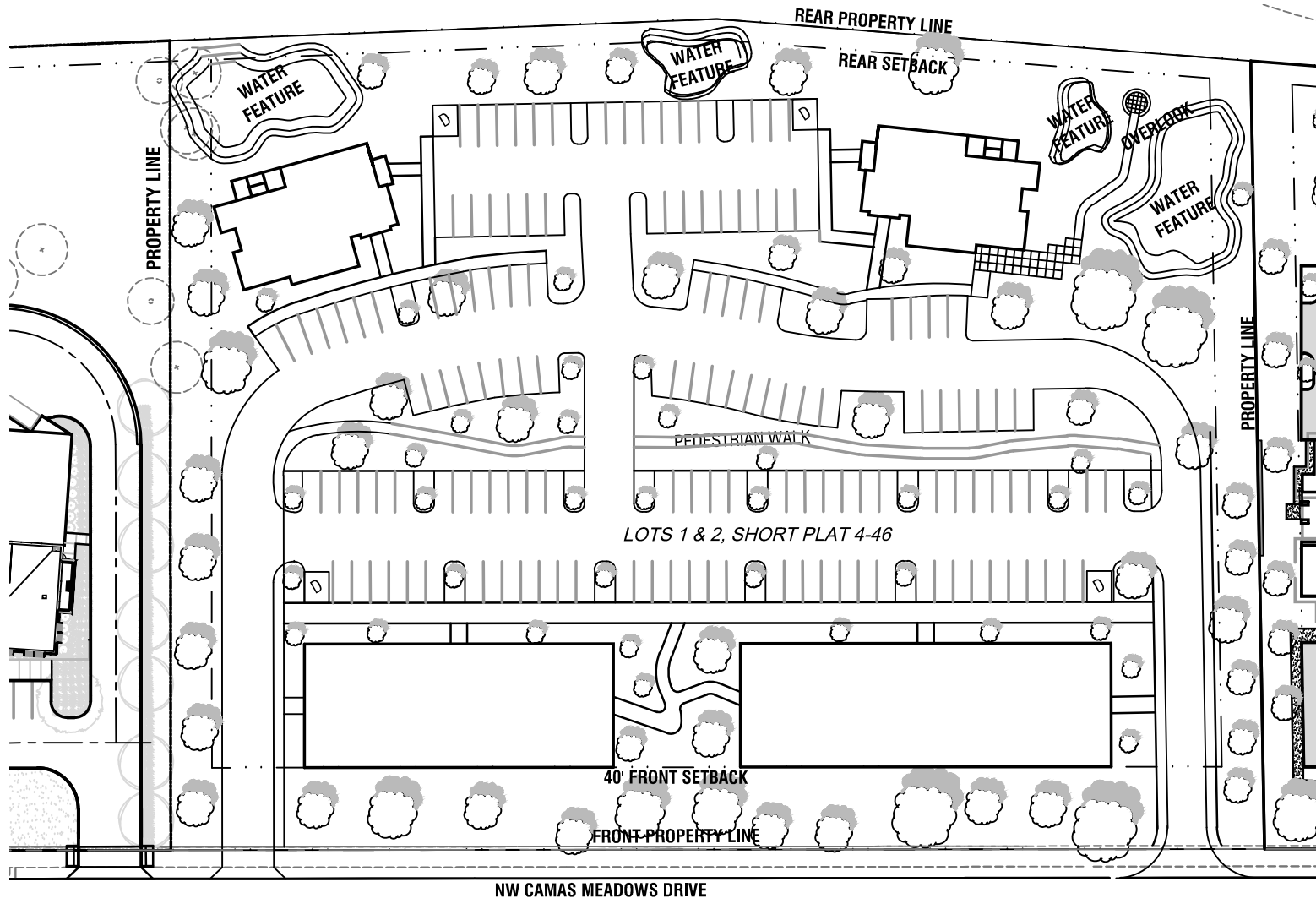


EXHIBIT D: PEDWAR



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

## EXHIBIT E: VANPORT

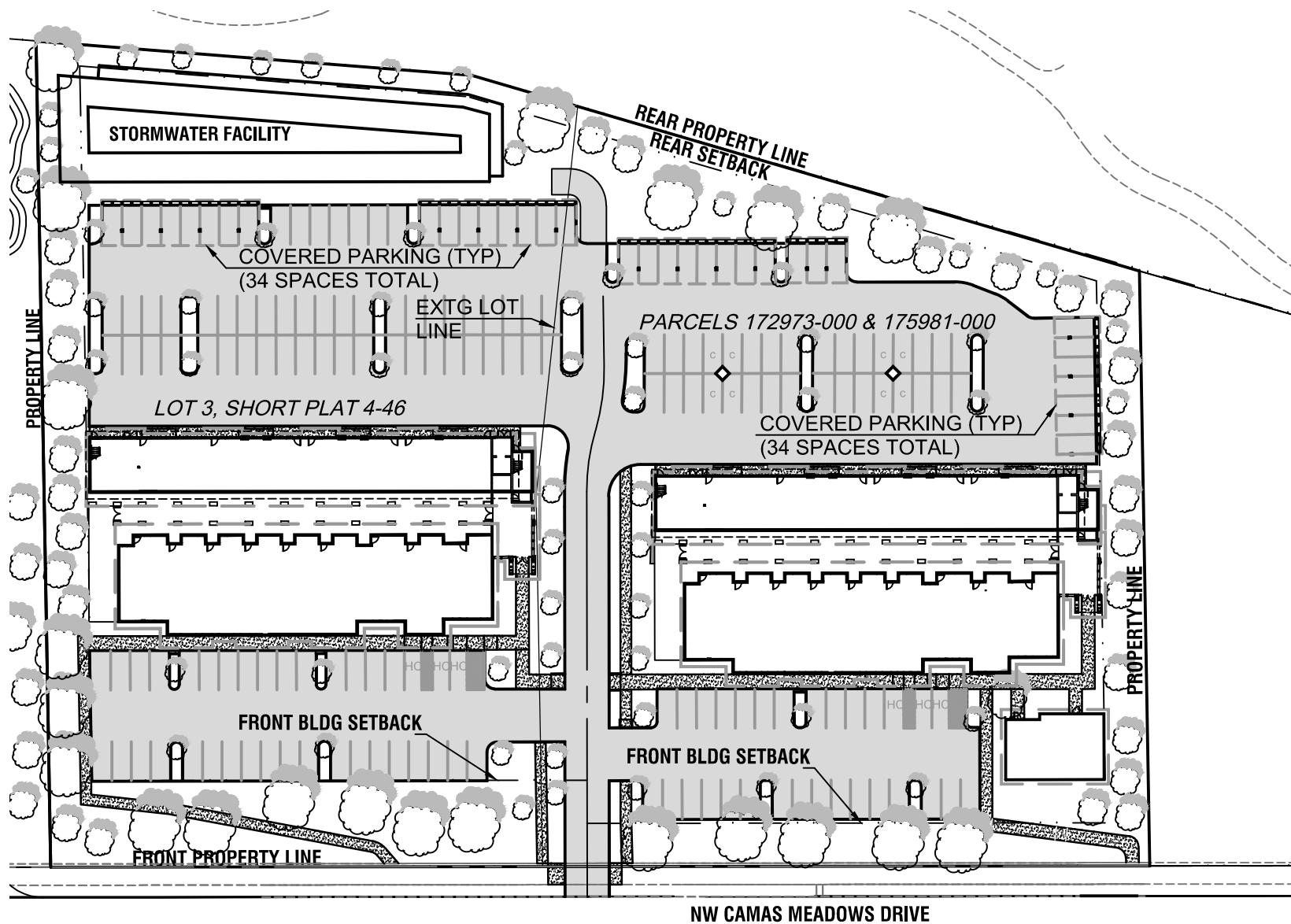


EXHIBIT F: LOFTS @ CM

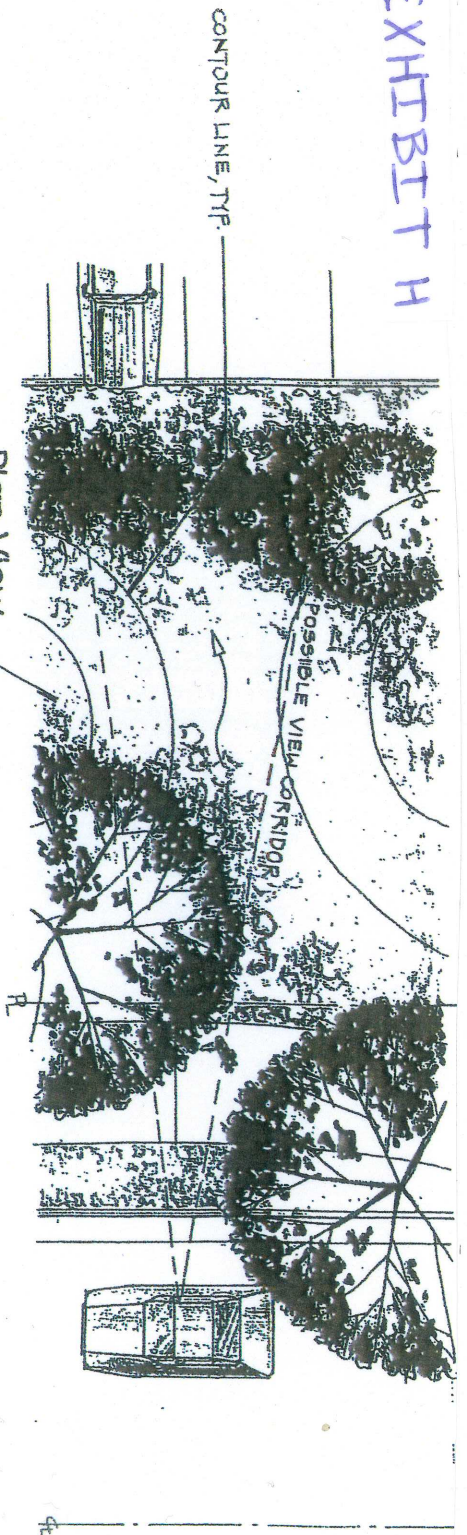
**Exhibit G:**  
**Parcels 172973-000 & 175980 and Lots 1-3 of Short Plat 4-46**  
**Proposed Lot Development Standards**

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

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



# EXHIBIT H



BERM HEIGHT VARIES TO 4'

COLUMNAR EVERGREEN/  
DECIDUOUS TREE

3'-4' TALL SCREEN  
SHRUBS / HEDGE

Plan View

TURF AND / OR GROUND  
COVER  
DECIDUOUS CANOPY  
TREE, TYP.  
30' O.C. MAX.

BERMING IS INTENDED TO BLEND  
WITH NATURAL GRADE

40'

FRONT YARD SETBACK PARKING  
TYPE A1 LANDSCAPE BUFFER

TIER 1 LOTS  
(LESS THAN 5 ACRES)

MEANDERING SIDEWALK / BIKE PATH

14'

UTILITY / SIDEWALK /  
BIKE PATH CORRIDOR

34'

1/2 RIGHT-OF-WAY

20'

1/2 PAVED WIDTH

**Type A1  
Landscape  
Buffer**

Section

**NW Camas Meadows Dr.**

Primary Industrial Road

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

RESOLUTION NO. 15-018

A RESOLUTION revising the City of Camas fee schedule for 2016.

WHEREAS, the City of Camas has established a Fee Schedule pursuant to its authority to establish fees and charges for services provided by the City; and

WHEREAS, it is prudent business to review fees and charges imposed by the City; and

WHEREAS, it is necessary to establish such fees at rates that reasonably assure recovery of the full direct and indirect costs of the time and materials expended to provide the service for which the fee is charged; and

WHEREAS, it should be understood that these fees and charges are an important part of the resources for the operation of the City and in many cases do not cover the costs involved; and

WHEREAS, the fee schedule and administrative provisions set forth in this resolution are supported by the analysis performed by the City and adjusted by inflation; and

WHEREAS, it is desirable to improve the City's ability to communicate its fees and charges to its citizens and customers through the preparation of a consolidated fee schedule.

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

I

The fees and charges on the attached Exhibit "A" are adopted and made part of the City of Camas Fee Schedule effective January 1, 2016.

RESOLUTION NO. 15-018

II

ADOPTED by the Council of the City of Camas and approved by the Mayor this 7<sup>th</sup> day  
of December, 2015.

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

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

APPROVED as to form:

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

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
<b>ADMINISTRATIVE FEES</b>			
<b>Public Records</b>			
Postage			actual cost
All Other Records Photocopied - Black & White	per page		\$0.15
All Other Records Photocopied - Color	per page		\$0.75
Map - 11 x 17 Color			\$3.50
Map - 24 x 36 print			\$3.50
Map - 24 x 36 color original			\$7.00
Map - 42 x 36 print			\$7.00
Map - 42 x 36 color original			\$13.50
Camas Municipal Code Book			actual cost
Photos			actual cost
Photos - Digital Black & White	per page		\$0.15
Photos - Digital Color	per page		\$1.10
Compact Disk of Council Meeting	each		\$0.75
Tape of Council Meeting			\$5.50
<b>COMMUNITY DEVELOPMENT, BUILDING &amp; PLANNING FEES</b>			
<b>Building Permit Fees</b>			
<b>Total Valuation</b>			
\$1.00 to \$500.00			\$25.00
\$501.00 to \$2,000.00	\$25.00 for first \$500 plus \$3.50 for each additional \$100, or fraction thereof, to and including \$2,000.00		\$25/\$3.50
\$2,001.00 to \$25,000.00	\$75.00 for the first \$2,000.00 plus \$15.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00		\$75/\$15
\$25,001.00 to \$50,000.00	\$410.00 for the first \$25,000.00 plus \$11.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00		\$410/\$11
\$50,001.00 to \$100,000.00	\$670 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00		\$670/\$7.50
\$100,001.00 to \$500,000.00	\$1,050.00 for the first \$100,000.00 plus \$6.50 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00		\$1,050/\$6.50
\$500,001.00 to \$1,000,000.00	\$3,400.00 for the first \$500,000.00 plus \$5.50 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00		\$3,400/\$5.50
\$1,000,001.00 and up	\$5,800.00 for the first \$500,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.		\$5,800/\$4.00
<b>Other Inspections &amp; Fees</b>			
Inspections During Non-Business Hours (minimum charge 2 hours)	per hour		\$70.00
Re-inspection Fees	per hour		\$70.00
Inspections for which No Fee is Specifically Indicated (minimum charge - one half hour)	per hour		\$70.00
Additional Plan Review for Changes, Additions or Revisions to Plans (minimum charge - one half hour)	per hour		\$70.00
Use of Outside Consultants for Plan Checking and Inspections, or both			Actual Costs <sup>1</sup>
Reissue of Lost Permit			\$35.00
Reissue of Lost or Damaged Approved Construction Plans & Documents			\$70.00
<sup>1</sup> Actual costs include administrative and overhead costs.			
Transfer of Developer Credits	per redemption		\$50.00



2016 City of Camas Fee Schedule			
Fee Description		Notes	Fee
<b>Building Valuation Table</b>			
Building Valuation Table	100% of ICC Building Safety Journal Building Valuation Data		
<b>Grading Plan Review Fees</b>			
50 cubic yards (38.2m <sup>3</sup> ) or less			
51 to 100 cubic yards (40m <sup>3</sup> to 76.5m <sup>3</sup> )			\$25.00
101 to 1,000 cubic yards (77.2m <sup>3</sup> to 764.6m <sup>3</sup> )			\$40.00
1,001 to 10,000 cubic yards (765.3m <sup>3</sup> to 7645.5m <sup>3</sup> )			\$55.00
10,001 to 100,000 cubic yards (7646.3m <sup>3</sup> to 76455m <sup>3</sup> ) - \$55.00 for the first 10,000 cubic yards, plus \$14.00 for each additional 10,000 cubic yards or fraction thereof			\$55/\$14
100,001 to 200,000 cubic yards (76456m <sup>3</sup> to 152911m <sup>3</sup> ) \$280.00 for the first 100,000 cubic yards (76456m <sup>3</sup> ), plus \$14.00 for each additional 10,000 (7645.5m <sup>3</sup> ) cubic yards or fraction thereof.			\$280/\$14
200,001 (152912m <sup>3</sup> ) cubic yards or more - \$420.00 for the first 200,000 (152911m <sup>3</sup> ) cubic yards, plus \$8.00 for each additional 10,000 (7656.5m <sup>3</sup> ) cubic yards or fraction thereof.			\$420/\$8
<b>Other Grading Plan Fees</b>			
Additional Plan Review required by Changes, Additions or Revisions to Approved Plans (minimum charge - one half hour)	per hour		\$70.00
<b>Grading Permit Fees<sup>1</sup></b>			
50 cubic yards (38.2m <sup>3</sup> ) or less			
51 to 100 cubic yards (40m <sup>3</sup> to 76.5m <sup>3</sup> )			\$25.00
101 to 1,000 cubic yards (77.2m <sup>3</sup> to 764.6m <sup>3</sup> )			\$40.00
1,001 to 10,000 cubic yards (7646.3m <sup>3</sup> to 76455m <sup>3</sup> )			\$55.00
10,001 to 100,000 cubic yards (76456m <sup>3</sup> to 76455m <sup>3</sup> ) - \$55.00 for the first 10,000 cubic yards (7645.5m <sup>3</sup> ), plus \$14.00 for each additional 10,000 cubic yards (7645.5m <sup>3</sup> ) or fraction thereof.			\$55/\$14
100,001 to 200,000 cubic yards (76456m <sup>3</sup> to 152911m <sup>3</sup> ) - \$280.00 for the first 100,000 (76455m <sup>3</sup> ) cubic yards, plus \$14.00 for each additional 10,000 cubic yards (7645.5m <sup>3</sup> ) or fraction thereof.			\$280/\$14
200,001 cubic yards (152912m <sup>3</sup> ) or more - \$420.00 for the first 200,000 cubic yards (152911m <sup>3</sup> ), plus \$8.00 for each additional 10,000 cubic yards (7645.5m <sup>3</sup> ) or fraction thereof.			\$420/\$8
<b>Other Grading Fees</b>			
Inspections Outside of Normal Business Hours (minimum charge - 2 hours)	per hour		\$70.00
Reinspection Fees, per Inspection	per hour		\$70.00
Inspections for which no fee is specifically indicated (minimum charge -one half hour)	per hour		\$70.00
<sup>1</sup> The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.			
<b>Mechanical Permit Fees</b>			
Mechanical Permit			\$35.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Mechanical Permit Supplemental			\$20.00
<b>Unit Fee Schedule - Does not include permit issuance fee</b>			
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)			\$25.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3kW)			\$30.00
For the installation or relocation of each floor furnace, including vent			\$25.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater			\$25.00
<b>Appliance Vents</b>			
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit			\$12.00
<b>Repairs or Additions</b>			
Repair or alteration or addition to heating appliance, refrigeration unit, cooking unit, absorption unit or heating, cooling, absorption or evaporative cooling system including installation of controls regulated by Mechanical Code			\$21.00
<b>Boilers, Compressor and Absorption Systems</b>			
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3kW)			\$25.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW), to and including 15 horsepower (52.7 kW) or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)			\$45.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW), to or including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)			\$60.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW), to or including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)			\$85.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)			\$140.00
<b>Air Handlers</b>			
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code			\$18.00
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719L/s)			\$30.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
<b>Evaporative Coolers</b>			
For each evaporative cooler, other than a portable type			\$17.00
<b>Ventilation &amp; Exhaust</b>			
For each ventilation fan connected to a single duct			\$12.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit			\$18.00
For the installation of each hood which is served by a mechanical exhaust, including ducts for such hood			\$18.00
<b>Incinerators</b>			
For the installation or relocation of each domestic-type incinerator			\$30.00
For the installation or relocation of each commercial or industrial-type incinerator			\$22.00
<b>Miscellaneous</b>			
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table			\$16.00
<b>Gas Piping System</b>			
For each gas piping system of one to four outlets			\$8.00
For each gas piping exceeding four, each			\$2.50
For each hazardous process piping system (HPP) of one to four outlets			\$8.00
For each hazardous process piping of five or more outlets, per outlet			\$2.50
For each non-hazardous process piping system (NPP) of one to four outlets			\$4.00
For each non-hazardous piping system of five or more outlets, per outlet			\$2.00
<b>Other Inspections &amp; Fees</b>			
Inspections outside of normal business hours, per hour (minimum charge 2 hours)	per hour		\$70.00
Reinspection fees, per inspection			\$70.00
Inspections for which a fee is specifically indicated, per hour (minimum charge - one half hour)	per hour		\$70.00
Additional plan review time required by changes, additions, or revisions to plans or plans for which an initial review has been completed, per hour (minimum charge - one half hour)	per hour		\$70.00
<b>Plumbing Permit Fees</b>			
For issuance of each permit			\$35.00
For issuance of each supplemental permit for which the original permit has not expired, been cancelled or finalled			\$16.00
<b>Unit Fee Schedule (in addition to 2 items above)</b>			
For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection thereof)			\$12.00
For each building sewer and each trailer park sewer			\$25.00
Rainwater systems - per drain (inside building)			\$12.00
For each water heater and/or vent			\$12.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
For each gas-piping system of one to five outlets			\$8.00
For each additional gas-piping systems outlet, each outlet			\$2.50
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps			\$12.00
For each installation, alteration or repair of water piping and/or water treating equipment, each			\$12.00
For each repair or alteration of drainage or vent piping, each fixture			\$12.00
For each lawn sprinkler system on any one meter including backflow protection devices thereof			\$12.00
For atmospheric-type vacuum breaker not included in item above:			
one to five			\$8.00
over five, each			\$2.50
For each backflow protective device other than atmospheric type vacuum breakers:			
two inch (51 mm) diameter and smaller			\$12.00
over two inch (51 mm) diameter			\$25.00
For each graywater system			\$60.00
For initial installation and testing for a reclaimed water system	per hour		\$70.00
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	per hour		\$70.00
For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas			\$75.00
For each additional medical gas inlet(s)/outlet(s)			\$8.00
<b>Other Inspections &amp; Fees</b>			
Inspections outside of normal business hours (minimum charge - two hours)	per hour		\$70.00
Reinspection fees, per inspection			\$70.00
Inspections for which no fee is specifically indicated (minimum charge - one half hour)	per hour		\$70.00
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge - one half hour)	per hour		\$70.00
*Per hour for each hour worked, minimum charge: one hour			
Encroachment Permit	first \$1500 construction value		\$30.00
Encroachment Permit	over \$1500 construction value \$26.00 plus 2.5% of construction value		
Encroachment Permit extension			\$260.00
<b>Planning Fees</b>			
Annexation - 10% petition			\$260.00
Annexation - 60% petition			\$1,300.00
Appeal Fee			\$350.00
Archaeological Review			\$120.00
Binding Site Plan	plus \$21 per unit		\$1,650.00
Boundary Line Adjustment			\$90.00
Comprehensive Plan Amendment			\$1,730.00
Conditional Use Permit - Residential	plus \$95 per unit		\$3,000.00
Conditional Use Permit - Non-Residential			\$3,800.00
Continuance of Public Hearing			\$300.00



2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Critical or Sensitive Areas	fee per type - wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat		\$680.00
Design Review - Minor			\$380.00
Design - Review -Committee			\$1,750.00
Development Agreement	first hearing		\$770.00
Development Agreement Continuance	each additional hearing		\$300.00
Engineering Review Fee	3% of estimated construction costs		
Home Occupation - Minor Notification			none
Home Occupation - Major			\$60.00
LI/BP Development	plus \$36.00 per 1,000 sf of GFA		\$3,800.00
Lot Line Adjustment			\$90.00
Minor Modifications to Approved Development			\$175.00
Modification to Approved Construction Plans			\$370.00
Planned Residential Development	\$30 per unit plus subdivision fee		\$30.00
Plat, Preliminary - Short Plat	4 lots or less: \$1,700 per lot		\$1,700.00
Plat, Preliminary - Short Plat	5 lots or more: \$6,300 plus \$220 per lot		\$6,300.00
Plat, Preliminary Subdivision	\$6,300 plus \$220 per lot		\$6,300.00
Plat, Final - Short Plat			\$175.00
Plat, Final - Subdivision			\$1,050.00
Plat Modification/Alteration			\$540.00
Pre-Application Conference for Type III or IV	General		\$310.00
Pre-Application Conference for Type III or IV	Subdivision		\$800.00
SEPA			\$710.00
Shoreline Permit			\$770.00
Sign Permit - General Sign	exempt if building permit is required		\$35.00
Sign Permit - Master Sign Permit			\$110.00
Site Plan Review - Residential	\$1,010 plus \$30 per lot		\$1,010/\$30
Site Plan Review - Non-Residential	\$2,525 plus \$60 per 1,000 sf of GFA		\$2525/\$60
Site Plan Review - Mixed Use	\$3,560 plus \$30 per residential unit plus \$60 per 1,000 sf of GFA		\$3,560/\$30/\$60
Temporary Use Permit			\$70.00
Unclassified Use Permit - Residential	\$3,010 plus \$100 per unit		\$3,010/\$100
Unclassified Use Permit - Non-Residential			\$3,800.00
Variance	minor or major		\$610.00
Zone Change	single tract		\$1,720.00
<b>Sexually Oriented Businesses</b>			
Live Entertainment Application Fee			\$780.00
Live Entertainment License Fee	Renewal Date 12/31		\$260.00
Live Entertainment Renewal Fee			\$260.00
Live Entertainment Renewal Fee - 1/2 Year	After 6/30		\$135.00
Other Sexually Oriented Business Application Fee			\$520.00
Other Sexually Oriented Business License Fee	Renewal Date 12/31		\$260.00
Other Sexually Oriented Business Renewal Fee			\$260.00
Other Sexually Oriented Business Renewal Fee - 1/2 Year	After 6/30		\$135.00
Manager's License Application Fee			\$110.00
Manager's License Fee	Renewal Date 12/31		\$55.00
Manager's License Renewal Fee			\$55.00
Manager's License Renewal Fee - 1/2 Year	After 6/30		\$30.00
Entertainer's License Application Fee			\$110.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Entertainer's License Fee	Renewal Date 12/31		\$55.00
Entertainer's License Renewal Fee			\$55.00
Entertainer's License Renewal Fee - 1/2 Year	After 6/30		\$30.00
<b>FINANCE FEES</b>			
<b>Ambulance</b>			
ALS In-District			\$720.00
ALS Out-of-District			\$1,150.00
BLS In-District			\$720.00
BLS Out-of-District			\$1,150.00
Non-emergency transport			\$540.00
Patient treated - no transport			\$190.00
Extra Attendant			\$160.00
Mileage (in district)	per mile		\$17.00
Mileage (out of district)	per mile		\$19.00
Late Fee			\$30.00
Ambulance - annual license			\$55.00
<b>Cemetery</b>			
<b>In City Rates</b>			
<b>Lots - Full Burial</b>			
Adult - Flat Marker			\$990.00
Adult - Upright Marker			\$1,870.00
Child under 5 years in Garden of Angels			\$270.00
<b>Cremains</b>			
Single Niche Garden of Faith			\$780.00
Single Niche Premium			\$940.00
Single Niche Standard			\$780.00
Double Niche Premium			\$1,550.00
Double Niche Standard			\$1,300.00
4 x 4 Foot Ground Lot			\$470.00
<b>Out of City Rates</b>			
<b>Lots - Full Burial</b>			
Adult - Flat Marker			\$1,480.00
Adult - Upright Marker			\$2,800.00
Child under 5 year in Garden of Angels			\$270.00
<b>Cremains</b>			
Single Niche Garden of Faith			\$1,170.00
Single Niche Premium			\$1,400.00
Single Niche Standard			\$1,170.00
Double Niche Premium			\$2,330.00
Double Niche Standard			\$1,950.00
4 x 4 Foot Ground Lot			\$700.00
<b>Both In City/Out of City Rates</b>			
<b>Liners</b>			
Cremain Liner (Single Urn Vaults)			\$210.00
Cremain Liner (Double Urn Vaults)			\$350.00
Niche Wall (Single Bronze Urns)			\$150.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
<b>Open &amp; Close Fees</b>			
Cremains - Added with a Full Burial Lot			\$350.00
Cremains - 4 x 4 Lot			\$350.00
Cremains - Niche Wall	does not include engraving		\$300.00
Engraving of Niche Wall	pass through from vendor		
Saturday Services - (in addition to)			\$210.00
Sunday/Holiday Services - (in addition to)			\$320.00
Disinterment Charges			\$1,040.00
<b>Locating Fees &amp; Staking Fees</b>			
Staking & Inspection (grave lots)			\$95.00
Staking & Inspection (cremain lots)			\$95.00
<b>Markers</b>			
Remembrance Wall - Inscription			\$160.00
<b>Miscellaneous Additional Charges</b>			
Endowment Fund Lot			\$160.00
Endowment Fund Niche			\$80.00
Deed Transfers/Replacement Deeds			\$30.00
Second Rite of Burial	one full burial & two cremains/three cremains per lot		\$320.00
<b>Other License &amp; Permits</b>			
Dog License - life time			\$30.00
Dog License - replacement			\$5.00
Guard Dog			\$55.00
Impound Fee			\$40.00
Second Impound Fee			\$55.00
Boarding			\$5.00
Pawnbroker's/Second Hand Dealer - 2 yr. license			\$110.00
Solicitor's License application/back ground check			\$45.00
Solicitor's License			\$30.00
Special Event Permit			\$40.00
Taxicab - annual license	issued after 7/1 - half of fee		\$40.00
Taxicab per vehicle			\$12.00
Taxi Driver's license			\$6.00
Taxi Driver's License Renewal			\$6.00
<b>Utilities</b>			
Lien Filing Fee	pass through fees from Clark County		
New Utility Account Set-Up Fee			\$25.00
Title Check Fee	plus pass through fee from vendor		\$25.00
Utility Service Call Fee	first call free, additional each		\$25.00
<b>Water - Sewer</b>			
Water meter testing			\$200.00
Water Connection - 3/4" Meter			\$360.00
Water Connection - 1" Meter			\$400.00
Water Connection - 1.5" Meter			\$765.00
Water Connection - 1.5" Turbine Meter			\$965.00
Water Connection - 2" Meter			\$1,865.00
Water Connection by City	time and materials as determined by PW Director, minimum		\$1,520.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Sewer Connection by City	time and materials as determined by PW Director, minimum		\$1,420.00
STEP/STEF Inspection			\$155.00
<b>Sanitation</b>			
<b>Extra Items</b>			
Barbeque			\$6.00
Bicycle			\$11.00
Car Tire			\$7.00
Car Tire w/Rim			\$11.00
Chair/Recliner			\$11.00
Christmas Tree			\$11.00
Microwave (Large)			\$7.00
Microwave (Small)			\$4.00
Table			\$22.00
Toilet			\$13.00
Truck Tire			\$23.00
Truck Tire w/rim			\$34.00
Other Items not listed			TBD by PW Director
<b>FIRE DEPARTMENT</b>			
<b>Development Review</b>			
Commercial Site Plans - Review Fee			\$185.00
Commercial Site Plans - Inspection Fee			\$185.00
Subdivision or PRD - Review Fee			\$155.00
Subdivision or PRD - Inspection Fee			\$155.00
Pre-Application Conference - Review Fee			\$125.00
Other Land Use Applications - Review Fee			\$125.00
Other Land Use Applications - Inspection Fee			\$125.00
<b>Building Construction/Change of Use or Occupancy</b>			
A, B, E, F, M, R Occupancies 0-1,000 sq.ft. - Review Fee			\$95.00
A, B, E, F, M, R Occupancies 0-1,000 sq.ft. - Inspection Fee			\$65.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq.ft. - Review Fee			\$125.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq.ft. - Inspection Fee			\$95.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq.ft. - Review Fee			\$155.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq.ft. - Inspection Fee			\$125.00
A, B, E, F, M, R Occupancies 10,001-40,000 sq.ft. - Review Fee			\$230.00
A, B, E, F, M, R Occupancies 10,001-40,000 sq.ft. - Inspection Fee			\$155.00
Each Additional 40,000 sq. ft. - Review Fee			\$230.00
Each Additional 40,000 sq. ft. - Inspection Fee			\$155.00
Portable Classroom - Review Fee			\$140.00
Portable Classroom - Inspection Fee			\$140.00
H1 Occupancy - Review Fee			\$370.00
H1 Occupancy - Inspection Fee			\$370.00
H2 Occupancy - Review Fee			\$370.00
H2 Occupancy - Inspection Fee			\$370.00
H3 Occupancy - Review Fee			\$410.00
H3 Occupancy - Inspection Fee			\$410.00
H4 Occupancy - Review Fee			\$280.00
H4 Occupancy - Inspection Fee			\$280.00
H5 Occupancy - Review Fee			\$510.00
H5 Occupancy - Inspection Fee			\$510.00



2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
I Occupancy - Review Fee			\$280.00
I Occupancy - Inspection Fee			\$185.00
S Occupancy - Review Fee			\$185.00
S Occupancy - Inspection Fee			\$185.00
Each additional 10,000 sq. ft. - Review Fee			\$95.00
Each additional 10,000 sq. ft. - Inspection Fee			\$95.00
Building or Structure for Special or Temporary Use - Review Fee			\$140.00
Building or Structure for Special or Temporary Use - Inspection Fee			\$140.00
<b>Fire Alarm System</b>			
Fire Alarm System - One Zone - Review Fee			\$140.00
Fire Alarm System - One Zone - Inspection Fee			\$140.00
Fire Alarm System - Two Zones - Review Fee			\$280.00
Fire Alarm System - Two Zones - Inspection Fee			\$185.00
Each Additional Zone - Review Fee			\$65.00
Each Additional Zone - Inspection Fee			\$65.00
<b>Fire Extinguishing System</b>			
New System NFPA 13 - Single Riser - Review Fee			\$280.00
New System NFPA 13 - Single Riser - Inspection Fee			\$280.00
Each Additional Riser - Review Fee			\$280.00
Each Additional Riser - Inspection Fee			\$280.00
New System NFPA 13D (Single Family) - Inspection Fee			\$95.00
Alteration to Fire Sprinkler Systems - Review Fee			\$95.00
Alteration to Fire Sprinkler Systems - Inspection Fee			\$95.00
New System NFPA 13R (Per Building) - Review Fee			\$185.00
New System NFPA 13R (Per Building) - Inspection Fee			\$185.00
Underground Fire Sprinkler Mains - Review Fee			\$140.00
Underground Fire Sprinkler Mains - Inspection Fee			\$140.00
Standpipe System - Review Fee			\$95.00
Standpipe System - Inspection Fee			\$95.00
Commercial Cooking Extinguishing System/Protection - Review Fee			\$140.00
Commercial Cooking Extinguishing System/Protection - Inspection Fee			\$140.00
Other Extinguishing Systems - Review Fee			\$230.00
Other Extinguishing Systems - Inspection Fee			\$230.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Review Fee			\$230.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Inspection Fee			\$230.00
<b>Hazardous Operations</b>			
Smoke Removal Systems - Review Fee			\$230.00
Smoke Removal Systems - Inspection Fee			\$230.00
Application of Flammable Finishes - Review Fee			\$230.00
Application of Flammable Finishes - Inspection Fee			\$230.00
Commercial Drying Ovens - Review Fee			\$140.00
Commercial Drying Ovens - Inspection Fee			\$140.00
Organic Coating Systems - Review Fee			\$140.00
Organic Coating Systems - Inspection Fee			\$140.00
Dip Tanks, Listed Spray Booths - Review Fee			\$125.00
Dip Tanks, Listed Spray Booths - Inspection Fee			\$95.00
Unlisted Spray Booths - Review Fee			\$185.00
Unlisted Spray Booths - Inspection Fee			\$125.00
Semiconductor Fabrication HPM Tool Installation - Review Fee			\$230.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Semiconductor Fabrication HPM Tool Installation - Inspection Fee			\$230.00
Other Hazardous Material Equipment & Systems - Review Fee			\$230.00
Other Hazardous Material Equipment & Systems - Inspection Fee			\$230.00
Compressed Gas System (greater than exempt amounts) - Review Fee			\$280.00
Compressed Gas System (greater than exempt amounts) - Inspection Fee			\$280.00
Refrigeration Systems - Review Fee			\$230.00
Refrigeration Systems - Inspection Fee			\$125.00
LPG Tank Installation (greater than 125 gal.) - Review Fee			\$140.00
LPG Tank Installation (greater than 125 gal.) - Inspection Fee			\$140.00
Dispensing of LPG - Review Fee			\$155.00
Dispensing of LPG - Inspection Fee			\$125.00
Aerosols - Review Fee			\$140.00
Aerosols - Inspection Fee			\$140.00
<b>Hazardous Materials</b>			
Storage, Dispensing & Use of Hazardous Materials - Review Fee			\$370.00
Storage, Dispensing & Use of Hazardous Materials - Inspection Fee			\$370.00
HMIS - Review Fee			\$185.00
HMIS - Inspection Fee			\$185.00
HMMP - Review Fee			\$280.00
HMMP - Inspection Fee			\$280.00
<b>Explosive Materials</b>			
Explosive Storage & Use/Blast Permit - Review Fee			\$370.00
Explosive Storage & Use/Blast Permit - Inspection Fee			\$185.00
Blast Permit Review Fee - if costs exceed standard fee			actual cost
Blast Permit Inspection Fee - if costs exceed standard fee			actual cost
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Review Fee			\$95.00
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Inspection Fee			\$95.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Review Fee			\$125.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Inspection Fee			\$95.00
Other storage, use, handling, or demolition of explosives or explosive material - Review Fee			\$380.00
Other storage, use, handling, or demolition of explosives or explosive material - Inspection Fee			\$125.00
Magazines (Explosives) - Review Fee			\$185.00
Magazines (Explosives) - Inspection Fee			\$185.00
Fireworks Stand - Review Fee			\$50.00
Fireworks Stand - Inspection Fee			\$50.00
Fireworks Display - Review Fee			\$185.00
Fireworks Display - Inspection Fee			\$185.00
Pyrotechnic special effects - Review Fee			\$95.00
Pyrotechnic special effects - Inspection Fee			\$95.00
Decommissioning Underground Storage Tank - Review Fee			\$140.00

2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Decommissioning Underground Storage Tank - Inspection Fee			\$95.00
<b>High-Piled Combustible Storage</b>			
Designated storage area 501 - 2,500 sq. ft. - Review Fee			\$125.00
Designated storage area 501 - 2,500 sq. ft. - Inspection Fee			\$95.00
Designated storage area 2,501 - 12,000 sq. ft. - Inspection Fee			\$155.00
Designated storage area 2,501 - 12,000 sq. ft. - Review Fee			\$125.00
Designated storage area 12,001 - 20,000 sq. ft. - Review Fee			\$185.00
Designated storage area 12,001 - 20,000 sq. ft. - Inspection Fee			\$155.00
Designated storage area 20,001 - 30,000 sq. ft. - Review Fee			\$230.00
Designated storage area 20,001 - 30,000 sq. ft. - Inspection Fee			\$185.00
Each additional 30,000 sq. ft. or portion thereof - Review Fee			\$280.00
Each additional 30,000 sq. ft. or portion thereof - Inspection Fee			\$230.00
Cryogenic Systems, process or product - Review Fee			\$140.00
Cryogenic Systems, process or product - Inspection Fee			\$140.00
Each tank or vessel - Review Fee			\$50.00
Each tank or vessel - Inspection Fee			\$40.00
Candles & Open Flames in Places of Assembly - Review Fee			\$20.00
<b>Other Fire Permits</b>			
Revision to plan previously submitted	per hour		\$95.00
Investigation Fee (work started without a permit) - Review Fee			Double
Investigation Fee (work started without a permit) - Inspection Fee			Double
Re-inspection Fees			\$95.00
Use of Consultant for Plan Review and Inspections - Review Fee			Actual Cost
Use of Consultant for Plan Review and Inspections - Inspection Fee			Actual Cost
Emergency Generators - Review Fee			\$95.00
Emergency Generators - Inspection Fee			\$95.00
Privacy/Security Gates - Review Fee			\$95.00
Privacy/Security Gates - Inspection Fee			\$95.00
Other plan reviews or permits required by the International Fire Code - Review Fee	per hour		\$95.00
Other plan reviews or permits required by the International Fire Code - Inspection Fee	per hour		\$95.00
Training Burn	\$.50 per sq. ft. minimum \$1,000, maximum \$2,000		
<b>Hydrants</b>			
Witness Flow Test - Inspection Fee			\$95.00
<b>LIBRARY</b>			
<b>Meeting Rooms</b>			
<b>Room A</b>			
Maintenance Charge:			
Non-Profit			no charge
Private Functions	per hour		\$45.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
For-Profit	per hour		\$45.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
<b>Room B</b>			
Maintenance Charge:			
Non-Profit			no charge
Private Functions	per hour		\$45.00

2016 City of Camas Fee Schedule			
Fee Description		Notes	Fee
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
For-Profit	per hour		\$45.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
<b>Rooms A &amp; B</b>			
Maintenance Charge:			
Non-Profit			no charge
Private Functions	per hour		\$85.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
For-Profit	per hour		\$90.00
Cleaning deposit, if serving food (refundable);	cost exceeding \$50 will be billed		\$55.00
<b>Kitchen Use</b>			
Non-Profit			\$15.00
Private Functions			\$30.00
For Profit			\$30.00
<b>Closed Hours Staffing Fee</b>			
Non-Profit	per hour in addition to hourly charge		\$55.00
Private Functions	per hour in addition to hourly charge		\$55.00
For Profit	per hour in addition to hourly charge		\$55.00
<b>Non-refundable application fee</b>			
Non-Profit			
Private Functions			\$15.00
For Profit			\$15.00
<b>Non-Resident Annual Fees</b>			
Household			\$120.00
<b>Operational Charges</b>			
Photocopy/Printing	10 black and white per person, per day		no charge
Black & White Photocopy/Printing	over 10 per person, per day, each		\$0.10
Color Photocopy/Printing	each		\$0.50
<b>Lost &amp; Damaged Materials: Default prices if not noted in bib record</b>			
Adult hardback books			\$30.00
Juvenile & young adult hardback			\$25.00
Picture book			\$25.00
Trade paperbacks - adult			\$25.00
Trade paperbacks - easy, juvenile, young adult			\$16.00
Mass market paperback			\$10.00
Board book			\$5.50
Reference book			replacement price
Magazines & pamphlets			\$6.50
Interlibrary loan	when overdue one day		\$55.00
Audio tape or CD set			replacement price
Audio cassettes (single)			\$11.00
Audio cassette or CD case			\$11.00
Audio CD (single)			\$16.00
Playaway	minimum		\$50.00
Video			replacement price
Video case - single			\$2.00



2016 City of Camas Fee Schedule			
Fee Description	Notes		Fee
Video case - double			\$4.00
DVD	or replacement price		\$40.00
DVD case			\$2.50
Music Cassette			replacement price
Music CD			replacement price
CD jewel case			\$2.50
Book discussion kit			\$110.00
Processing Fee			replacement price
<b>PARKS &amp; RECREATION FEES</b>			
<b>Camas Community Center Rental</b>			
Reception Room - Midweek	per day		\$75.00
Reception Room - Weekend	per day		\$150.00
Reception Room - Long Term Use	per hour		\$10.00
Conference Room - Midweek	per day		\$50.00
Conference Room - Weekend	per day		\$100.00
Conference Room - Long Term Use	per hour		\$10.00
Ball Room - Midweek	per day		\$150.00
Ball Room - Weekend	per day		\$300.00
Ballroom - Long Term Use	per hour		\$10.00
Kitchen - Midweek	per day		\$30.00
Kitchen - Weekend	per day		\$50.00
Kitchen - Long Term Use	per hour		\$10.00
Sound System - Midweek,	per day		\$75.00
Sound System - Weekend	per day		\$75.00
Sound System Projector - Midweek	per day		\$100.00
Sound System Projector - Weekend	per day		\$100.00
Deposit - refundable			\$200.00
Alcohol Use Fee			\$100.00
Key Call Back Fee			\$150.00
Midweek is Monday through Thursday and Friday until 2:00 p.m.			
Weekends are Fridays after 2:00 p.m. through Sunday			
No rental fee will be charged to non-profit groups who are community-based and IRS recognized, City of Camas sponsored events, school sponsored events or governmental agencies that reserve the facility Monday through Thursday, between the hours of 8:00 a.m. and 5:00 p.m. and Friday before 2:00 p.m.			
Camas residents will receive 20% discount			
Long Term Users will be charged \$7.75/hr. - must pay for 6 months to be long term user			
<b>Fallen Leaf Lake Park Rental</b>			
Fridays, Saturdays, Sundays and Holidays	per day		\$350.00
Monday through Thursday	per day		\$200.00
Deposit - refundable			\$200.00
Alcohol Use Fee			\$100.00

2016 City of Camas Fee Schedule			
Fee Description	Notes	Fee	
Key Call Back Fee			\$150.00
Camas residents will receive 20% discount			
Non-profit groups renting on weekends will be charged mid-week rates			
<b>Lacamas Lake Lodge Rental</b>			
Main Hall	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum		\$175.00
Deposit - refundable	per day		\$500.00
Room 1A	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum		\$30.00
Deposit - refundable	per day		\$200.00
Room 1B	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum		\$30.00
Deposit - refundable	per day		\$200.00
AV Equipment	per day		\$100.00
Alcohol Use Fee			\$100.00
Key Call Back Fee			\$150.00
Non-profit will receive a 50% discount off the hourly rate			
Cancellation must be received a minimum of 61 days prior to the event to receive a full refund. A 50% refund will be allowed if cancellation notices is received 30-60 days prior to the event. No refunds will be made with less than a 30 day notice.			
Camas residents will receive 20% discount			
<b>Swimming Pool Fees</b>			
General Admission			\$4.00
General Pass - 10			\$32.00
General Pass - 25			\$80.00
Season Pass			to be determined
Swim Lessons			\$65.00
Private Swim Lessons - Single			\$30.00
Private Swim Lessons - 10			\$270.00
Rentals	per hour up to 40 swimmers, \$50.00 per 30 minutes thereafter, \$5.00 per person after first 40		\$250.00
Other Activities			to be determined
<b>POLICE DEPARTMENT</b>			
Police Case Reports (no charge to victim)	per page		\$0.15
State Accident Reports (no charge to driver)			\$6.00
Immigration Checks			\$11.00
Visa/Clearance Letters			\$11.00
Fingerprint Cards	per card		\$15.00
Record Checks/Non-Criminal Justice Agency inc. Military Services			\$11.00
Work crew Sign-Up Fee			\$25.00
<b>EQUIPMENT RENTAL</b>			
		2016 Active	2016 Reserve
Sewer Cleaners	A	\$9,553.00	\$272.00
Street Sweepers	B	\$6,579.00	\$272.00
Tractor Backhoe	C	\$1,592.00	\$138.00
One Ton Dump Trucks	D	\$897.00	\$272.00

2016 City of Camas Fee Schedule			
Fee Description		Notes	Fee
Two Ton Dump Trucks	E		\$1,105.00
Five Yard Dump Trucks	F		\$487.00
Refuse Packers	G		\$6,667.00
Three-Wheel Scooters	H		\$803.00
Refuse Scooters	I		\$428.00
Trucks/Pick-ups 1 ton and 3/4 ton	J		\$894.00
Fire SUV or Pick-ups 1/2 ton	K		\$1,141.00
Smaller Pickups	L		\$614.00
Vans	M		\$667.00
Police Vehicles - Patrol	N		\$2,130.00
General Use Autos	O		\$757.00
Large Tractors	P		\$638.00
Small tractors	Q		\$721.00
Small trailers	R		\$598.00
Large Trailers	S		\$363.00
Specialty service vehicle	T		\$1,482.00
Police Vehicles - Non Patrol	U		\$1,012.00
Large Mowers	V		\$844.00
Small Mowers	W		\$698.00
Forklift	X		\$390.00
10 yard hood truck	Y		\$2,346.00
Police SUV 385, 356	Z		\$880.00

RESOLUTION NO. 15-021

A RESOLUTION adopting scales for non-represented employees, effective January 1, 2016.

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

I

The salary scales for all non-represented employees shall be as set forth in the salary schedule attached hereto as Exhibit "A" with an effective date of January 1, 2016.

II

PASSED BY the Council and approved by the Mayor this 7th day of December, 2015.

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

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

APPROVED as to form:

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

Exhibit A  
City of Camas Non-Represented Salaries  
Effective 1/1/2016

Position							
	1	2	3	4	5	6	7
Accounting Manager	5897	6074	6256	6445	6637	6835	7040
Administrative Assistant/Deputy City Clerk	4276	4402	4536	4671	4810	4955	5103
Administrative Services Director	8302	8551	8808	9073	9346	9625	9914
Assistant Library Director	5557	5723	5895	6072	6254	6442	6636
Building Division Manager/Building Official	6639	6839	7048	7257	7475	7700	7931
City Administrator	10241	10548	10865	11190	11526	11872	12228
Community Development Director	8302	8551	8808	9073	9346	9625	9914
Division Chief/Emergency Medical Svcs.	8060	8302	8551	8808	9073	9346	9627
Division Chief/Fire Marshal	8060	8302	8551	8808	9073	9346	9627
Engineering Manager	7435	7659	7889	8126	8370	8621	8880
Finance Director	8302	8551	8808	9073	9346	9625	9914
Fire Chief	8949	9272	9606	9955	10318	10628	10946
Human Resources Assistant	4652	4792	4936	5084	5236	5394	5556
Information Technology Director	7038	7250	7468	7692	7923	8160	8405
Library Director	7038	7250	7468	7692	7923	8160	8405
Operations Supervisor - W/S	6043	6226	6411	6603	6802	7006	7216
Operations Supervisor - Wastewater	6043	6226	6411	6603	6802	7006	7216
Parks and Recreation Manager	6467	6660	6861	7067	7279	7497	7722
Planning Manager	6640	6839	7047	7257	7474	7700	7931
Police Captain	7498	7721	7953	8192	8439	8692	8952
Police Chief	8936	9203	9481	9762	10054	10357	10668
Public Works Director	8302	8551	8808	9073	9346	9625	9914
Public Works Operations Supervisor	6467	6660	6861	7067	7279	7497	7722
Utilities Manager	7435	7659	7889	8126	8370	8621	8880
Seasonal Engineering Tech	20.46	-	-	-	-	-	-
Engineering Utility Intern	9.47	-	-	-	-	-	-
Asst. Pool Supervisor	13.32	13.72	-	-	-	-	-
Lifeguard	10.88	11.22	-	-	-	-	-
Lead Lifeguard	11.90	12.26	-	-	-	-	-
Water Safety Instructor	11.56	11.90	-	-	-	-	-
Lead Water Safety Instructor	12.26	12.63	-	-	-	-	-
Pool/Activity Aide	9.47	-	-	-	-	-	-
Pool Cashier	11.56	11.90	-	-	-	-	-
Seasonal Maintenance Worker	11.65	12.00	12.36	-	-	-	-
Summer Maintenance Worker	10.60	10.95	11.27	-	-	-	-
Summer Reading Aide	11.30	11.64	-	-	-	-	-
Recreation Leader	12.64	13.01	13.40	13.79	14.20	14.64	15.08
Recreation Aide	10.88	11.22	11.56	11.90	12.26	12.64	13.02



RESOLUTION NO. 15-022

A RESOLUTION setting forth the intent of the City of Camas to annex an island of unincorporated Clark County pursuant to RCW Chapter 35A.14.

WHEREAS, RCW 35A.14.295, 297, and .299 establish a process by which legislative bodies of code cities such as Camas may by resolution and subsequent ordinance annex unincorporated territory containing less than 175 acres and having all the boundaries of such area contiguous to the code city; and

WHEREAS, the urban growth area (UGA) as designated by Clark County for the City of Camas includes an unincorporated island of approximately 61 acres located at the west end of the city north of SR14; and

WHEREAS, the unincorporated island is surrounded by the City of Camas on 100% of its boundaries; and

WHEREAS, the City Council has determined that the above-described process is the most appropriate mechanism under state law to annex the smaller part of the UGA, more particularly described in Exhibit A and B, attached hereto and known as the Grand Ridge Subdivision Annexation.

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

I

The City Council hereby sets forth its intent to annex the unincorporated Clark County territory known as the Grand Ridge Subdivision Annexation via the process established in RCW 35A.14.295, 297, and 299. In order to qualify for annexation under this method, an area must be less than 175 acres and have all of the boundaries of such area contiguous to the code city. The

## RESOLUTION NO. 15-022

Grand Ridge Subdivision Annexation area contains approximately 61 acres and is contiguous to the City of Camas on 100% of its boundaries.

### II

The boundaries of the proposed Grant Ridge Subdivision Annexation are respectively depicted and described in Exhibits A and B to this Resolution, which exhibits are attached hereto and incorporated by this reference as if set forth in full.

### III

Approximately 265 voters reside within the proposed Grand Ridge Subdivision Annexation area, according to the Clark County Auditor.

### IV

The Camas City Council hereby schedules a public hearing concerning the proposed Grand Ridge Subdivision Annexation for the City Council meeting of December 21, 2015, starting at 7:00 p.m., in the Council chambers, located at 616 NE 4<sup>th</sup> Avenue, Camas, Washington. Notice of the hearing will be given, as required by law, at least once a week for two weeks prior to the date of the hearing.

### V

At the December 21, 2015, hearing, residents or property owners of the area included in this resolution for annexation shall be afforded an opportunity to be heard. Following the hearing, the City Council may adopt an ordinance approving the proposed Grand Ridge Subdivision Annexation, but the effective date of the ordinance shall be not less than 45 days after the passage thereof. Notice of the effective date of the annexation, together with a description of the property to be annexed, will be published in the Post-Record at least once each

RESOLUTION NO. 15-022

week for two weeks subsequent to passage of the ordinance. Such annexation ordinance shall be subject to referendum for 45 days after the passage thereof. After the expiration of the 45<sup>th</sup> day from but excluding the date of passage of the annexation ordinance, if no timely and sufficient referendum petition has been filed the Grand Ridge Subdivision Annexation shall become a part of the City of Camas upon the date set in the annexation ordinance. The City Council intends to include in the ordinance provisions for assumption of indebtedness and for adoption of proposed zoning regulations.

ADOPTED BY THE COUNCIL OF THE CITY OF CAMAS AND APPROVED BY  
THE MAYOR this 7<sup>th</sup> day of December, 2015.

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

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

APPROVED as to form:

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

EXHIBIT "A"



LAND SURVEYORS  
ENGINEERS

(360) 695-1385  
222 E. Evergreen Blvd.  
Vancouver, WA  
98660

LEGAL DESCRIPTION FOR CITY OF CAMAS  
Grand Ridge Annexation – 2 Perimeter Description

September 28, 2015

A parcel of property in the Joel Knight and the Lafayette Durgan Donation Land Claims and being a portion of Section 8, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Southwest corner of Breckenridge, a subdivision recorded in Book 311 at Page 715, Clark County records and the West boundary of that annexation parcel described in City of Camas Ordinance 2435, approved January 3, 2006;

THENCE South  $89^{\circ} 45' 44''$  East along the South line of said Plat of Breckenridge and the North lines of Grand Ridge Phase IV as recorded in Book 311 of Plats at Page 367 of Plats and Grand Ridge Phase I as recorded in Book 310 at Page 590 of Plats of Clark County records, a distance of 659.52 feet to an angle point in the North line of said Grand Ridge Phase I;

THENCE North  $00^{\circ} 42' 41''$  West along said North line a distance of 27.00 feet to an angle point in said North line;

THENCE North  $88^{\circ} 05' 40''$  East along said North line a distance of 718.98 feet to the West line of Grand Ridge Phase II as recorded in Book 310 of Plats at Page 854 of said Clark County records;

THENCE North  $01^{\circ} 52' 08''$  East along said West line a distance of 34.62 feet to the North line of said Grand Ridge Phase II;

THENCE South  $89^{\circ} 02' 51''$  East along said North line a distance of 49.53 feet to an angle point in said North line;

THENCE South  $00^{\circ} 32' 18''$  East along said North line a distance of 41.49 feet to an angle point in said North line;

THENCE North  $88^{\circ} 19' 36''$  East along said North line a distance of 556.62 feet to the Northeast corner of said Grandview Ridge Phase II Plat;

THENCE South  $01^{\circ} 10' 42''$  East along the East line of said Grand Ridge Phase II plat a distance of 847.79 feet to the Northerly right-of-way line of S.E. Brady Road;

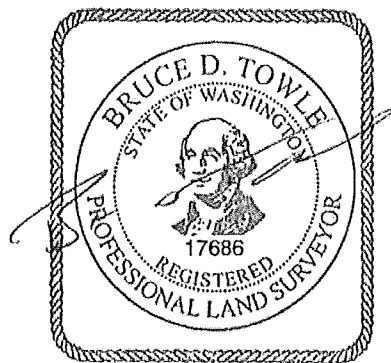
THENCE Southwesterly along said Northerly right-of-way line a distance of 1740 feet more or less to the Southeast corner of Lot 3 of Vista Del Rio No. 2, a subdivision recorded as Vista Del Rio No. 1 & 2 in Volume G of Plats at Page 165 of said Clark County records;

THENCE Northwesterly long the South line of said Lot 3 a distance of 69.80 feet to the Southeast corner of Lot 2 of said Vista Del Rio No. 2 subdivision;

THENCE Westerly along the South line of Lots 1 and 2 of said subdivision a distance of 220 feet more or less to the Southwest corner of said Lot 1;

THENCE Westerly along the North line of those tracts conveyed to Jada Z. Prane and Richard C. Woolfe by deed recorded under Auditor's File No. 4981817 of said Clark County records a distance of 120 feet more or less to said West line of the Joel Knight Donation Land Claim;

THENCE North  $01^{\circ} 56' 30''$  East along the West line of said Knight Donation Land Claim a distance of 1260 feet more or less to the POINT OF BEGINNING.



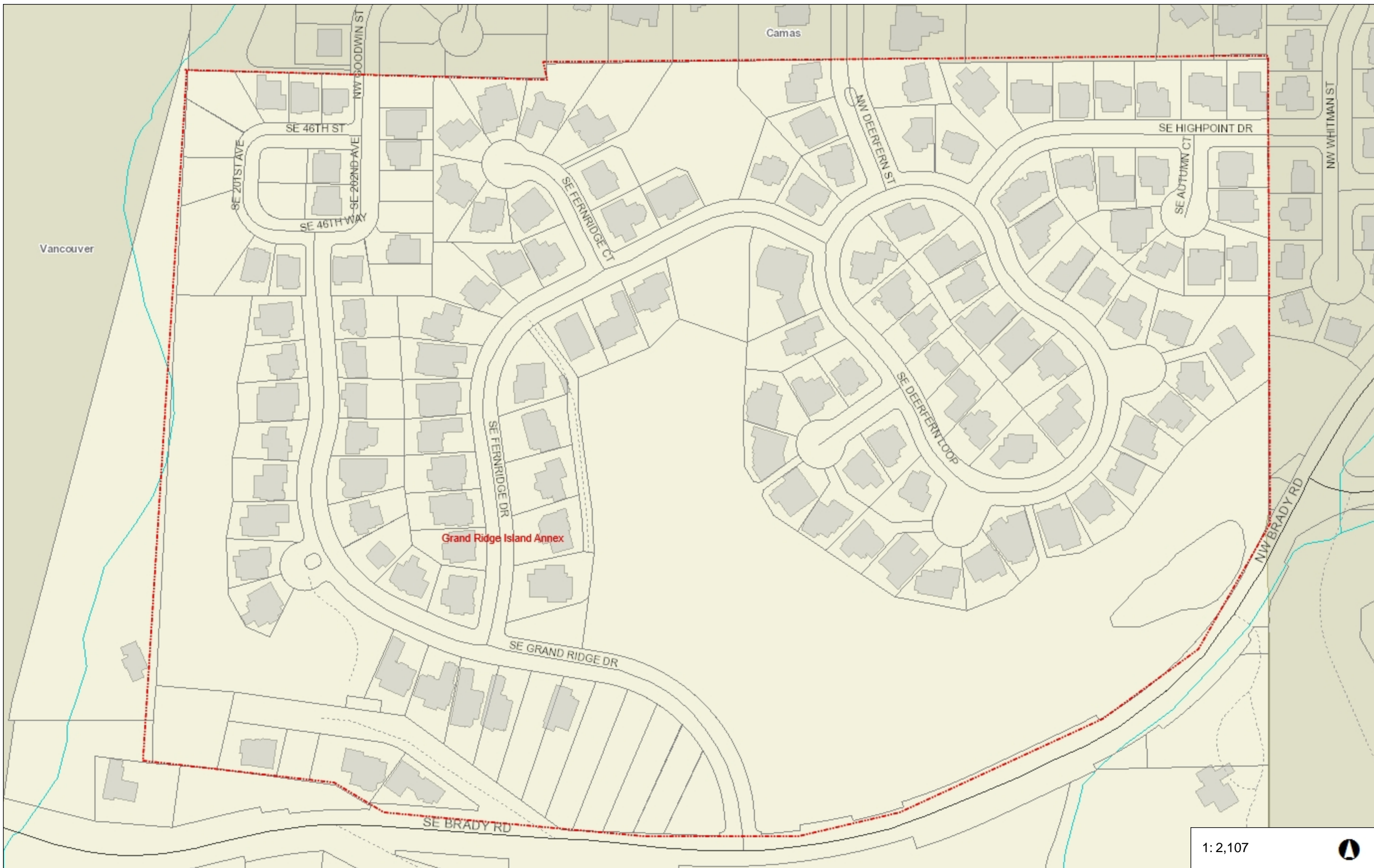
9/29/15





- Legend
- Building Footprints
  - Taxlots
  - Cities Boundaries
  - Urban Growth Boundaries

Notes:



0.1 0 0.03 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 2,107



voter_id	stat	name_last	name_first	middle	suff	#	dir	street	type	city	state	zip	prec#	reg_date
6216958	A	WELLS	KENT	MARK		4600	SE	201ST	AVE	CAMAS	WA	98607	957	8/28/2015
6216959	A	WELLS	AMANDA	MARIE		4600	SE	201ST	AVE	CAMAS	WA	98607	957	8/28/2015
6144400	A	DOMANSKIY	STANISLAV	L		4604	SE	201ST	AVE	CAMAS	WA	98607	957	3/16/2012
6144421	A	DOMANSKIY	VALENTINA	L		4604	SE	201ST	AVE	CAMAS	WA	98607	957	3/16/2012
6190370	A	STOTT	JOHN	RICHARD		4523	SE	202ND	AVE	CAMAS	WA	98607	957	4/18/2014
6190372	A	CASE-STOTT	ANGELINE			4523	SE	202ND	AVE	CAMAS	WA	98607	957	4/18/2014
6196346	A	OLSON	LANCE	ELLSWORTH		4601	SE	202ND	AVE	CAMAS	WA	98607	957	8/14/2014
4627789	A	CULVER	NANCY	ANN		4602	SE	202ND	AVE	CAMAS	WA	98607	957	5/3/2003
6115555	A	CULVER	KEVIN	LEE		4602	SE	202ND	AVE	CAMAS	WA	98607	957	9/8/2010
6165340	A	CULVER	NATHAN	LEE		4602	SE	202ND	AVE	CAMAS	WA	98607	957	10/9/2012
4630889	A	CARLSON	JONATHAN	WILLIAM		4606	SE	202ND	AVE	CAMAS	WA	98607	957	5/27/2003
6090888	A	CARLSON	APRIL	LOUISE		4606	SE	202ND	AVE	CAMAS	WA	98607	957	10/17/2008
4769954	A	CAMPBELL	COLIN	GEORGE		4609	SE	202ND	AVE	CAMAS	WA	98607	957	4/19/2004
6157982	A	CAMPBELL	REBECCA	JOANN		4609	SE	202ND	AVE	CAMAS	WA	98607	957	9/5/2012
3431521	A	FERMENICK	AMANDA			4611	SE	202ND	AVE	CAMAS	WA	98607	957	2/9/2007
3977181	A	FERMENICK	DONALD	LEE		4611	SE	202ND	AVE	CAMAS	WA	98607	957	2/9/2007
6179714	A	FERMENICK	REGAN	MACKENZIE		4611	SE	202ND	AVE	CAMAS	WA	98607	957	8/25/2013
6041768	A	MILLER	THOMAS	M		4615	SE	202ND	AVE	CAMAS	WA	98607	957	5/19/2006
4759073	A	FACKLAM	KARIJO	ANN		20100	SE	46TH	ST	CAMAS	WA	98607	957	4/14/2004
4759091	A	FACKLAM	NATHANIEL	D		20100	SE	46TH	ST	CAMAS	WA	98607	957	4/14/2004
6118495	A	DUDLEY	SAMANTHA	L		20104	SE	46TH	ST	CAMAS	WA	98607	957	11/12/2013
4642423	A	NGUYEN	TAI	D		20105	SE	46TH	WAY	CAMAS	WA	98607	957	6/5/2003
6209616	A	NGUYEN	HONG	VAN		20105	SE	46TH	WAY	CAMAS	WA	98607	957	4/23/2015
3042508	A	MCCLELLAN	JANELLE	ANN		20108	SE	46TH	ST	CAMAS	WA	98607	957	1/20/1994
6162662	A	MCCLELLAN	DOUGLAS	EDWARD		20108	SE	46TH	ST	CAMAS	WA	98607	957	10/7/2012
6162663	A	MCCLELLAN	CONNOR	DOUGLAS		20108	SE	46TH	ST	CAMAS	WA	98607	957	10/7/2012
6126473	A	JORGENSEN	LYNDA	LEE		20112	SE	46TH	ST	CAMAS	WA	98607	957	5/20/2011
6126481	A	JORGENSEN	TERRY	ALAN		20112	SE	46TH	ST	CAMAS	WA	98607	957	5/20/2011
6011938	A	MORELAND	DENNIS	JOHN		20115	SE	46TH	WAY	CAMAS	WA	98607	957	9/7/2004
6011953	A	MORELAND	VICKIE	JAY		20115	SE	46TH	WAY	CAMAS	WA	98607	957	9/13/2004
4584702	A	KIM	LANCE	C		4603	SE	AUTUMN	CT	CAMAS	WA	98607	957	8/21/2004
6147276	A	KIM	MINJUNG	CHO		4603	SE	AUTUMN	CT	CAMAS	WA	98607	957	5/8/2012
6155036	A	KIM	KENDRICK	JUNGHWAN		4603	SE	AUTUMN	CT	CAMAS	WA	98607	957	7/17/2012
6161265	A	KIM	JESSIE	ANN		4603	SE	AUTUMN	CT	CAMAS	WA	98607	957	10/2/2012
6055801	A	MILLER	JOHANNA	S		4605	SE	AUTUMN	CT	CAMAS	WA	98607	957	6/12/2007
6005478	A	EICHEN	TERRI			4608	SE	AUTUMN	CT	CAMAS	WA	98607	957	8/4/2004
6005480	A	EICHEN	STEPHEN			4608	SE	AUTUMN	CT	CAMAS	WA	98607	957	8/4/2004
6037364	A	EICHEN	SHAYNA	D		4608	SE	AUTUMN	CT	CAMAS	WA	98607	957	1/19/2006

voter_id	stat	name_last	name_first	middle	suff	#	dir	street	type	city	state	zip	prec#	reg_date
6058055	A	EICHEN	DENA	RACHEL		4608	SE	AUTUMN	CT	CAMAS	WA	98607	957	8/27/2007
3874237	A	LEE	TAMMY			4610	SE	AUTUMN	CT	CAMAS	WA	98607	957	5/1/1998
6107795	A	LEE	DAVID	TECHANG		4610	SE	AUTUMN	CT	CAMAS	WA	98607	957	3/19/2010
6060172	A	UNELL	RENEE	L		4611	SE	AUTUMN	CT	CAMAS	WA	98607	957	10/5/2007
6075922	A	UNELL	EDWARD	LEE		4611	SE	AUTUMN	CT	CAMAS	WA	98607	957	6/12/2008
3675569	A	WARNER	TABITHA	J		20117	SE	BRADY	RD	CAMAS	WA	98607	957	3/12/1997
3757536	A	WARNER	MICHAEL	R		20117	SE	BRADY	RD	CAMAS	WA	98607	957	9/16/1997
3394153	A	OLANDER	LAURIE			20212	SE	BRADY	RD	CAMAS	WA	98607	957	12/29/1995
6168743	A	OLANDER	CARLY	RAE		20212	SE	BRADY	RD	CAMAS	WA	98607	957	1/3/2013
6174994	A	OLANDER	ABBY	LAUREN		20212	SE	BRADY	RD	CAMAS	WA	98607	957	5/28/2013
6099029	A	MILLS	MILFORD	MARVIN		20216	SE	BRADY	RD	CAMAS	WA	98607	957	6/26/2009
6099761	A	MILLS	EILEEN	JOANNE		20216	SE	BRADY	RD	CAMAS	WA	98607	957	7/20/2009
6171663	A	WONG	VINCENT	I		1205	NW	DEERFERN	ST	CAMAS	WA	98607	957	3/9/2013
2304231	A	KONDO	JANET			1227	NW	DEERFERN	ST	CAMAS	WA	98607	957	9/6/1990
4757168	A	ATTAR	KRISHA	LEE		1234	NW	DEERFERN	ST	CAMAS	WA	98607	957	9/2/2008
6113791	A	JACOBS	BENJAMIN	JOHN		1241	NW	DEERFERN	ST	CAMAS	WA	98607	957	8/13/2010
6113792	A	JACOBS	HOLLY	GILL		1241	NW	DEERFERN	ST	CAMAS	WA	98607	957	8/13/2010
2618922	A	LILIENTHAL	FRANCES	S		20503	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/27/1992
6214246	A	PACE	NOLY			20504	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/15/2015
3723414	A	EMBERLIN	DONNA	THERESE		20508	SE	DEERFERN	LP	CAMAS	WA	98607	957	6/12/1997
3723428	A	EMBERLIN	WILLIAM	P		20508	SE	DEERFERN	LP	CAMAS	WA	98607	957	6/12/1997
6088613	A	FERDOWS	MEHDI	SHAHAB		20509	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/4/2008
6088614	A	FERDOWS	MARYAM	BORAZJANI		20509	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/4/2008
6218920	A	STOCKWELL	BOONTARIKA			20510	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/22/2015
6218921	A	STOCKWELL	MICHAEL	S		20510	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/22/2015
6217487	A	LIU	JIANN	LIANG		20511	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/20/2015
6130444	A	HUMPHREY	JENNIFER	HOUGHTON		20513	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/2/2011
6130818	A	HUMPHREY	PATRICK	PAUL		20513	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/11/2011
4771115	A	TAN	SUR	LEE		20516	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/23/2004
6187880	A	KIM	BOYEONG			20516	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/23/2014
6118353	A	CHOONG	DOMINIC	A	JR	20517	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/13/2010
6147205	A	HENG	IRENE	M		20517	SE	DEERFERN	LP	CAMAS	WA	98607	957	5/11/2012
6059706	A	PARK	JENNIFER			20518	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/17/2007
6087150	A	PARK	JEONGHO			20518	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/4/2008
4329586	A	FRENCH	JOYCE	E		20520	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/20/2000
6182710	A	POLICAR	RICHARD	RALPH		20522	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/11/2013
6182729	A	BUTTKE POLICAR	LOREENE	RENEE		20522	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/11/2013
6145274	A	ERICKSON	JUDITH	ANNE		20524	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/5/2012

voter_id	stat	name_last	name_first	middle	suff	#	dir	street	type	city	state	zip	prec#	reg_date
6145478	A	ERICKSON	DALE	PAUL		20524	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/6/2012
6051449	A	OBEROI	ARVINDER	K		20525	SE	DEERFERN	LP	CAMAS	WA	98607	957	1/18/2007
6070252	A	OBEROI	DEVINDER	SINGH		20525	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/12/2008
6100528	A	CASABONA	GARY			20526	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/21/2009
6100530	A	COZZA	MARY	BETH		20526	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/21/2009
4358641	A	ARAQUE	LIZETTENICOLE	M		20528	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/14/2007
4148372	A	MATTHEWS	ANN	ELIZABETH		20602	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/9/2000
4186796	A	MATTHEWS	WILLIAM	SCULLY		20602	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/2/2008
6197806	A	MATTHEWS	THOMAS	SCULLY		20602	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/4/2014
6159948	A	DAI	KUO-KUANG			20604	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/27/2012
6159949	A	HSU	WEI-LEE			20604	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/27/2012
6204986	A	ULMER	DAVID	DERALD		20605	SE	DEERFERN	LP	CAMAS	WA	98607	957	1/13/2015
6204987	A	ROVANG ULMER	LINDA	M		20605	SE	DEERFERN	LP	CAMAS	WA	98607	957	1/13/2015
4541266	A	CYMOREK	BEATA			20606	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/9/2002
4736642	A	CYMOREK	JAROSLAW			20606	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/5/2004
4664870	A	LAM	MAI			20608	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/28/2003
6016433	A	DO	SON	T		20608	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/25/2004
6021216	A	LAM	TUYET	T		20608	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/14/2004
6096458	A	LE	THU	ANH		20608	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/21/2009
1877806	A	WAGNER	DEBRA	K		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/10/1986
2007065	A	WAGNER	DENNIS	D		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/25/1988
4183973	A	WAGNER	AARON			20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/14/2004
6160585	A	ZEA	URBANO			20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/29/2012
6160842	A	ZEA	NATALIA	CECILIA		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/20/2012
6169990	A	ZEA	URBANO			20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/5/2013
6195605	A	ZEA	SOFIA	ALEXANDRA		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/30/2014
6197027	A	ZEA	URBANO	ARTURO		20610	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/3/2014
3192602	A	SUMMERS	SARA	ELLEN		20612	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/22/2005
6019669	A	SUMMERS	QUENTIN	WAYNE		20612	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/3/2004
4337132	A	JONES	COLLEEN	M		20616	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/19/2000
6155991	A	JONES	NATHAN	DOUGLAS		20616	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/4/2012
6215806	A	NGUYEN	MATTHEW	TRI-DUNG		20616	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/11/2015
6046672	A	WARD	JEANNETTE	ANN		20617	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/20/2008
6046673	A	WARD	STUART	JOHNATHAN		20617	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/28/2006
6169011	A	WARD	ROBERT	EUGENE		20617	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/19/2012
6217684	A	WARD	JOHNATHAN	STUART		20617	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/26/2015
4794019	A	TRAN	KHAI			20618	SE	DEERFERN	LP	CAMAS	WA	98607	957	6/7/2004
6040143	A	CONTRERAS	TODD	A		20619	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/15/2006

voter_id	stat	name_last	name_first	middle	suff	#	dir	street	type	city	state	zip	prec#	reg_date
6080375	A	CONTRERAS	KRISTI	L		20619	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/29/2008
6206126	A	NESTER	RHONDA	FAYE		20619	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/11/2015
6200625	A	VOSE	MARTIN	ALLEN		20620	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/7/2014
6209123	A	VOSE	TERRI	MARIE		20620	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/10/2015
6037231	A	DE GROAT	MICHEL	K		20621	SE	DEERFERN	LP	CAMAS	WA	98607	957	1/11/2006
6085656	A	DEGROAT	JOHN	M		20621	SE	DEERFERN	LP	CAMAS	WA	98607	957	9/24/2008
6124336	A	COAKLEY	PAUL	E	JR	20622	SE	DEERFERN	LP	CAMAS	WA	98607	957	3/24/2011
6219852	A	COAKLEY	AZARIA			20622	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/1/2015
6207007	A	CHUNG	MING SHAN			20623	SE	DEERFERN	LP	CAMAS	WA	98607	957	2/5/2015
6210547	A	WANG	SHENG-WEN			20623	SE	DEERFERN	LP	CAMAS	WA	98607	957	4/10/2015
6129842	A	MURROW	MARK	DAVID		20625	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/19/2011
6129901	A	MURROW	ELIZABETH	ELAINE		20625	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/20/2011
4415607	A	BADIEI	BASHEER			20627	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/9/2001
6008909	A	BADIEI	SIMIN	ENAYATI		20627	SE	DEERFERN	LP	CAMAS	WA	98607	957	8/16/2004
6047648	A	PENG	CHIN	TE		20628	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/6/2006
6047649	A	KUAN	YU-PING			20628	SE	DEERFERN	LP	CAMAS	WA	98607	957	10/6/2006
6196584	A	PENG	YUSHUAN	TIFFANY		20628	SE	DEERFERN	LP	CAMAS	WA	98607	957	7/18/2014
4807151	A	RANDOLPH	SALLE			4600	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	6/16/2004
4808471	A	RANDOLPH	DAVID	E		4600	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	6/16/2004
6145396	A	OH	ANDREW	HYUNHWAN		4601	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	4/6/2012
6197057	A	OH	JENNIFER	YEH JIN		4601	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	8/19/2014
2540913	A	BUSIEK	KURT			4604	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	2/22/2008
2580849	A	BUSIEK	ANN	H		4604	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	5/9/1992
6026150	A	WRIGHT	DAN	WILLIAM		4605	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	11/22/2004
6061728	A	WRIGHT	JANICE	ANN		4605	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	11/1/2007
6037890	A	HAMMERQUIST	MATTHEW	RYAN		4608	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	1/31/2006
6131473	A	HAMMERQUIST	JENNIFER	DAWN		4608	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	8/30/2011
6129074	A	MUNSON YOUNG	ADAM	JOSEPH		4609	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	7/7/2011
6129080	A	ODONNELL	KATIE	ROSE		4609	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	7/7/2011
6021594	A	LYONS	JENNIFER	M		4612	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	10/1/2004
6021597	A	LYONS	WILLIAM	P		4612	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	10/1/2004
6104289	A	HARDING	MEGAN	JOSEPHINE		4613	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	12/4/2009
6104290	A	HARDING	PAUL	STEVEN		4613	SE	FERNRIDGE	CT	CAMAS	WA	98607	957	12/4/2009
3311438	A	RAWLINGS	SCOTT			20211	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	7/27/1995
6220110	A	LEE	KAREN	LYNN		20214	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/4/2015
6030628	A	GOLB	GEORGENE	B		20215	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/24/2005
6030629	A	GOLB	RICHARD	KEVIN		20215	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/24/2005
6150761	A	TIMCHENKO	GALINA			20218	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/15/2012



voter_id	stat	name_last	name_first	middle	suff	#	dir	street	type	city	state	zip	prec#	reg_date
2582979	A	SCHOLTES	WILLIAM	J		20219	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	5/16/1992
3825901	A	SCHOLTES	DIANA	KIRCHOFF		20219	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	1/13/1998
6219469	A	CAO	XIAN			20220	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/25/2015
3433918	A	WILKERSON	EILEEN	L		20300	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/27/1996
3433928	A	WILKERSON	VICTOR	L.		20300	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/27/1996
6178347	A	DOMINGE	BENJAMIN	DAVID		20301	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/14/2013
6178348	A	KALLMAN DOMINGE	CHRISTINE	L		20301	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/14/2013
2571176	A	HART	STEVEN			20304	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	4/4/1992
6103586	A	VELAYUTHAM	RAVI			20304	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	11/19/2009
6110816	A	VEERAPPAN	LALITHA			20304	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/6/2010
2737798	A	FREDRICKSON	ERIK	EMIL		20305	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	7/30/2004
3721005	A	FREDRICKSON	REBECCA	HANAUER		20305	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	7/28/2004
4298368	A	WEEDMAN	DAVID			20308	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/5/2000
4298378	A	WEEDMAN	LEONA	R		20308	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/5/2000
4488025	A	KANDARIAN	ANNE			20312	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	5/3/2002
4589437	A	KANDARIAN	NEAL			20312	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/8/2002
6211101	A	KANDARIAN	KARI	LYNN		20312	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	5/20/2015
3583067	A	BATES	JAY	ALLEN		20316	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/18/1996
3654609	A	BATES	BRENDA	JENELL		20316	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	1/17/1997
6217681	A	BATES	JACOB	RYAN		20316	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/26/2015
4631071	A	MORRIS	JAMES	H		20320	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/5/2003
6062052	A	NICHOLS	DAVID	ALBERT		20320	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/26/2007
6062068	A	NICHOLS	SONDRA			20320	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/26/2007
6128878	A	NICHOLS	DAVID	ANDREW		20320	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	6/26/2011
4612680	A	TISHCENKO	MARK			20321	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/27/2003
6020067	A	TISHENKO	NELLY			20321	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/7/2004
6020069	A	TISHENKO	PETER			20321	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/7/2004
6051365	A	LIN	CHIN	MOU		20322	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/10/2007
6058348	A	CHEN	LI	LING		20322	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/29/2007
6142973	A	LIN	SAMUEL	YEN-WEN		20322	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	2/2/2012
6201760	A	ACUESTA	DIANA	MARIE		20323	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	11/3/2014
4495206	A	ZALUTKO	SUZANNE	M		20405	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	3/6/2002
4495210	A	ZALUTKO	THOMAS	M		20405	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	3/14/2002
6200192	A	ZALUTKO	SARAH	NICOLE		20405	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	10/5/2014
2717101	A	ALLEN	CHRISTINA			20416	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	9/25/1992
4537879	A	ALLEN	GREGORY			20416	SE	FERNRIDGE	DR	CAMAS	WA	98607	957	8/6/2002
6080635	A	SODERBERG	PATRICK	A		20402	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	8/25/2008
6080636	A	SODERBERG	CHARLETTE	A		20402	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	8/25/2008

voter_id	stat	name_last	name_first	middle	suff	#	dir	street	type	city	state	zip	prec#	reg_date
6148984	A	SODERBERG	ANDREA			20402	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	6/9/2012
1966718	A	MICHAELIS	ROGER	A		20403	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/23/1987
1966728	A	MICHAELIS	TERESA	M		20403	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/23/1987
3944738	A	WHITE	TOUTOU			20406	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/18/1998
4065141	A	WHITE	PETER	T		20406	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	7/15/1999
6096655	A	WHITE	NICOLE	W		20406	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	3/27/2009
4632025	A	RIVERA-GIUSTI	FRANCISCO	J		20410	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	6/13/2003
6017263	A	RIVERA GIUSTI	REGINA	M		20410	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/17/2004
6132877	A	KEIDERLING	JASON	E		20411	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/15/2011
6134150	A	KEIDERLING	JENNIFER	L		20411	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	10/3/2011
4283943	A	BOLIO	WAYNE	M		20414	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/21/2000
4416509	A	MADONIA	GRACE			20414	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	8/13/2001
3771653	A	NGO	HUY			20415	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	9/23/1997
6072712	A	NGUYEN	THOA	KIM		20415	SE	GOLDENBACK	CIR	CAMAS	WA	98607	957	4/18/2008
3258158	A	HAYES	RICHARD			4706	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	4/4/1995
3299648	A	ALAGAR-HAYES	BRENDA			4706	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	7/1/1995
6144303	A	MILLER	SEAN	CORY		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	3/16/2012
6171291	A	POIGNARD	RENEE	DENISE		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/22/2013
6171292	A	POIGNARD	ROZELLE	F		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/22/2013
6184305	A	STOKES	LISA	ANN		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/20/2013
6200608	A	STOKES	KIRK	WILLIAM		4707	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/7/2014
4809593	A	QIANG	XUEFENG			4711	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	6/17/2004
6049479	A	CHENG	XIN			4711	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/17/2006
6052114	A	JIANG	LEI			4711	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	2/28/2007
2907357	A	HART	CHRISTINE	MARIE		4712	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/21/1993
3435429	A	HART	JOSEPH	LE ROY		4712	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	3/5/1996
6122785	A	WESTMORELAND	KASSIE	ADORA		4717	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/28/2011
6202863	A	BUCHANAN	TAMARA	ANNE		4717	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	12/2/2014
6030455	A	BEALL	BRUCE			4718	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	6/14/2005
6030743	A	BEALL	PAIGE			4718	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	7/9/2004
6103776	A	BEALL	BROCK			4718	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/26/2009
6157266	A	BEALL	JACK	BRIDGES		4718	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/12/2012
6008933	A	BECERRA	BRENDA	M N		4800	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/1/2004
6034456	A	BECERRA	TERRY	MICHAEL		4800	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/27/2005
6085492	A	DEOCHAND	LENARD	GOBIN		4801	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/16/2008
6159805	A	DEOCHAND	GLORIA	A		4801	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/26/2012
6162735	A	DEOCHAND	PATIENCE	MURTIE		4801	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/8/2012
6027475	A	CLEGG	MICHAEL	VANCE		4804	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	2/2/2005

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6030564	A	CLEGG	DENISE	B		4804	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	6/27/2005
6178130	A	TATE	TIM			4805	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	8/9/2013
6084919	A	SCHULL	GARY	MICHAEL		4810	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/18/2008
4116911	A	LE	ANDREW	KHOA		4811	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/16/1999
6093217	A	AMATO	JEANNINE	MARIE		4816	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	12/19/2008
6140908	A	ERICKSON	KIRK	ALLEN		4816	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	1/14/2012
6126376	A	YE	GANG			4820	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	5/18/2011
6145450	A	YE	GLEN			4820	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	3/2/2012
4778864	A	THORBURN	ANDREW	ALLAN		4821	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	5/22/2004
6174574	A	DELOS REYES	MARTHA	LILIANA		4821	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	5/17/2013
4389121	A	CHEN	JOHN	T		4907	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	4/3/2001
4449732	A	CHEN	EILEEN	E		4907	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/28/2001
6045878	A	KING	TAMARA	J		4908	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	9/7/2006
4377685	A	DAVIS	KURT	W		4912	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	2/21/2001
4385062	A	DAVIS	NADIA			4912	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	3/22/2001
6102522	A	REESE	JEFFREY	DONALD		4916	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/6/2009
6102523	A	REESE	TRINA	MARIE		4916	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/6/2009
6032495	A	PATEL	JESSICA	CRITCHFIELD		4918	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	8/29/2007
6049709	A	PATEL	CHIRAG	RAMAN		4918	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/16/2006
4584061	A	HSU	ALARIC	HUNG KUO		4922	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	11/12/2002
4588914	A	HSU	PATRICIA	MENG		4922	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	10/11/2002
6143118	A	ESHGHI	MAHSA			4924	SE	GRAND RIDGE	DR	CAMAS	WA	98607	957	2/23/2012
6006959	A	LAM	TUYET	NHUNG		20708	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	3/31/2009
6019638	A	LE	HOANG	N		20708	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	10/12/2004
6055756	A	RODAKOWSKI	BERNADET	A		20711	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	6/6/2007
6126771	A	PARKER	JAMES	BRIAN		20711	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	5/27/2011
3061067	A	HOAGLAND	SUSAN			20712	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	3/9/1994
3444186	A	BACKSTRAND	KARL	ALLEN		20712	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	4/6/1996
6032912	A	BALLANCE	CHANIN	MARTELE		20716	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	9/10/2005
6067192	A	HERBER	SCOTT	ARTHUR		20716	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	2/8/2008
6202954	A	GYALNUB	NAMGYAL	DOLMA		20719	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	12/4/2014
6107384	A	TONEY	CHARLES	ELLIS		20720	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	3/9/2010
6192804	A	KUSSAD	JAMAL	ALEXANDER		20800	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	6/4/2014
6193588	A	MORAD	BOCHRA	HUSSIN		20800	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	6/20/2014
3268998	A	FEATHERSTONE	PAUL	C		20804	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	4/13/1995
4813461	A	BROWN	JASON			20804	SE	HIGHPOINT	DR	CAMAS	WA	98607	957	6/9/2004