



CITY COUNCIL WORKSHOP MEETING AGENDA

Monday, June 15, 2015, 4:30 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. WORKSHOP TOPICS

A. Financial Analysis Agreement with Paul Lewis

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

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

Recommended Action: Staff recommends this item be placed on the July 6, 2015

Consent Agenda for Council's consideration.

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

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

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

Therefore, this MOU will also appear on the consent agenda at the June 15, 2015 meeting.

Presenter: Nick Swinhart, Fire Chief

Recommended Action: This item has also been placed on the June 15, 2015

Consent Agenda for Council's consideration.

 [Memorandum of Understanding](#)

- C. Memorandum of Understanding (MOU) with the International Association of Fire Fighters (IAFF) Local 2444 that Establishes Usage of Represented Staff on Wildland Deployments
Details: The Camas-Washougal Fire Department has long participated in the deployment of union and volunteer firefighters on wildland mobilization fires around the state. This agreement sets the conditions in which union firefighters may be utilized and deployed on such fires.
Presenter: Nick Swinhart, Fire Chief
Recommended Action: Staff recommends this item be placed on the July 6, 2015
Consent Agenda for Council's consideration.

 [Wildland Fires Memorandum of Understanding](#)

- D. Interlocal Contract with Houston-Galveston Area Council (H-GAC) for Purchase of a Fire Pumper
Details: The Camas-Washougal Fire Department is preparing to purchase a new fire pumper to replace aging apparatus that have become too expensive and outdated to operate. H-GAC is a governmental organization that Washington cities such as Seattle, Bellevue and Anacortes use to purchase city vehicles. The process is similar to "piggybacking" on another agency's bid. Signing a contract with H-GAC will allow staff to buy the City's new fire pumper in a more expedient manner for less cost than would be available through other methods.
Presenter: Nick Swinhart, Fire Chief and Cathy Huber Nickerson, Finance Director
Recommended Action: Staff recommends this item be placed on the July 6, 2015
Consent Agenda for Council's consideration.

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

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

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

F. Water Conservation and Statewide Drought Declaration

Details: At the June 1, 2015 Council Meeting, Council requested information regarding summer time water use throughout the City and the potential need for water conservation measures. In May 2015, Governor Jay Inslee issued a Statewide Drought Declaration (attached) as a result of 48 of 62 watersheds within the state experiencing or projected to experience a water supply that is less than 75 percent of normal. The watershed areas covering Clark County are two of the 48 watersheds that have been identified as having drought conditions. Staff has been following the discussion at the state level and will provide Council with a brief summary of potential impacts to the City's water sources. Additionally, staff will discuss the different stages of water conservation identified in the Camas Municipal Code (Title 13 excerpt attached) and make recommendations on appropriate water conservation measures.

Presenter: Steve Wall, Public Works Director

Recommended Action: This item is for Council's information only.

 [Statewide Drought Declaration-Inslee](#)

[Title 13 Excerpt - Water Conservation](#)

G. Wastewater Treatment Plant Class A Biosolids Tax Exemption

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

Presenter: Steve Wall, Public Works Director

Recommended Action: Staff recommends this item be placed on the July 6, 2015

Consent Agenda for Council's consideration.

 [Biosolids Tax Exemption Scope of Work](#)

H. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

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

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


Presenter: David Zavortink, Library Director

Recommended Action: Staff recommends this item be placed on the July 6, 2015


Consent Agenda for Council's consideration.

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

- J. Final Plat for The Hills at Round Lake, Phase 6 (File FP 15-02)
Details: The Hills at Round Lake is a 333-lot planned residential development, which received master plan approval on October 4, 2010. The applicant requested final plat approval for Phase 6 with 38 single-family lots. The revised master plan included 13 phases. A staff report, the proposed final plat and the applicable master plan are included with this item.
Presenter: Sarah Fox, Senior Planner
Recommended Action: Staff recommends this item be placed on the July 6, 2015 Regular Agenda for Council's consideration.

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

- K. Final Plat for The Hills at Round Lake, Phase 7 (File FP 15-03)
Details: The Hills at Round Lake is a 333-lot planned residential development, which received master plan approval on October 4, 2010. The applicant requested final plat approval for Phase 7 with 25 single-family lots. The revised master plan included 13 phases. A staff report, the proposed final plat and the applicable master plan are included with this item.
Presenter: Sarah Fox, Senior Planner
Recommended Action: Staff recommends this item be placed on the July 6, 2015 Regular Agenda for Council's consideration.

 [Staff Report for Hills at Round Lake Phase 7](#)
[Hills at Round Lake Final Plat Phase 7](#)
[HARL Master Plan 2015](#)

- L. Community Development Miscellaneous and Updates
Details: This is a placeholder for miscellaneous or emergent items.
Presenter: Phil Bourquin, Community Development Director
- M. City Administrator Miscellaneous Updates and Scheduling
Details: This is a placeholder for miscellaneous or scheduling items.
Presenter: Pete Capell, City Administrator

V. COUNCIL COMMENTS AND REPORTS

VI. PUBLIC COMMENTS

VII. 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.

DRAFT

June 1, 2015

Via E-Mail

Pete Capell
City Administrator
City of Camas
616 NE Fourth Avenue
Camas, WA 98607

Re: Camas-Washougal Fire Department/East County Fire & Rescue
Cost of Service Review

Pete:

Thank you for the opportunity to present a scope of work to assist the City of Camas and East County Fire and Rescue (ECFR) assess the costs of providing certain services to ECFR. This proposal reflects my understanding of your needs based on my recent discussion with you and Camas-Washougal Fire Department (CWFD) Chief Nick Swinhart.

The proposed analysis will:

- Analyze and assess the feasibility of providing Fire Department services to ECFR under the terms of the existing inter-local agreement with Washougal.
- Identify alternatives that would make provision of services cost-effective for both parties, if needed.
- Estimate the costs of ECFR contracting with CWFD for Fire Chief services.
- Identify key transition issues and milestones related to providing services.
- Present the results to a committee consisting of members of the Camas City Council and ECFR Commission.

The attached document presents the proposed tasks and related hours and costs. Work will begin immediately upon notification to proceed.

Thank you again for the opportunity to present this proposal.

Sincerely,



Paul Lewis

Enclosure

Project Objectives

The objective of the project is to assess the financial feasibility of the Camas-Washougal Fire Department (CWFD) providing certain services to East County Fire & Rescue (ECFR).

Project Oversight

The City of Camas City Administrator, the CWFD Fire Chief and the ECFR Interim Fire Chief will provide direction for the project. The Mayor of Camas and ECFR Fire Commissioners will provide policy direction and feedback. Other Camas and ECFR staff will provide data and feedback.

Work Plan

Task 1: Assess the Feasibility of CWFD Providing Fire Department Services to ECFR

- Collect 2013 and 2014 data for ECFR on the allocation factors used in the CWFD interlocal agreement: population, calls for service and structure assessed value.
- Collect 2013 and 2014 actual revenues and expenses for ECFR and CWFD (2014 only). Collect 2015 budgeted revenues and expenses.
- Collect information on the current staffing levels for ECFR to include full time and part time positions by job classification, 2015 compensation (salary and benefits) and salary ranges.
- Collect the salary range for all current CWFD positions.
- Meet with the CWFD Fire Chief and ECFR Interim Chief to develop assumptions regarding deployment to serve ECFR, costs applicable to CWFD services and costs to be retained by ECFR.
- Develop a financial model to project ECFR and CWFD revenues and expenses using the deployment and cost assumptions identified above and the ECFR cost allocation factors.
- Compare ECFR's total costs, including payments to CWFD and retained costs, with ECFR's available revenues.
- Compare CWFD's projected costs to serve ECFR with the projected revenues provided to CWFD by ECFR.
- Contact the Camas Finance Director to review the draft results.
- Meet with the CWFD Fire Chief and ECFR Interim Chief to review the results and to identify service delivery, deployment and other options to balance revenues and expenses, if needed.

Task 2: Assess Service Delivery and Cost Alternatives

- Document alternative assumptions and scenarios for services provided by CWFD to ECFR.
- Analyze the impact of each alternative on the financial feasibility of services provided by CWFD to ECFR – on both ECFR and CWFD.
- Meet with the CWFD Fire Chief and ECFR Interim Chief to review the results and to identify whether to proceed with an analysis of ECFR contracting with CWFD for Fire Chief Services.
- Revise the alternatives analysis as needed based on the feedback provided.

Task 3: Estimate the Costs to ECFR of Contracting with CWFD for Fire Chief Services (Optional)

- Meet with the CWFD Fire Chief, ECFR Interim Chief and ECFR Commissioners to identify assumptions and scenarios regarding Fire Chief services to be provided by CWFD to ECFR.
- Develop a methodology that fairly and equitably reflects CWFD's cost of providing the desired services to ECFR.
- Contact the Camas Finance Director to review the draft results.
- Meet with the CWFD Fire Chief, ECFR Interim Chief and ECFR Commissioners to review the estimated costs of Fire Chief services.

Task 4: Outline a Transition Plan for CWFD Providing Services to ECFR

- Outline regulatory, policy, operational and financial issues related to the transition of CWFD providing selected services to ECFR.
- Identify the steps and actions needed to address the identified issues along with a tentative timeline and milestones.
- Meet with the CWFD Fire Chief, ECFR Interim Chief to review the regulatory, policy and operational issues along with the steps, actions, timeline and milestones.
- Revise the transition plan outline as needed based on the feedback provided.

Task 5: Summarize the Results of the Analysis

- Prepare a draft memo summarizing the results of the analysis in bullet point format.
- Review the draft memo with CWFD Fire Chief and ECFR Interim Chief and revise the memo based on their feedback.
- Present the results to a committee consisting of Camas City Council members and ECFR commissioners.

Estimated Project Hours and Costs

An estimated 48 hours will be required to complete the project. Invoices will be submitted monthly based on the actual hours worked at \$120 per hour. The total cost for the project will not exceed \$5,760 without written approval from the City of Camas. Work will begin on the project upon notification to proceed. The targeted completion date for the project will be no later than September 15, 2015.

Task	Description	Estimated Hours
1	Assess the Feasibility of CWFD Providing Services to ECFR	20
2	Assess Service Delivery and Cost Alternatives	6
3	Estimate the Cost of Fire Chief Services (Optional)	6
4	Outline a Transition Plan for CWFD Providing Services to ECFR	6
5	Summarize the Results of the Analysis	10
Estimate of Total Hours:		48
Hourly Rate:		\$120.00
Estimated Total Cost:		\$5,760

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

Due to numerous unexpected vacancies within the department caused by long term injuries and a resignation, CWFD is facing unprecedented overtime usage that will strain the capacity of the funds budgeted for that purpose. Therefore, the City of Camas and the members of IAFF #2444 mutually agree to establish an MOU to address this issue. It is agreed by both parties that the following provisions will not establish past practice or precedence:

- Effective at the start of the June 29, 2015 FLSA period, Captain Greg Payne will be temporarily appointed to the position of Administrative Battalion Chief. At the time of his temporary appointment, Captain Payne will be unassigned from the Training Captain position.
- This assignment will end on October 11, 2015 and will not be renewed or extended without the mutual agreement of the City and union.
- As the Administrative Battalion Chief, Payne's schedule will primarily consist of six (6) 24 hour shifts per FLSA cycle, covering battalion chief Kelly days and vacation days that would otherwise generate overtime.
- If there are not at least six (6) BC overtime shifts to be covered in any one FLSA cycle, he will make up the difference in hours performing administrative work as assigned, modifying his platoon schedule as appropriate to accommodate one hundred forty-four (144) hours per FLSA period.
- During the temporary appointment as the Admin BC, Payne will be eligible for overtime at the BC level only.
- During his temporary appointment as the Admin BC, Payne will be paid BC wages at one step higher than his current wage.
- The temporary assignment may be revoked by the Fire Chief with two weeks notice if staffing conditions no longer render the assignment necessary.
- At the end of his temporary assignment, Payne will be reassigned to the Training Captain position.
- The duties of the Training Captain position will be offered to Captain Grant Brock for the duration of the temporary assignment.
- Captain Brock will only perform duties in the Training Captain position not limited by his light duty status.
- This MOU shall terminate upon the end of the assignment and return of Captain Payne to the Position of Training Captain

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

FOR THE CITY OF CAMAS

Scott Higgins
Mayor
City of camas

FOR THE UNION

Michael Coyle
President
IAFF #2444

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

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

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

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

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

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

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

FOR THE CITY OF CAMAS

Scott Higgins
Mayor
City of camas

FOR THE UNION

Michael Coyle
President
IAFF #2444



INTERLOCAL CONTRACT FOR COOPERATIVE PURCHASING

ILC

No.: _____

Permanent Number assigned by H-GAC

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

W I T N E S S E T H

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

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

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

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

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

ARTICLE 1: LEGAL AUTHORITY

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

ARTICLE 2: APPLICABLE LAWS

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

ARTICLE 3: WHOLE AGREEMENT

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

ARTICLE 4: PERFORMANCE PERIOD

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

ARTICLE 5: SCOPE OF SERVICES

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

(over)

ARTICLE 6: PAYMENTS

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

ARTICLE 7: CHANGES AND AMENDMENTS

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

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

ARTICLE 8: TERMINATION PROCEDURES

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

ARTICLE 9: SEVERABILITY

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

ARTICLE 10: FORCE MAJEURE

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

ARTICLE 11: VENUE

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

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

*

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

*

Mailing Address

*

City State ZIP Code

*By: _____
Signature of chief elected or appointed official

*

Typed Name & Title of Signatory Date

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

By: _____
Executive Director

Attest: _____
Manager

Date: _____

**Denotes required fields*

*Request for Information

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

Name of End User Agency: _____ County Name: _____
(Municipality/County/District/etc.)

Mailing Address: _____
(Street Address/P.O. Box) (City) (State) (ZIP Code)

Main Telephone Number: _____ FAX Number: _____

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

Web Site Address: _____

Official Contact: _____ Title: _____
(Point of Contact for HGACBuy Interlocal Contract) Ph No.: _____ - _____
Mailing Address: _____ Fx No. : _____ - _____
(Street Address/P.O. Box) E-Mail Address: _____
(City) (State) (ZIP Code)

Authorized Official: _____ Title: _____
(Mayor/City Manager/Executive Director etc.) Ph No.: _____ - _____
Mailing Address: _____ Fx No. : _____ - _____
(Street Address/O.O. Box) E-Mail Address: _____
(City) (State) (ZIP Code)

Official Contact: _____ Title: _____
(Purchasing Agent/Auditor etc.) Ph No.: _____ - _____
Mailing Address: _____ Fx No. : _____ - _____
(Street Address/O.O. Box) E-Mail Address: _____
(City) (State) (ZIP Code)

Official Contact: _____ Title: _____
(Public Works Director/Police Chief etc.) Ph No.: _____ - _____
Mailing Address: _____ Fx No. : _____ - _____
(Street Address/O.O. Box) E-Mail Address: _____
(City) (State) (ZIP Code)

Official Contact: _____ Title: _____
(EMS Director/Fire Chief etc.) Ph No.: _____ - _____
Mailing Address: _____ Fx No. : _____ - _____
(Street Address/O.O. Box) E-Mail Address: _____
(City) (State) (ZIP Code)

* denotes required fields



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

The Local Agency of City of Camas
desires to supplement the agreement entered into with HDJ Design Group, PLLC
and executed on 7/8/2014 and identified as Agreement No. S-584
All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

I

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

See attached scope of work

II

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

III

Section V, PAYMENT, shall be amended as follows:

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

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

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

By: 

By: _____

THOMAS W. DENNIS, MEMBER

Consultant Signature

Approving Authority Signature

Date

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

NW 6th Avenue and Norwood Intersection
City of Camas Agreement Number S-584

June 8, 2015

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

PROJECT DESCRIPTION AND BACKGROUND

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

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

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

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

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

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

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

PROJECT ASSUMPTIONS

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

DUTIES AND RESPONSIBILITIES OF CONSULTANT

TASK A – PROJECT ADMINISTRATION

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

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

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

Subtask A.2 –Meetings

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

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

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

Subtask A.3 –Management, Coordination and Direction

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

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

TASK B – DATA COLLECTION

Subtask B.1 – Surveying

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

Subtask B.2 – Base Map Update

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

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

Subtask B.3 – Site Visit

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

1. Deliverables:
 - a. Project Photos

Subtask B.4 – Right-of-Way Mapping

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

TASK C– GEOTECHNICAL INVESTIGATION

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

Subtask C.1 – Geotechnical Explorations and Reporting

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

Specifically, Hart Crowser will provide the following services.

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

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

15. Deliverables

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

TASK D – INTERSECTION PLAN AND ROUNDABOUT ANALYSIS REPORT

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

Subtask D.1 – Intersection Plan

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

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

Subtask D.2 – Roundabout Analysis Report

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

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

TASK E – ROUNDABOUT LANDSCAPE CONCEPTS

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

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

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

TASK F – PERMITTING

Subtask F.1 - SEPA

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

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

Subtask F.2 – Construction Stormwater Permit

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

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

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

Subtask F.3 – Archeological Pre-determination

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

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

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

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

TASK G – DESIGN

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

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

Subtask G.1 – Design Memorandum

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

1. Deliverables:
 - a. Design Memorandum

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

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

1. Design tasks include the following:

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

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

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

1. Design tasks include the following:

- a. Update roundabout design based on comments from 60% Plans and WSDOT review comments
- b. Update construction notes, curb return grades, ADA ramp grading, storm sewer system
- c. Update stormwater analysis based on comments from 60% plans
- d. Update and finalize the Stormwater Report.
- e. Prepare street light circuit design including conduit, service location, junction boxes, and landscape electrical service.
- f. Prepare landscape plans per the selected concept
- g. Compute quantities and prepare an engineer's estimate of construction costs.
- h. Prepare 90% Level Project Specifications including current WSDOT amendments, GSP's and special provisions for unique bid items, materials and construction requirements.
- i. Submit 90% plan set, specifications, and cost estimate for review

2. The 90% plan set shall include the following:

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

3. Deliverables

- a. 90% PS&E (3 copies on 11X17 and a pdf of the plan set)
- b. 90% Contract Documents in Word format
- c. 90% Construction Cost Estimate in Excel format.
- d. Final Stormwater Report

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

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

Design tasks include the following:

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

100% and final design phase plan set shall include:

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

Deliverables

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

Subtask G.5: QA/QC

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

TASK H – DESIGN UTILITY COORDINATION AND VERIFICATION

Subtask H.1 – Utility Verification and Coordination

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

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

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

Subtask H.2 – Utility Coordination Meeting

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

TASK I – BID DOCUMENTS AND BIDDING SUPPORT

Subtask I.1 – Bid Documents

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

1. Deliverables
 - a. Bid Documents

Subtask I.2 – Bidding Support

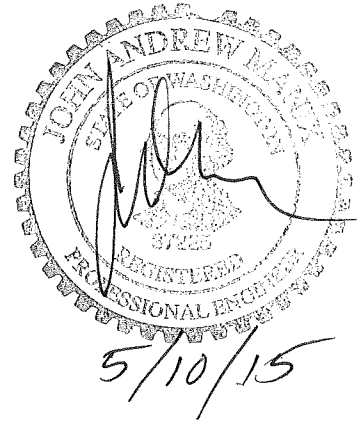
The City will advertise the project and perform all Construction Administration services during the Bid & Award Phase. HDJ will provide support during the bidding process and will assist the City

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

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

HDJ DESIGN GROUP, PLLC

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



Date: May 8, 2015

To: Curleigh Carothers PE, City Engineer, City of Camas

From: John Manix PE, Senior Traffic Engineer

Re: NW 6th and Norwood Intersection – Roundabout Evaluation Update

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

The land use adjustments include:

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

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

Recommendations:

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

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

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

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

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

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

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

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

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

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

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

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

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

Roundabout Design Life:

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

Conclusion:

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

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

LEVEL OF SERVICE



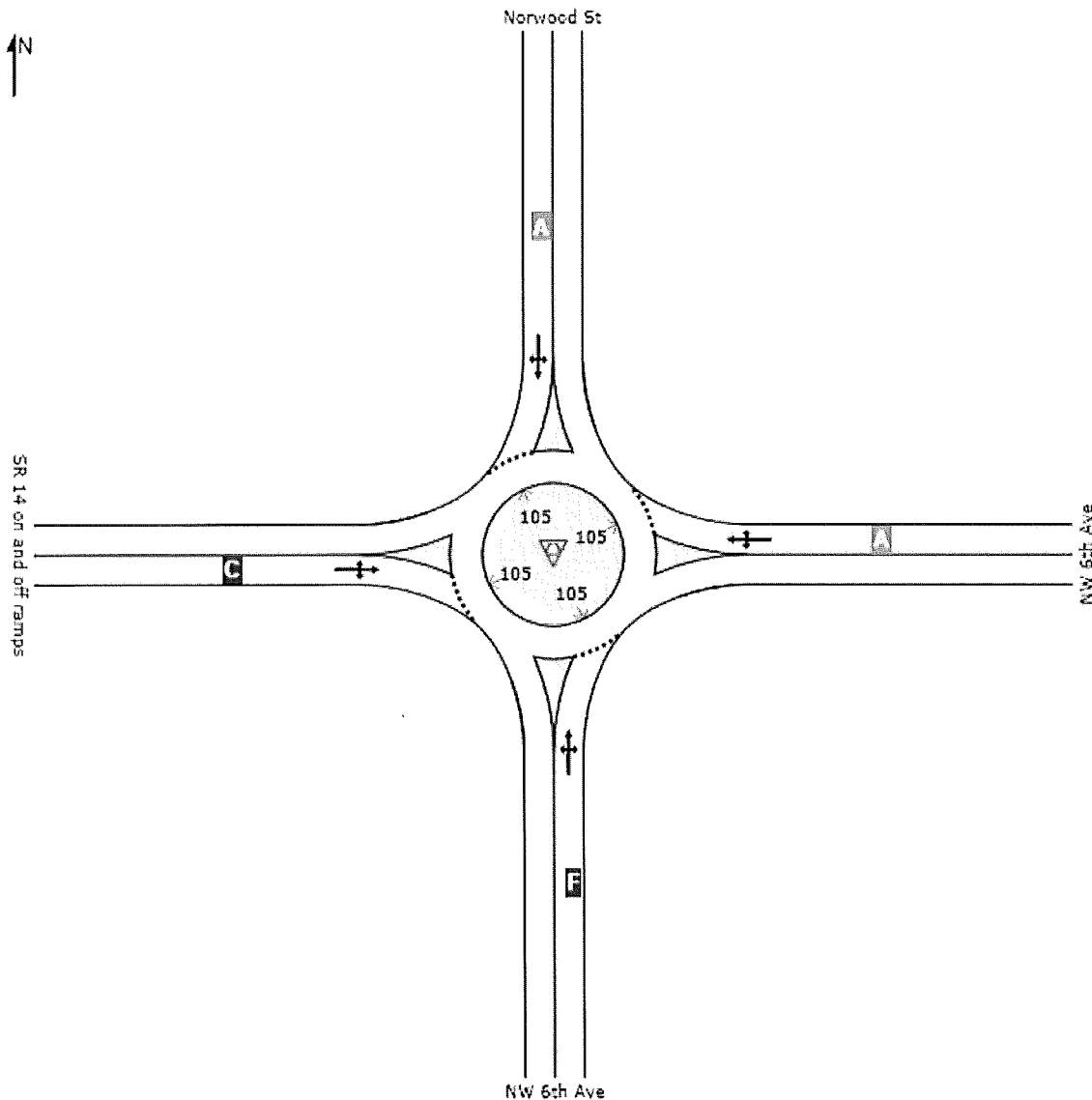
Site: NW 6th Ave at Norwood 2035 TIF Update (improved) - 1% growth on WB to SB left turn

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

Roundabout

All Movement Classes

	South	East	North	West	Intersection
LOS	F	A	A	C	C



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

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

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

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

MOVEMENT SUMMARY

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

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

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

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

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

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

Roundabout Capacity Model: SIDRA Standard.

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

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

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

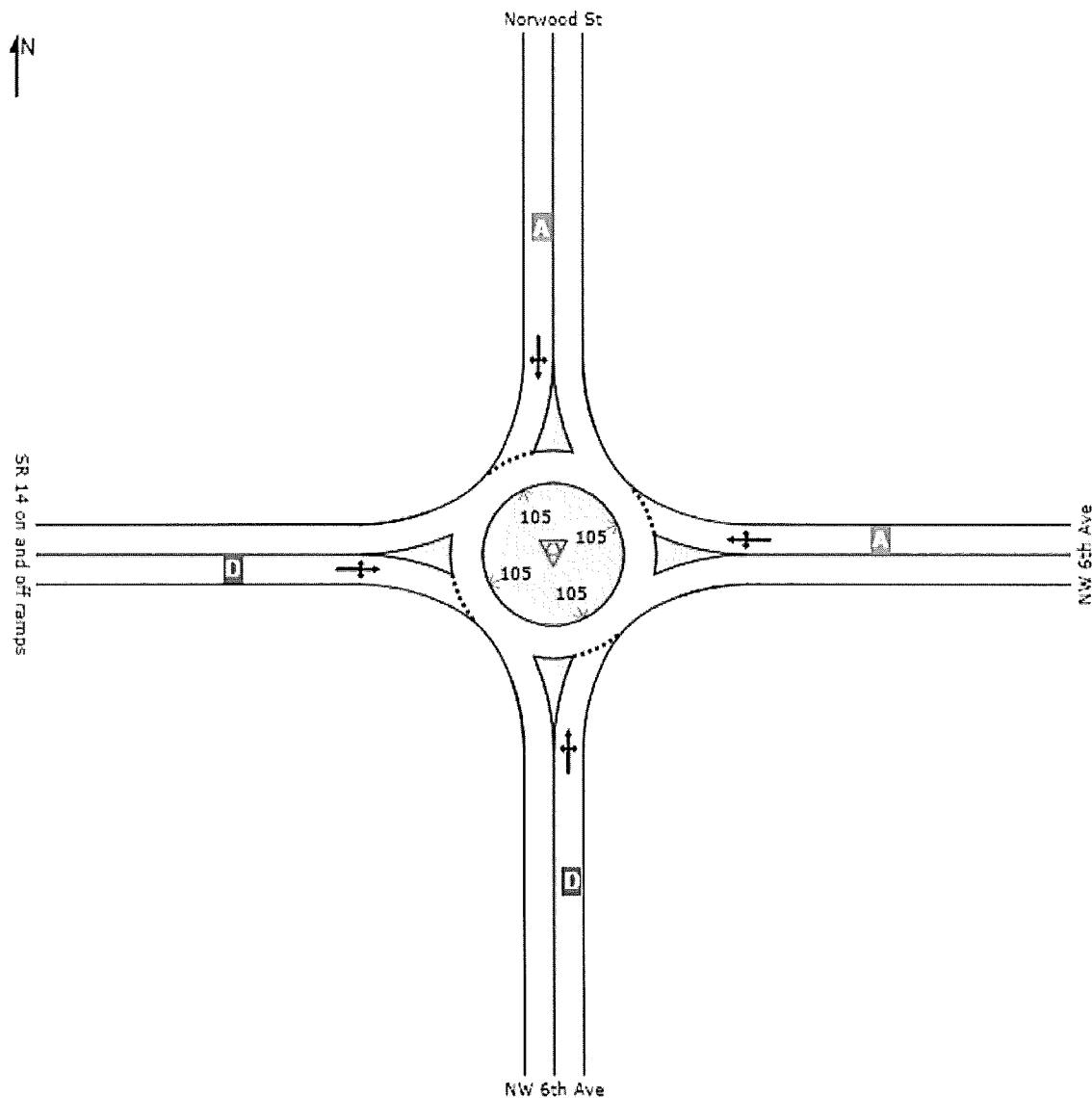
LEVEL OF SERVICE

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

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

All Movement Classes

	South	East	North	West	Intersection
LOS	D	A	A	D	C



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

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

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

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

MOVEMENT SUMMARY

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

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

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

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

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

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

Roundabout Capacity Model: SIDRA Standard.

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

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

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

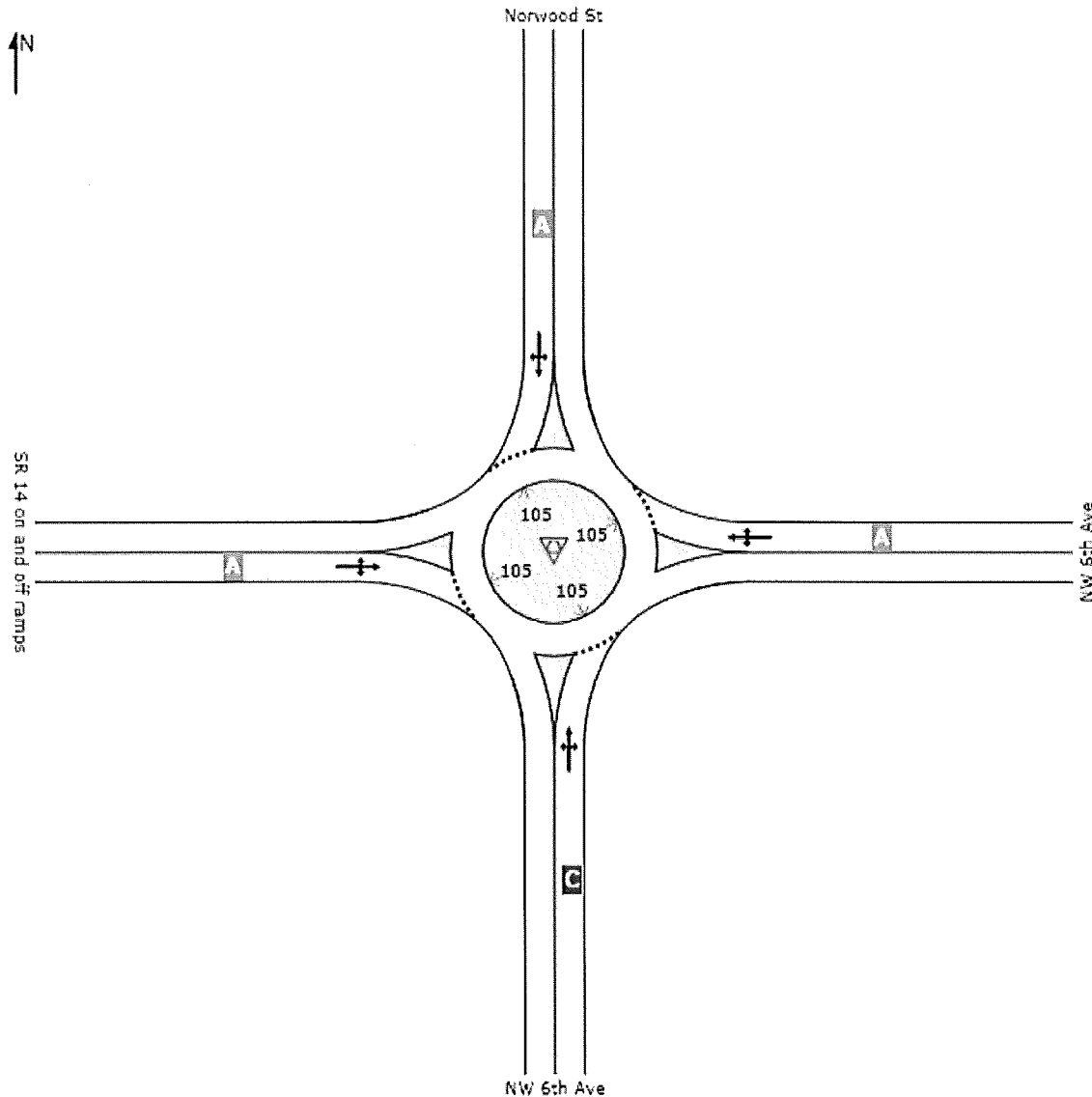
LEVEL OF SERVICE

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

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

All Movement Classes

	South	East	North	West	Intersection
LOS	C	A	A	A	A



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

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

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

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

MOVEMENT SUMMARY

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

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

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

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

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

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

Roundabout Capacity Model: SIDRA Standard.

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

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

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

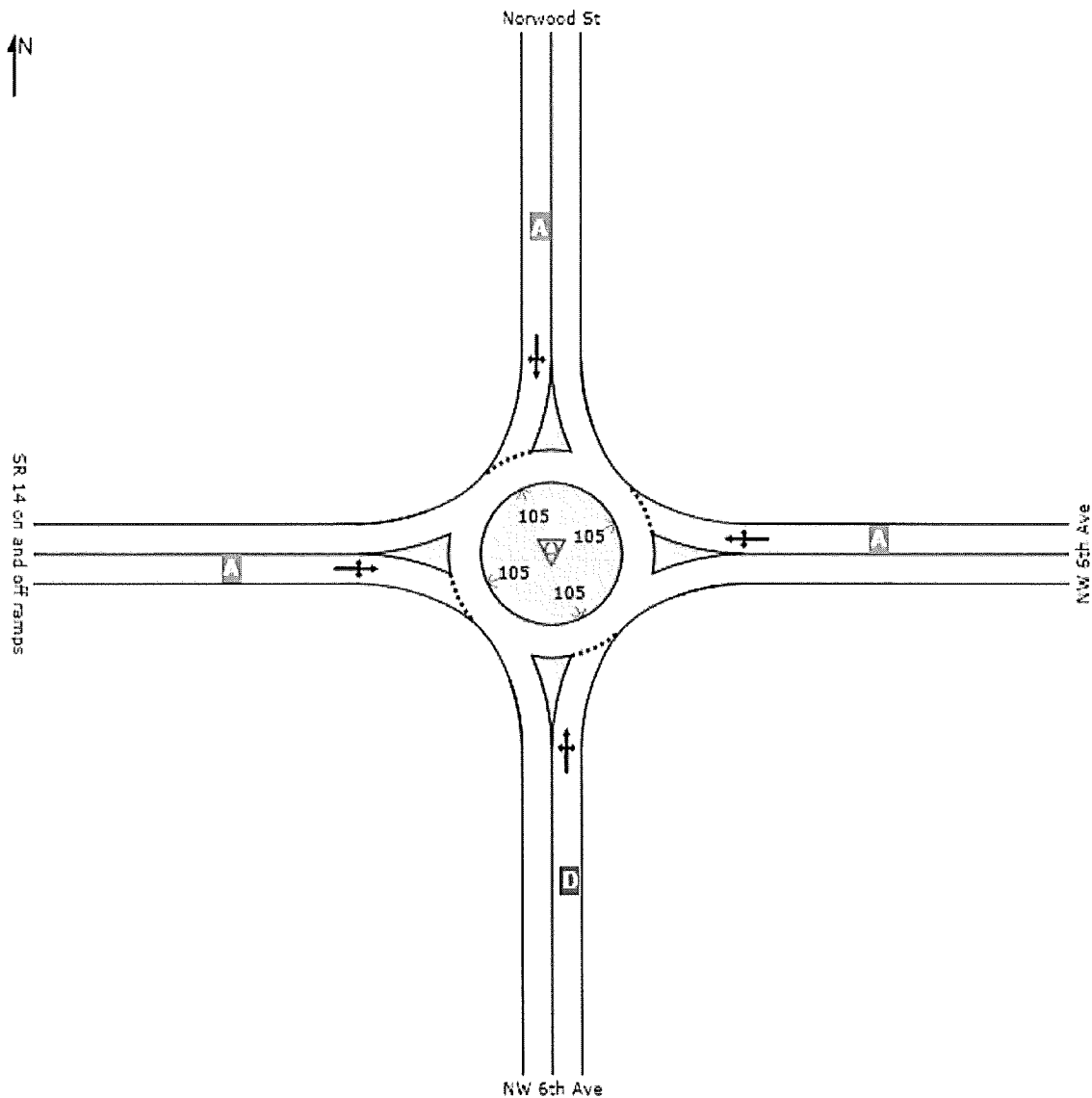
LEVEL OF SERVICE

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

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

All Movement Classes

	South	East	North	West	Intersection
LOS	D	A	A	A	B



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

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

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

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

MOVEMENT SUMMARY

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

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

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

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

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

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


Roundabout Capacity Model: SIDRA Standard.

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

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

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

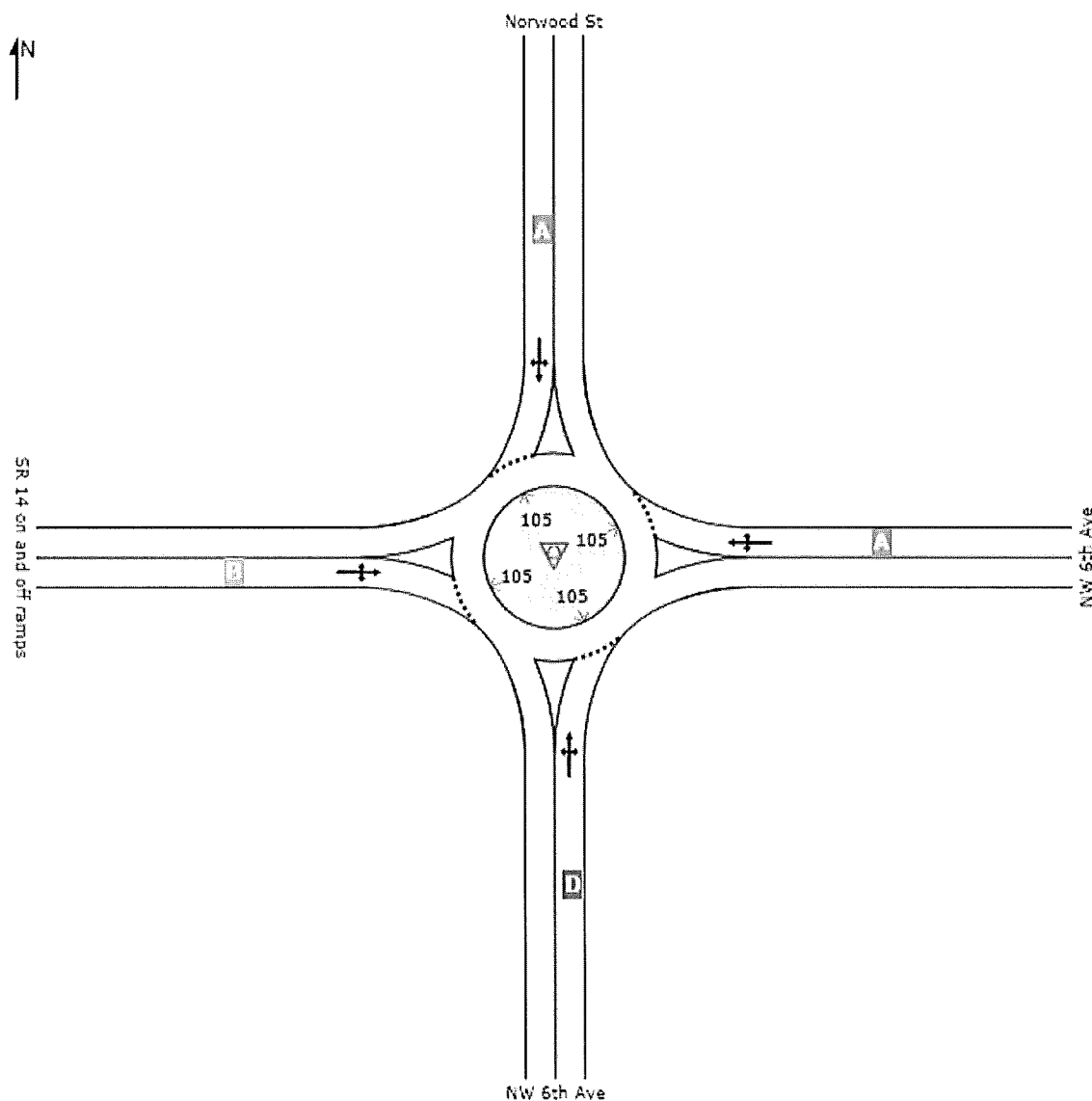
LEVEL OF SERVICE

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

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

All Movement Classes

	South	East	North	West	Intersection
LOS	D	A	A	B	B



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


Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

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

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

MOVEMENT SUMMARY

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

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

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

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

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

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

Roundabout Capacity Model: SIDRA Standard.

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

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

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

LEVEL OF SERVICE

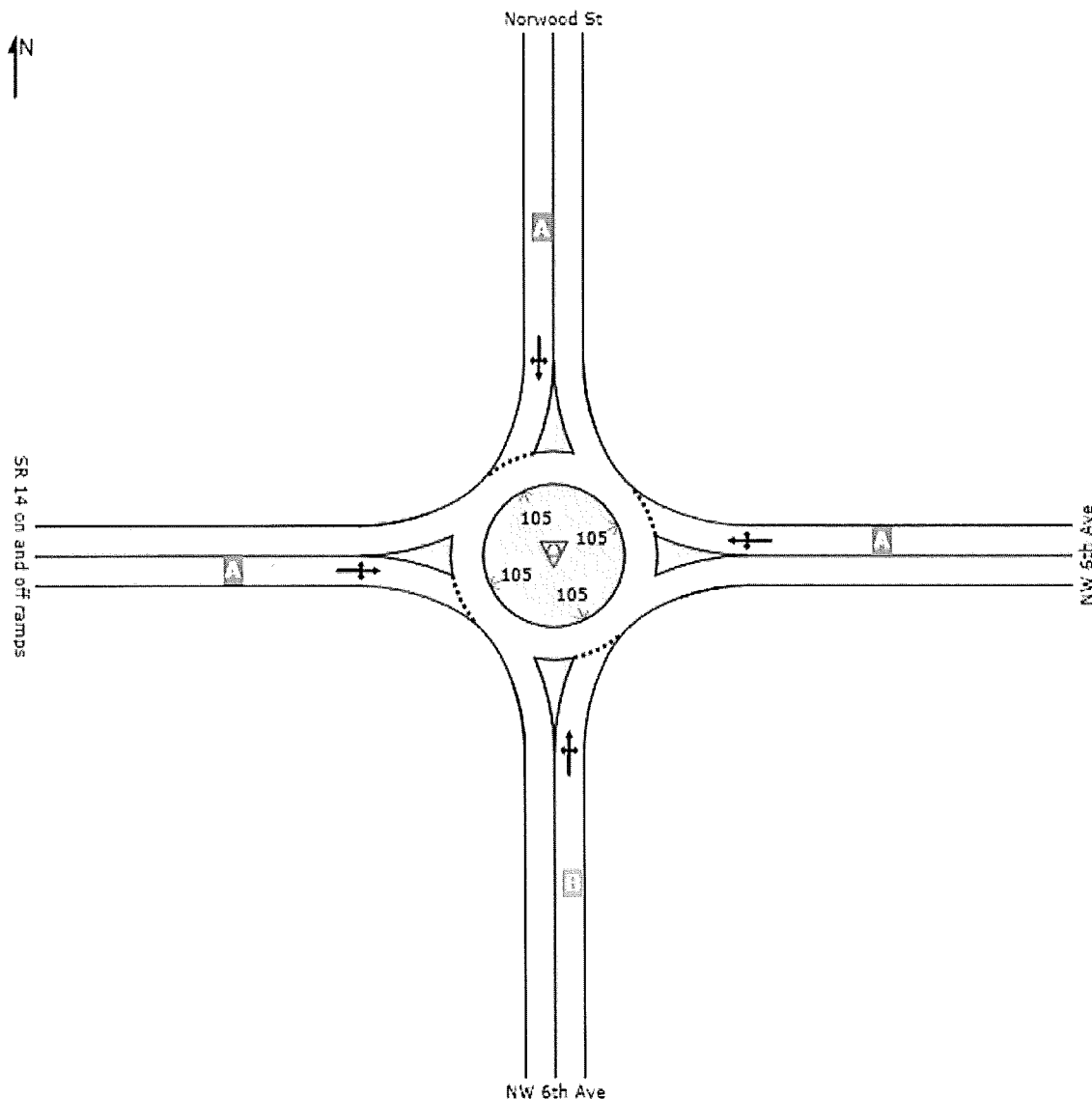
▽ Site: NW 6th Ave at Norwood 2035 with 2015 RTC travel forecast - reduced trips

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

Roundabout

All Movement Classes

	South	East	North	West	Intersection
LOS	B	A	A	A	A



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

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

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

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

MOVEMENT SUMMARY

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

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

Roundabout

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

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

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

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

Roundabout Capacity Model: SIDRA Standard.

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

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

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

GRAPHS - Design Life Analysis

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

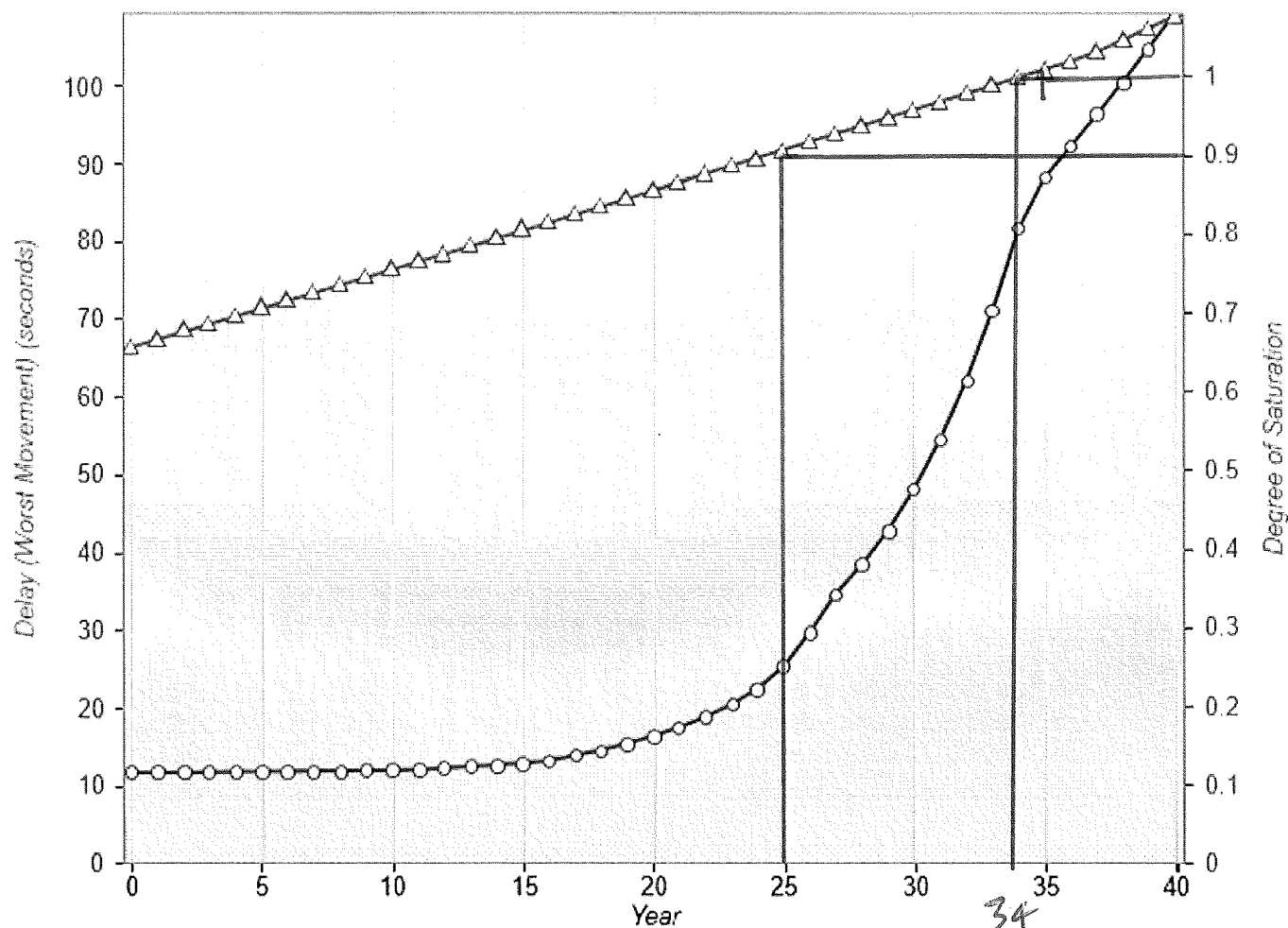
Site: NW 6th Ave at Norwood Existing Volumes

Single lane roundabout

Roundabout

Design Life Analysis (Capacity): Results for 34 years

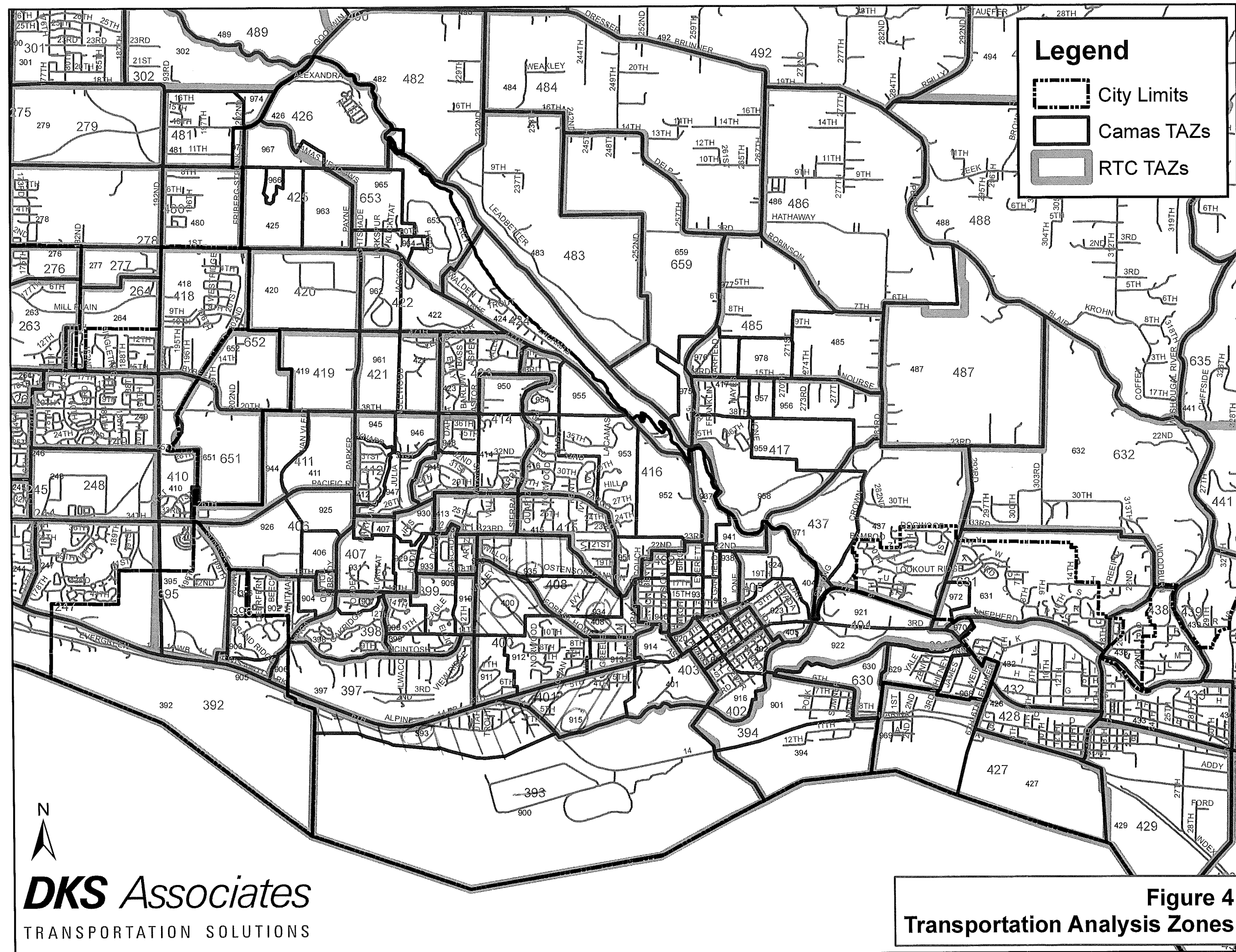
Design Life Results for Intersection - Vehicles



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

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

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



JAY INSLEE
Governor



STATE OF WASHINGTON
OFFICE OF THE GOVERNOR

May 21, 2015

Maia D. Bellon, Director
Department of Ecology
PO Box 47600
Olympia, WA 98504-7600

RE: Statewide Drought Declaration

Dear Director Bellon:

Based on the recommendation of the Executive Water Emergency Committee, I hereby affirm that the state of Washington is suffering from drought conditions. Therefore, I hereby authorize and direct you, as Director of the Department of Ecology, to take the necessary actions, including necessary orders, to formally declare a drought emergency for the entire state of Washington.

Because mountain snowpack is at record lows, and many streams and rivers are flowing at record-low levels, I am concerned that the state could face serious water shortages this coming summer and fall. Stream flow forecasts by the Natural Resources Conservation Service and the National Weather Service indicate that water supplies will be below 75 percent of normal this year in most of the state. This shortage creates a strong possibility of undue hardships for water users.

I am also very concerned about the harm to fish and wildlife that could result from reduction of stream flows in major rivers and tributaries throughout the state. I encourage the Department of Ecology to cooperate with other state agencies, federal agencies, Tribes, and water users across the state to minimize the effects of the current conditions on important fisheries resources.

In the coming months, I would like the Department of Ecology and other agencies to continue to keep me informed about the latest drought conditions and the effects the drought is having on our residents, farms, and natural resources. We need to work together to help those being affected by these challenging conditions.

Very truly yours,

Jay Inslee
Governor

TITLE 13 EXCERPT

Chapter 13.14 - WATER CONSERVATION

13.14.010 - Purpose.

It is in the public interest to promote the conservation of the city's water supply in order to protect the health, welfare and safety of water users. To accomplish this declared purpose, the city reserves the right to exercise its police powers through emergency measures as set forth in this chapter.

(Ord. 2410 § 1 (part), 2005)

13.14.020 - Authority.

The public works director, when necessary for the protection of the public health, safety and welfare, shall have the authority to declare various stages of water emergencies and to implement the water conservation measures set forth in this chapter. The public works director shall also have authority to determine whether the various stages of water emergencies and water conservation measures apply to the entire city utility service area or to such portions as may be particularly affected.

(Ord. 2410 § 1 (part), 2005)

13.14.030 - Policies and procedures.

The following policies and procedures shall apply during the various stages of water emergencies as set forth in this section:

- A. Stage I - Anticipated Water Shortage—Internal Preparations. The public works director may declare a Stage I water emergency when a water shortage is anticipated but not immediate. The public works department shall conduct public education efforts regarding the benefits and necessity of conservation by the public.
- B. Stage II - Serious Water Shortage—Voluntary Conservation. The public works director may declare a Stage II water emergency when a water shortage exists such that immediate voluntary reductions in consumption are necessary. The public works department shall conduct an intensified public information campaign and shall institute a voluntary odd/even home irrigation program. The city shall reduce usage for designated park irrigation systems that do not affect sports fields.
- C. Stage III - Critical Water Shortage—Limited Outdoor Restrictions. The public works director may declare a Stage III water emergency when a water shortage exists such that water supplies are critically impacted and water demand must be reduced. The mayor is authorized to establish certain specified days or hours for irrigating, sprinkling or watering lawns and gardens, and may prohibit or regulate other nonessential uses of

water within the water system during such times as there is an actual or impending water shortage, extreme pressure loss in the distribution system, or for any other reasonable cause. The following nonessential uses of water may be prohibited on all properties connected to the city's water system, whether inside or outside of the city:

1. Washing sidewalks, walkways, driveways, parking lots, patios, and other exterior paved areas by direct hosing, except as may be necessary to prevent or eliminate materials dangerous to the public health and safety;
 2. Escape of water through breaks or leaks within the customer's plumbing or private distribution system for any period of time beyond which such break or leak should reasonably have been discovered and corrected. It shall be presumed that a period of forty-eight hours after the customer discovers a leak or break, or receives notice from the city of such leak or break, whichever occurs first, is a reasonable time in which to correct the same;
 3. Noncommercial washing of privately owned motor vehicles, trailers, and boats, except from a bucket or hose using a shutoff nozzle for quick rinses;
 4. Lawn sprinkling and irrigation which allows water to run off or overspray the lawn area. Every customer is deemed to have knowledge of and control over his or her lawn sprinkling and irrigation at all times;
 5. Sprinkling and irrigation of lawns, ground cover, or other plants, between the hours of nine a.m. and six p.m. or on any day not authorized by the established rotation schedule;
 6. Such other uses as the mayor deems appropriate.
- D. Stage IV - Emergency Water Shortage—Mandatory Outdoor Restrictions and Indoor Conservation. The public works director may declare a Stage IV water emergency when a water shortage exists such that maximum flow reduction is immediately required, water available to the city is insufficient to permit any irrigation, watering or sprinkling, and all available water is needed solely for human consumption, sanitation and fire protection. The public works director may prohibit all nonessential uses of water, including, but not limited to, all vehicle washing, all lawn watering, and all of the uses that may be prohibited for a Stage III water emergency. The public works and utilities department shall disseminate information using every available means to encourage customers to reduce indoor water usage to the maximum extent possible.
- E. Stage V - Regional Disaster—Water Rationing. The public works director may declare a Stage V regional disaster water emergency when a water shortage exists such that water rationing must be implemented and emergency water distribution may be necessary for customers without water. The public works director is authorized to restrict water use by rationing the amount of water used by residential users to a certain number of gallons per day per person residing within the dwelling unit, by rationing the amount of water used by nonresidential users based on a percentage of their historical usage as calculated by

the city, and by any other type of rationing as the public works director deems necessary and appropriate in the circumstances.

- F. **Implementation Requirements.** Prior to the implementation and enforcement of any of the above stages, the public works director shall take reasonable efforts to have information disseminated to affected customers regarding the rationing plan, which shall include, at a minimum, publication in the official newspaper of the city at least once, not less than one week in advance of the effective date of the declaration, information of the declaration of the applicable stage, a description of the limitations and restrictions that would apply, and identification of the effective date of the declared stage and limitations and restrictions. Notwithstanding the publication requirements set forth in this chapter, if it is determined by the public works director that exigent circumstances exist that necessitate immediate implementation and enforcement of any particular stages of water emergency, notice to affected customers may be provided by personal service of the notice on such customers, or by posting notices at the customers' residences (if the customers' residences are the affected sites), or by posting notices at the locations where the customers' utility services are received (if the affected sites are not their residences).
- G. **Term of Stage and Scope.** The public works director is also authorized to determine the geographic area to which the declared stage shall apply, and to determine the duration for which the declared stage and its limitations and restrictions shall be in effect.

(Ord. 2410 § 1 (part), 2005)

13.14.035 - Mandatory alternate day sprinkling.

- A. From June 1st through October 31st, commercial, industrial, irrigation and governmental customers shall water lawns and landscaping on alternate days only as follows:

All such customers with a street address ending in an even number shall water on even number days, and all such customers with a street address ending in an odd number shall water on odd number days.

- B. The limitations set forth in this section shall not apply to hand watering of flower pots and baskets and vegetable gardens.
- C. Upon written request from the customer, the public works director may grant an exemption from the alternate day watering restrictions for new lawns or landscaping, or other special circumstances.
- D. For any initial violation of this section, the customer shall be given a written notice of violation and shall have ten days to make corrections to its watering schedule. Subsequent violations shall be punished in accordance with [Section 13.14.060](#).

(Ord. 2486 § 1, 2007)

13.14.040 - Enforcement.

The public works director or designee, code enforcement officers of the building division of the planning department or of the fire department, and police officers of the city shall have the authority to enforce the provisions of this chapter.

(Ord. 2410 § 1 (part), 2005)

13.14.050 - Variances.

The public works director may grant temporary variances for the prospective use of water otherwise prohibited by this chapter. Such temporary variances shall be in writing and shall be based on a determination by the director that, due to unusual circumstances, application of this chapter would cause an extraordinary hardship adversely affecting the health, sanitation, or fire protection of the applicant or the public. The director's determination shall be final unless appealed as follows: a party adversely affected by the director's determination may appeal the determination to the mayor or designee within twenty-four hours of the director's determination or such later time as the mayor may designate. The mayor's determination shall be final and nonappealable. The twenty-four-hour periods shall exclude Saturdays, Sundays and legal holidays.

(Ord. 2410 § 1 (part), 2005)

13.14.060 - Penalties.

Violations of this chapter shall be punishable as follows:

- A. The first violation of any provision of this chapter shall be a civil infraction as provided for by RCW 7.80.120(1)(a), as now enacted or hereafter amended. Infractions shall be processed pursuant to the authority and provisions set forth in Chapter 7.80 RCW, as now enacted or hereafter amended, and the Infraction Rules for Courts of Limited Jurisdiction.
- B. For any second or subsequent violation of any provision of this chapter the violator may be charged as a misdemeanor punishable by imprisonment in jail for a maximum term fixed by the court of not more than ninety days, or a fine in an amount fixed by the court of not more than one thousand dollars, or both such imprisonment and fine.

(Ord. 2410 § 1 (part), 2005)



May 21, 2015

Mr. Steve Wall, P.E.
Public Works Director
City of Camas
616 NE Fourth Avenue
Camas, Washington 98607

SUBJECT: SCOPE OF WORK AND FEE PROPOSAL, CLASS A BIOSOLIDS
TAX EXEMPTION ASSISTANCE
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
G&O #20155.58

Dear Mr. Wall:

We are pleased to provide our Proposal for Professional Engineering Services for Class A Biosolids Tax Exemption Assistance. We propose to assist the City in obtaining the tax refunds for which it is eligible.

House Bill 1347 is legislation that took effect April 11, 2011. The portion of the bill that the City is interested in provides a tax exemption for the purchase of equipment and labor utilized in the production of Class A or Exceptional Quality (EQ) biosolids. As indicated in the house bill, the "biosolids manufacturing process" and point at which the tax exemption applies is "where Class "B" biosolids undergo additional processing to achieve Class "A" or EQ standards." The tax exemption applies to machinery and equipment that is used directly in the process of creating Class A biosolids. Processing equipment such as pumps, blowers, drying equipment, and conveyors are examples of equipment eligible for the exemption. The exemption also applies to the charges for labor and services rendered for installation, repair, cleaning, altering, or improving the equipment.

Buildings and building fixtures, such as heating systems, plumbing, air conditioning, and building electrical systems that are not used directly in the biosolids manufacturing process, remain subject to tax and are not eligible for the exemption. The tax exemption does not include equipment with a useful life of less than 1 year or hand tools.

This tax exemption applies to new projects and retroactively. Expenditures which have taken place within 4 years of the request are eligible for the exemption.

To obtain the exemption, the purchaser (City) must fill out the Manufacturer's Sales and Use Tax Exemption Certificate, give it to the seller, and keep a copy for its records. The

701 Dexter Avenue N., Suite 200 Seattle, Washington 98109 (206) 284-0860 Fax (206) 283-3206



Mr. Steve Wall, P.E.
May 21, 2015
Page 2

seller would either omit the tax from a new purchase or refund it from a previous purchase. There are additional procedures to follow if the seller will not or cannot make good on the exemption. The purchaser could then pursue a refund directly from the State.

The Manufacturer's Sales and Use Tax Exemption Certificate and a copy of House Bill 1347 are attached.

To meet the requirements for the exemption, at least 50 percent of the biosolids must be sold to meet the majority use threshold. State and local sales tax is collected for all biosolids sold. State and local use tax (which is the same rate as state and local sales tax) is due for any remaining biosolids that are not sold. Biosolids not sold would include product used on site, or given away or used elsewhere in the City. The use tax is based on the retail sales price.

There is no minimum selling price requirement for Class A biosolids per the statute. However, the use tax (for any product not sold) is based on the fair-market retail sales price of the product, presumably the market price for the biosolids which are sold.

The general engineering services tasks we propose to perform include completing tax exemption and refund forms, providing calculations for the exemption and refund tabulation, and providing a letter of justification to the Washington State Department of Revenue for the City's signature.

The total cost for engineering services described is \$4,668. Please refer to the enclosed Exhibit B, which provides a detailed summary of the engineering costs. If you find this proposal acceptable, please sign the contract amendment authorization statement at the bottom of this letter, and return one copy to us. A second copy of this letter is provided for this purpose. Please call Eric Nutting or me if you wish to discuss this request or if you need additional information.

Sincerely,

GRAY & OSBORNE, INC.

Jay Swift, P.E.

JLS/hhj
Encl.

cc: Mr. Bob Busch, WWTF Superintendent, City of Camas



Mr. Steve Wall, P.E.
May 21, 2015
Page 3

CITY OF CAMAS – CLASS A BIOSOLIDS TAX EXEMPTION ASSISTANCE

I hereby authorize Gray & Osborne, Inc. to proceed with the engineering work as described herein and under the terms and conditions of our current On-Call Water and Wastewater Engineering Services Contract dated December 2, 2013, for a cost not to exceed \$4,668 which is specifically stated and further referenced herein.

Name (Print)

Title

Signature

Date



EXHIBIT B

ENGINEERING SERVICES SCOPE AND ESTIMATED COST

City of Camas - Class A Biosolids Tax Exemption Assistance

Tasks	Principal Hours	Project Manager Hours	Project Engineer Hours
General Engineering Services		6	18
Correspondence		1	6
Quality Assurance/Quality Control	0.5	0.5	4
Hour Estimate:	0.5	7.5	28
Fully Burdened Billing Rate Range:*	\$112 to \$176	\$115 to \$176	\$110 to \$142
Estimated Fully Burdened Billing Rate:*	\$160	\$145	\$125
Fully Burdened Labor Cost:	\$80	\$1,088	\$3,500

Total Fully Burdened Labor Cost: \$ 4,668

TOTAL ESTIMATED COST: \$ 4,668

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

FINAL BILL REPORT

HB 1347

C 23 L 11

Synopsis as Enacted

Brief Description: Concerning sales and use tax exemptions for certain property and services used in manufacturing, research and development, or testing operations, not including changes to RCW 82.08.02565 and 82.12.02565 that reduce state revenue.

Sponsors: Representatives Hunter and Orcutt; by request of Department of Revenue.

House Committee on Ways & Means

Senate Committee on Ways & Means

Background:

Retail sales and use taxes are imposed by the state, most cities, and all counties. Retail sales taxes are imposed on retail sales of most articles of tangible personal property and digital products and some services. A retail sale is a sale to the final consumer or end user of the property, digital product, or service. If retail sales taxes were not collected when the property, digital products, or services were acquired by the user, then use taxes apply to the value of most tangible personal property and digital products and some services when used in this state. The state sales and use tax rate is 6.5 percent. Local tax rates vary from 0.5 percent to 3.0 percent, depending on the location. The average local tax rate is 2 percent, for an average combined state and local tax rate of 8.5 percent.

A retail sales and use tax exemption applies to new or replacement machinery and equipment (M&E) used in a manufacturing or research and development operation by a manufacturer or processor for hire. The exemption also applies to services, such as installation or repair services, rendered with respect to the M&E. The exemption applies to industrial fixtures and devices as well as pollution control equipment that is used in the manufacturing operation. The exemption does not apply to short-lived tools, hand tools, and consumable supplies.

King County is constructing a new regional wastewater treatment plant, called Brightwater. Construction started in 2006. The treatment plant is anticipated to begin operations in 2012. Brightwater will serve portions of King and Snohomish counties. The new facilities will include a treatment plant, conveyance (pipes and pumps taking wastewater to and from the plant), and a marine outfall. King County filed a refund lawsuit claiming it is entitled to the M&E exemption for the M&E installed at Brightwater. The amount of the refund request is approximately \$23 million, not including interest.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

As part of the wastewater treatment process, many treatment plants produce exceptional quality biosolids that contain almost no pathogens. These exceptional grade biosolids can be used as commercial fertilizer.

Two state universities are claiming the exemption for M&E used as part of a technological research and development operation.

Summary:

The sales and use tax exemption for machinery and equipment (M&E) is clarified to only apply with respect to businesses that are taxed under the manufacturing category for business and occupation tax. The exemption does not apply to M&E used for activities within the purview of a utility business, i.e., distributing electricity, providing water and sewer services, distributing natural gas, etc. However, M&E used by a wastewater treatment facility to process class B biosolids into biosolids meeting class A or exceptional quality standards would qualify for the exemption. It is also clarified that the M&E exemption does not apply to the state and its departments and institutions.

A stand-alone sales and use tax exemption for M&E is provided for public research institutions using the M&E as part of a research and development operation. The exemption also applies to installation, repair, and other services related to the M&E. The following institutions would be eligible for the exemption: University of Washington, Washington State University, Western Washington University, Central Washington University, Eastern Washington University, and The Evergreen State College. Any public research institution claiming the exemption is required to file an annual survey with the Department of Revenue providing employment-related information for the prior calendar year, the general areas of research and development where exempt M&E is used, and the amount of the tax exemption claimed in the prior calendar year.

The act applies retroactively to open assessment periods as well as prospectively.

Votes on Final Passage:

House	97	0
Senate	47	0

Effective: April 11, 2011

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

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

AGREEMENT

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

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

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

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

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

3.1.4 Bandwidth: 100Mbps Advanced Ethernet Transport

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

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

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

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

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

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

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

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

CAMAS PUBLIC LIBRARY

OFFICE OF THE SECRETARY OF STATE

David Zavortink, Director

Greg Lane
Deputy Secretary of State

Approved as to Form:
Attorney General's Office

Exhibit A

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

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



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

File No. FP15-02

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

TO: Mayor Higgins
City Council

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

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

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

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

BACKGROUND INFORMATION

Lots: 38 single-family lots

Total Area: 6.24 acres

Critical Areas: None

Recreational open space: 0.15 acres

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

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

Conditions of Approval (SUB05-16)	Findings
1. Stormwater treatment including nutrient control and detention facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater calculations shall be submitted at the time of final construction plan submittal.	Final calculations are on file.
2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	In compliance for Phase 6
3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.	In compliance for Phase 6
4. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Signs, lights, and striping are installed
5. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.	Fee was paid as required.
6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	A monument sign was not submitted for this phase. Locations for monument signs were approved on the preliminary landscape plans with file #SUB05-16.
7. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the C.C. & R.'s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. & R.'s for maintenance of the stormwater detention and treatment facilities, any storm drainage system, fencing, landscaping, retaining walls, Tracts or easements outside the City's right of way (if applicable).	CC&R's indicate that Phase 4 will annex Phase 6
8. Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.	Will comply
9. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.	Will comply
10. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals.	In compliance for Phase 6

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

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

29. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity that disturbs an acre or more or adds 5000 square feet or more of impervious surface. In accordance with CMC 17.21.030 the applicant shall be required to furnish to the City an approved form of security (e.g. Erosion Control Bond). The bond is to be in the amount of 200% of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor. The City reserves the right to tap the bond to recover costs associated with enforcing, removing or rectifying any unauthorized dumping, filling or grading.	In compliance for Phase 6
30. SEPA mitigation measures i. An Erosion Control Plan consistent with City requirements to include compliance with the Stormwater Management Manual for Western Washington, February 2005 shall be prepared and submitted for review and approval, and implemented prior to any earth disturbing activities. Additional erosion control measures shall be implemented consistent with best available practices as necessary to control erosion.	In compliance for Phase 6
ii. Grading and all other earthwork to occur during dry summer months, unless the wet weather construction methods are adopted in accordance with the geotechnical report by Columbia West Engineering, Inc (June 25, 2003 and specified on pages 12-13). This condition adopts the June 25, 2003 report by reference for this condition. The geotechnical engineer of record, Columbia West Engineering, shall provide construction observation during any wet weather grading on slopes steeper than 15%.	In compliance for Phase 6
iii. Prior to final plat approval of each phase, the engineer of record shall submit a geotechnical report acceptable to the City Engineer.	In compliance for Phase 6
iv. Fugitive emissions associated with construction shall be controlled at the excavation site, during transportation of excavated material, and at any disposal site.	In compliance for Phase 6
v. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual (as revised). Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.	In compliance for Phase 6
vi. The Revised Wetland Mitigation Plan, prepared by the Resource Company (dated September 14, 2006) shall be implemented prior to final plat approval of Phase One with the following modifications...(Refer to decision for full text of this condition.)	Initial installation occurred in 2007
vii. The following measures shall be in place to reasonably protect the significant trees as defined in CMC 18.31.040, both within the open space tracts and individual lots.... <i>(Staff note: omitted from this report for brevity and given that this condition is not applicable to these phases.)</i>	There were not any protected significant trees with this phase.
<ul style="list-style-type: none"> The construction of trails and the installation of services shall occur outside of the drip line of the protected significant trees. 	Tract C is the trail location. There are not any trees within the tract.

<ul style="list-style-type: none"> • Only invasive species as identified by the biologist of record may be removed within open spaces and in accordance with the then applicable codes. 	Ongoing compliance required
viii. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m., Saturday, excluding City observed holidays and Sundays. Furthermore, maintenance and fueling of construction equipment shall be confined from said times and days	In compliance for this phase
31. At the time of the final plat of the second phase, a minimum density of six units per net acre shall be provided. The net acreage will be defined as the gross site area less roads (public and private), open space and sensitive lands. The density shall be determined on a cumulative basis including the previously recorded phase(s). A minimum density of six units per net acre shall be required on an overall project basis for any remaining phases at the time of the platting of the phase.	Compliance met at master plan approval.
32. The following notes shall be added to the final plat of all phases... <i>(*Staff Note: The required notes are omitted from this report for brevity, however they are provided on the plat as described with this criterion.)</i>	Plat notes are provided on the drawing.
Conditions of Approval of MinMod12-08	
1. The applicant shall record the boundary line adjustments as approved with the Clark County auditor's office, and return a copy of the recorded documents to the city.	Compliance met
2. The applicant shall submit to the city a revised Final Master Plan drawing with the adjusted open space at Tract B, the revised northern property boundary, and reorder the Tracts accordingly (due to the loss of Tract "F").	Approved plan was superseded with the version approved with MinMod14-03.
3. This consolidated decision shall expire in one year if the approved boundary line adjustments are not recorded, in accordance with CMC§17.07.060.	Conditions were met and permit did not expire.
Conditions of Approval of MinMod14-03	
1. The applicant shall provide one pedestrian path between Lots 188 and 176 in lieu of the alignment between Lots 149 and 163. For clarity, all trails/paths shall be shown on the revised Master Plan drawings, and site construction drawings.	Revised Master Plan is in compliance
2. The applicant shall submit to the city a revised Final Master Plan drawing, consistent with this decision, within one year of the date of issuance of this decision; otherwise this decision shall be void.	Revised Master Plan was received on April 3, 2015. Condition was satisfied.

Final Plat Criteria for Approval (CMC 17.21.060-C)

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

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

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

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

Recommendation

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

THE HILLS AT ROUND LAKE

PHASE 6

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

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

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR

CITY FINANCE DIRECTOR

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

FINANCE DIRECTOR DATE

PUBLIC WORKS DEPARTMENT

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

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

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

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

THE HILLS AT ROUND LAKE PHASE 6
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR DATE

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2015

IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF _____

AUDITOR'S FILE NO.: _____

ATTESTED TO: _____ COUNTY AUDITOR

COMMUNITY DEVELOPMENT

APPROVED BY _____ COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE

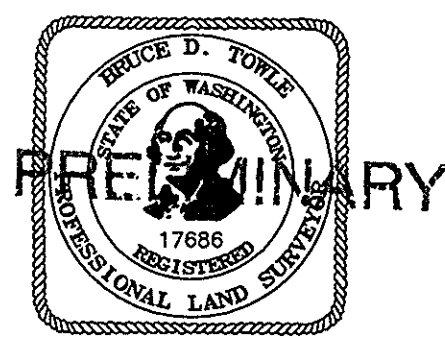
FIRE DEPARTMENT

APPROVED BY _____ CITY OF CAMAS FIRE CHIEF OR DESIGNEE DATE

LAND SURVEYOR'S CERTIFICATION

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

BRUCE D. TOWLE DATE
PROFESSIONAL LAND SURVEYOR NO. 17686



4-29-2015

LAND INVENTORY

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

CITY OF CAMAS REQUIRED NOTES

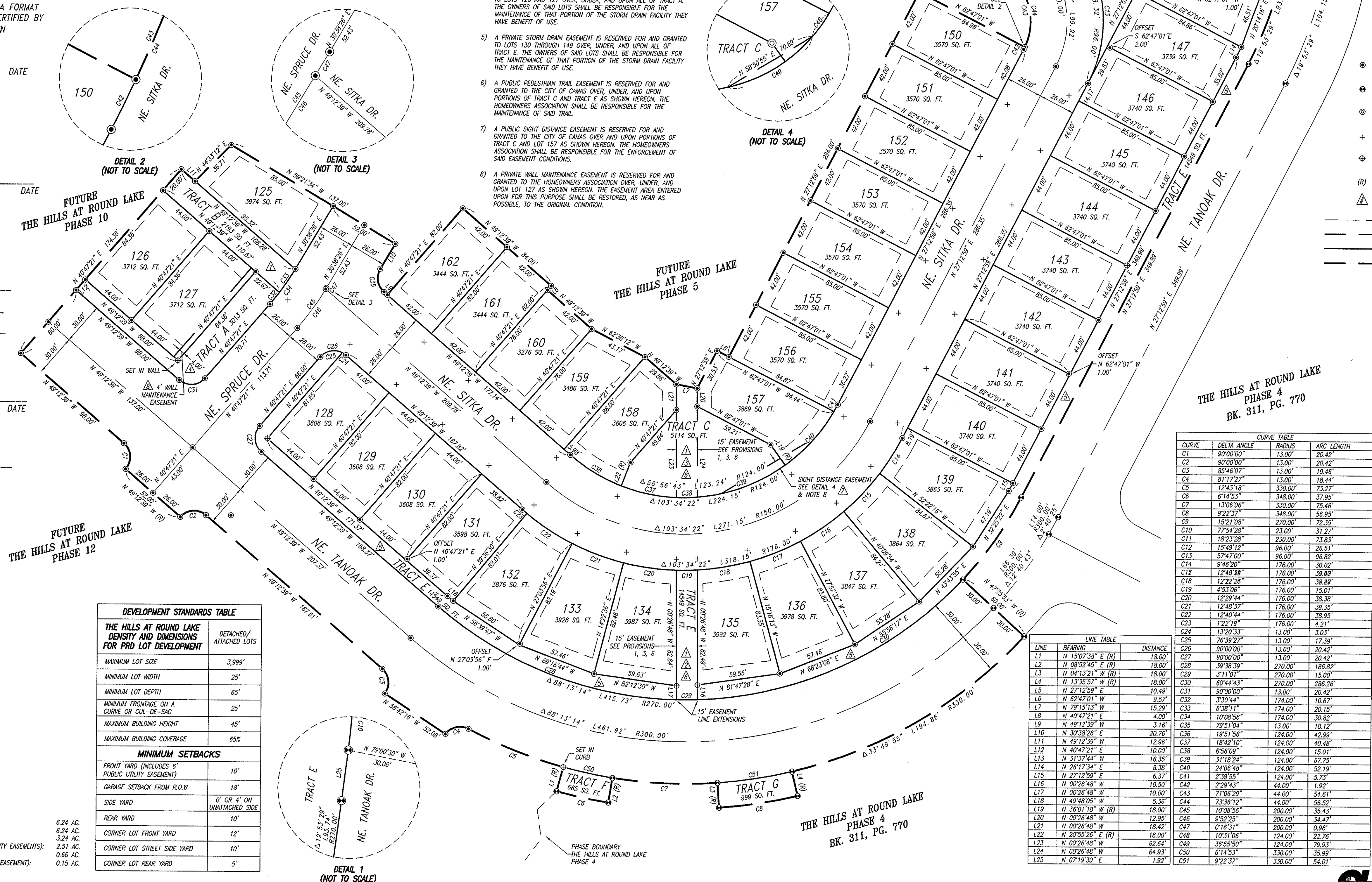
- A HOMEOWNER'S ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE COAR'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- THE HOMEOWNERS ASSOCIATION SHALL ESTABLISH ENFORCEMENT PROCEDURES FOR NO-PARKING ON PRIVATE STREETS TO MAINTAIN A CLEAR PATH OF TRAVEL FOR EMERGENCY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

EASEMENT PROVISIONS

- A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACTS B AND D, AND PORTIONS OF TRACTS C AND E AS SHOWN HEREON.
- A PUBLIC STORM DRAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON PORTIONS OF TRACT C AS SHOWN HEREON. THE OWNERS OF SAID FUTURE LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAIN FACILITY.
- A PRIVATE STORM DRAIN EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 126 AND 127 OVER, UNDER, AND UPON ALL OF TRACT A. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM DRAIN EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 128 THROUGH 149 OVER, UNDER, AND UPON ALL OF TRACT C AS SHOWN HEREON. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
- A PUBLIC PEDESTRIAN TRAIL EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON PORTIONS OF TRACT C AND TRACT E AS SHOWN HEREON. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL.
- A PUBLIC SIGHT DISTANCE EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON PORTIONS OF TRACT C AND LOT 157 AS SHOWN HEREON. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF SAID EASEMENT CONDITIONS.
- A PRIVATE WALL MAINTENANCE EASEMENT IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION OVER, UNDER, AND UPON LOT 127 AS SHOWN HEREON. THE EASEMENT AREA ENTERED UPON FOR THIS PURPOSE SHALL BE RESTORED, AS NEAR AS POSSIBLE, TO THE ORIGINAL CONDITION.

UTILITY & SIDEWALK EASEMENTS

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



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

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

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

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

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

TRACT "D" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 146 THROUGH 149 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, AND PUBLIC UTILITIES. THE OWNERS OF SAID LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT.

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

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

DEED REFERENCES
GRANTOR: LOYAL LANDS COMPANY, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AFF: 4747795 D
DATE: 03/03/2011

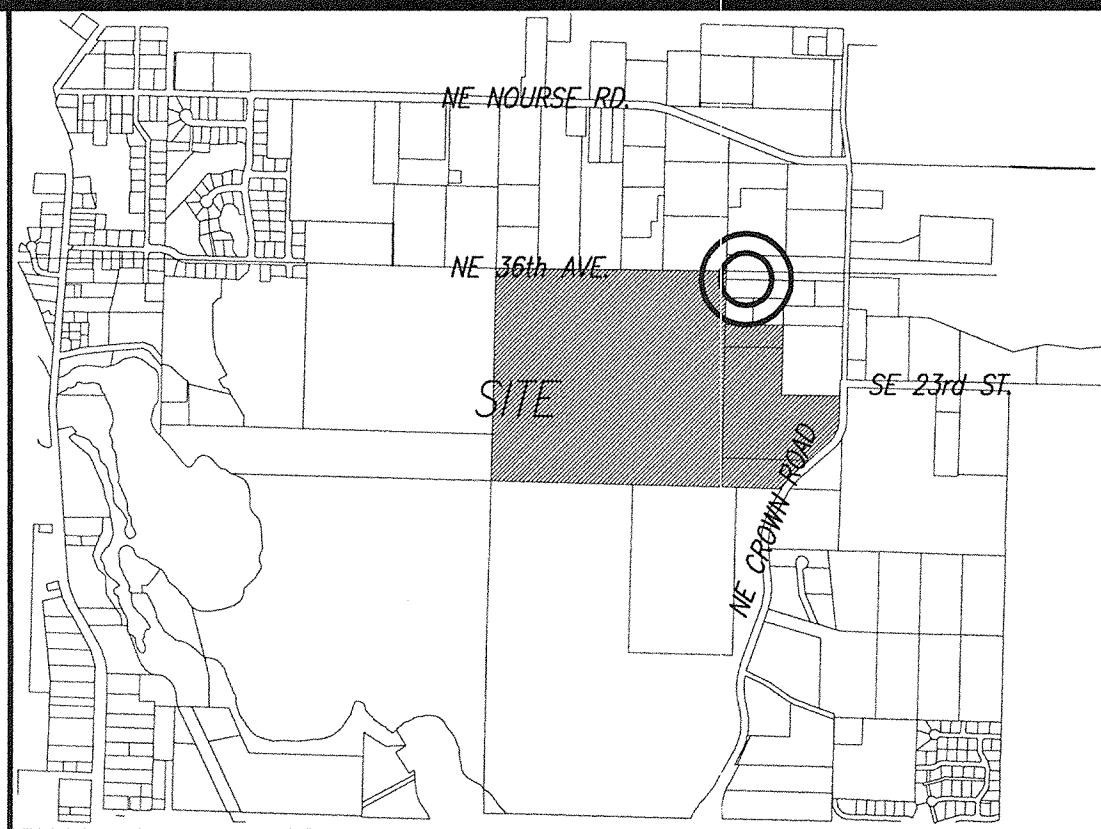
- SURVEY REFERENCES
- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
 - RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELTON (BK. 43, PG. 138)
 - RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRELL ESTATE (BK. 10, PG. 19)
 - PLAT OF LACAMAS SUMMIT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

PROCEDURE
FIELD TRAVERSES WERE PERFORMED WITH A LEICA TC-1610 (17) AND ADJUSTED BY COMPASS RULE. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 330-130-090.

PG. 1 OF 1 JOB# 7436.03.02

OLSON LAND SURVEYORS
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660
1-360-695-1385
1-800-289-9838

u:\data\7000\7400\7430\7436\Survey\PLATS\7436.s.plat ph-6.dwg



T.L. 5-
123229-000
RICHARD & PAULETTE SILL

T.L. 14
123208-000
CLAYTON & GEORGIA SMITH

T.L. 19
123213-000
JERRY DONNELLY

~~SE-23RD-ST~~

T.L. 23
123426-000
CHARLES & HAZEL FARRELL

T.L. 15
123209-000
CHARLES & HAZEL FARRELL

THE HILLS AT ROUND LAKE DIMENSIONS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY (‘A’ POODS)	SINGLE-FAMILY (‘B’ POODS) SEE NOTE 1	MULTI-FAMILY LOTS (LESS THAN 4,000 SQ FT) (LOTS 243- 239 ON PUD 65 AND POD C’ LOTS 100-187)
CORNER LOTS			
CORNER LOT FRONT YARD	12’	12’	20’
CORNER LOT STREET SIDE YARD	10’	10’	10’
CORNER LOT REAR YARD	5’	5’	5’

1. BUILDING ENVELOPES SHOWN ON THE PLAN ILLUSTRATE THE 18' GARAGE SETBACK. REFER TO TABLE FOR REQUIRED FRONT YARD BUILDING SETBACKS.
2. PER CONDITION 11 OF THE PRELIMINARY MASTER PLAN AND PRELIMINARY PLAT APPROVAL, THE MASTER PLAN SHOWS THE LOT DESIGN AND LAYOUT OF ALL THE PROPOSED LOTS INCLUDING POD C. PRELIMINARY PLAT APPROVAL HAS BEEN GRANTED FOR POD C AND THE APPROVED LAYOUT IS SHOWN ON THIS PLAN.

POD	NUMBER OF LOTS	NET DENSITY
A1 (LOTS 1-18)	18	6.67 UNITS/ACRE
A2 (LOTS 70-99)	30	6.64 UNITS/ACRE
A3 (LOTS 292-332)	41	5.73 UNITS/ACRE
B1 (LOTS 19-69)	51	9.07 UNITS/ACRE
B2 (LOTS 189-291)	104	8.57 UNITS/ACRE
C1 (LOTS 100-187)	88	7.10 UNITS/ACRE
TOTAL LOTS	332	TOTAL PRELIMINARILY APPROVED
SINGLE-FAMILY LOTS	227 (68%)	PRELIMINARILY APPROVED SINGLE-FAMILY LOTS
MULTI-FAMILY LOTS	105 (32%)	PRELIMINARILY APPROVED MULTI-FAMILY LOTS
		246
		104

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


BUILDING ENVELOPE
PROPOSED LOT
PROPERTY LINE
ASPHALT ROAD/STREET/DRIVEWAY
ROAD CENTERLINE
ADJACENT TAXLOT
WETLAND BOUNDARY
OPEN SPACE

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

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

PENS: /consultant3.ctb
PLOT: j:/data/7000/7400/7430/7436/SCHOOL EXHIBIT/7436.p.master.plan.dwg

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MASTER PLAN FOR:

THE HILLS AT ROUND LAKE P.R.D.

OLSON LAND SURVEYORS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER


$$4 \mid 3 \mid 15$$

CHANGES / REVISIONS	
DESCRIPTION	DATE
REV'S PER CITY OF CAMAS COMMENTS	08/24/11
REV'S PER CITY OF CAMAS COMMENTS	08/22/11
REV'S FOR POD "C" AND UPDATED STREET NAMES	02/07/11
UPDATED STREET NAMES AND ADD SCHOOL STEPIAN	03/04/11
REVISED LOT AREAS IN POD A22 LOTS 26-30, POD A3 LOTS 18-22 ADDS 7,480 SF OPEN SPACE TO TRACT "B". NEW TRACT "F" CREATED.	06/11/11
REV'S FOR LOTS/TRACS IN PHS. 5, 6, 7; REV'S FOR PHASING	02/21/11
REV'S FOR LOT NUMBERING IN PH. 5, 6, 7; DATE REV'S	03/13/11
ADD PED. ACCESS BETWEEN LOTS 176 AND 188	04/03/11

DESIGNED: WP/OEI

DRAWN: REB/M

DATE: AUGUST 2010

SCALE: H: 1" = 100'
V:

COPYRIGHT 2013, OLSON ENGINEERING, INC.

THE HILLS AT ROUND LAKE

JOB NO. 7436.03.02

SHEET

MP 1



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

File No. FP15-03

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

TO: Mayor Higgins
City Council

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

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

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

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

BACKGROUND INFORMATION

Lots: 25 single-family lots

Total Area: 3.12 acres

Critical Areas: None

Recreational open space: 0.08 acres

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

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

Conditions of Approval (SUB05-16)	Findings
1. Stormwater treatment including nutrient control and detention facilities shall be designed in accordance with the 1992 Puget Sound Stormwater Manual design guidelines. Final stormwater calculations shall be submitted at the time of final construction plan submittal.	Final calculations are on file.
2. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.	In compliance for Phase 7
3. Underground (natural gas, CATV, power, street light and telephone) utility plans shall be submitted to the City for review and approval prior to approval of the construction plans.	In compliance for Phase 7
4. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision. The City will supply the list of required signs, markings and barriers at the time paving is scheduled.	Signs, lights, and striping are installed
5. A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.	Fee was paid as required.
6. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.	A monument sign was not submitted for this phase. Locations for monument signs were approved on the preliminary landscape plans with file #SUB05-16.
7. A homeowner's association (HOA) will be required for this development. The applicant will be required to furnish a copy of the C.C. & R.'s for the development to the City for review. Specifically, the applicant will need to make provisions in the C.C. & R.'s for maintenance of the stormwater detention and treatment facilities, any storm drainage system, fencing, landscaping, retaining walls, Tracts or easements outside the City's right of way (if applicable).	CC&R's indicate that Phase 4 will annex Phase 7
8. Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.	Will comply
9. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.	Will comply
10. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual for engineering as-built submittals.	In compliance for Phase 7

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

ENGINEERING	
20. The applicant shall revise the lot lines to be at right angles or radial to curved streets in accordance with CMC 17.19.030 (D2). The following lots be revised to comply with this requirement prior to final engineering plan approval and final plat approval: "A1" lots 1-5; "A3" lots 2, 3, 6, 7, 11, 12, 28, 29 and 31-33; "A4" lots 5, 30-32, 38-42 and 47; "B1" lots 4-6; "B2" lots 17, 18, 21-23, 28, 29 and 90-93.	Does not apply to this phase
21. Prior to final engineering plan approval for any phase the applicant shall submit an acceptable landscaping plan for the stormwater facilities located adjacent of NE Trillium Drive showing the proposed fencing, enhanced landscaping, view terrace, shade structure and bench materials and locations.	Installed and approved.
22. Prior to final engineering plan approval the applicant shall demonstrate that adequate site distance will be provided at any substandard curve radius on NE Trillium Drive and NE 35th Avenue, and that adequate advisory speed limit signage will be installed.	Plat note #8 describes the requirement for sight distance easements.
23. The applicant shall provide street extensions acceptable to the City to Tax Lot 31, 32, Tax Lot 33 and Tax Lot 4/1 in accordance with CMC 17.19.040 (B) (6a).	Does not apply to this phase
24. The applicant shall provide a minimum of 29 additional off street parking spaces with Alternate B (no school site) and a minimum of 24 on-street parking spaces with Alternate A (school site) in locations acceptable to the City prior to final engineering plan approval for the first phase and prior to final master plan approval.	Does not apply to this phase
25. The applicant shall install the off-site water improvements as described in the Gray and Osborne memorandum of September 2005. The off-site water improvements in SE Crown Road from NE 3rd Ave. north to the development site shall be upsized for this development and for future area capacity as determined in said memorandum....(Refer to decision for full text of this condition.)	Off-site water improvements are complete. This criterion is satisfied for all phases.
26. The applicant shall provide a left turn lane on SE 283rd Avenue with a minimum storage length of 100 feet for north bound traffic turning west bound into the project site on NE 35th Avenue. The applicant has proposed a temporary access point (refer to Exhibits 26 and 28) from the development to SE 283rd that is aligned 220 feet south of SE 23rd Street. Full ingress and ... (Refer to decision for full text of this condition.)	Roadway constructed during prior phases
27. The applicant shall complete the installation of the off-site sewer improvements down SE Crown Road to connection with the existing City sewer system prior to issuance of building permits for any phase.	Constructed during prior phases
28. No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.	In compliance for Phase 7
29. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity that disturbs an acre or more or adds 5000 square feet or more of impervious surface. In accordance with CMC 17.21.030 the applicant shall be required to furnish to the City an approved form of security (e.g. Erosion Control Bond). The bond is to be in the amount of 200% of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor. The City reserves the right to tap the bond to recover costs associated with enforcing, removing or rectifying any unauthorized dumping, filling or grading.	In compliance for Phase 7

<p>30. SEPA mitigation measures</p> <p>i. An Erosion Control Plan consistent with City requirements to include compliance with the Stormwater Management Manual for Western Washington, February 2005 shall be prepared and submitted for review and approval, and implemented prior to any earth disturbing activities. Additional erosion control measures shall be implemented consistent with best available practices as necessary to control erosion.</p>	In compliance for Phase 7
<p>ii. Grading and all other earthwork to occur during dry summer months, unless the wet weather construction methods are adopted in accordance with the geotechnical report by Columbia West Engineering, Inc (June 25, 2003 and specified on pages 12-13). This condition adopts the June 25, 2003 report by reference for this condition. The geotechnical engineer of record, Columbia West Engineering, shall provide construction observation during any wet weather grading on slopes steeper than 15%.</p>	In compliance for Phase 7
<p>iii. Prior to final plat approval of each phase, the engineer of record shall submit a geotechnical report acceptable to the City Engineer.</p>	In compliance for Phase 7
<p>iv. Fugitive emissions associated with construction shall be controlled at the excavation site, during transportation of excavated material, and at any disposal site.</p>	In compliance for Phase 7
<p>v. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual (as revised). Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.</p>	In compliance for Phase 7
<p>vi. The Revised Wetland Mitigation Plan, prepared by the Resource Company (dated September 14, 2006) shall be implemented prior to final plat approval of Phase One with the following modifications...(Refer to decision for full text of this condition.)</p>	Initial installation occurred in 2007
<p>vii. The following measures shall be in place to reasonably protect the significant trees as defined in CMC 18.31.040, both within the open space tracts and individual lots.... <i>(Staff note: omitted from this report for brevity and given that this condition is not applicable to these phases.)</i></p>	There were not any protected trees with this phase.
<ul style="list-style-type: none"> • The construction of trails and the installation of services shall occur outside of the drip line of the protected significant trees. 	There are no trails with this phase.
<ul style="list-style-type: none"> • Only invasive species as identified by the biologist of record may be removed within open spaces and in accordance with the then applicable codes. 	Ongoing compliance required
<p>viii. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m., Saturday, excluding City observed holidays and Sundays. Furthermore, maintenance and fueling of construction equipment shall be confined from said times and days</p>	In compliance for this phase
<p>31. At the time of the final plat of the second phase, a minimum density of six units per net acre shall be provided. The net acreage will be defined as the gross site area less roads (public and private), open space and sensitive lands. The density shall be determined on a cumulative basis including the previously recorded phase(s). A minimum density of six units per net acre shall be required on an overall project basis for any remaining phases at the time of the platting of the phase.</p>	Compliance met at master plan approval.

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

Final Plat Criteria for Approval (CMC 17.21.060-C)

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

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

Recommendation

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

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR

CITY FINANCE DIRECTOR

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

FINANCE DIRECTOR DATE

PUBLIC WORKS DEPARTMENT

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

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

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

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE

COUNTY ASSESSOR

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

COUNTY ASSESSOR DATE

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2015

IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF _____

AUDITOR'S FILE NO.: _____

ATTESTED TO: _____ COUNTY AUDITOR

COMMUNITY DEVELOPMENT

APPROVED BY _____ COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE

FIRE DEPARTMENT

APPROVED BY _____ CITY OF CAMAS FIRE CHIEF OR DESIGNEE DATE

LAND SURVEYOR'S CERTIFICATION

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

BRUCE D. TOWLE DATE
PROFESSIONAL LAND SURVEYOR NO. 17686



4-29-2015

LAND INVENTORY

TOTAL ACRES: 3.12 AC.
TOTAL DEVELOPED ACRES: 3.12 AC.
TOTAL LOT AREA: 3.07 AC.
TOTAL INFRASTRUCTURE AREA: 0.80 AC.
TOTAL TRACT AREA (TRACTS A, B, C, AND D): 0.25 AC.
TOTAL RECREATIONAL OPEN SPACE (TRACT B): 0.08 AC.

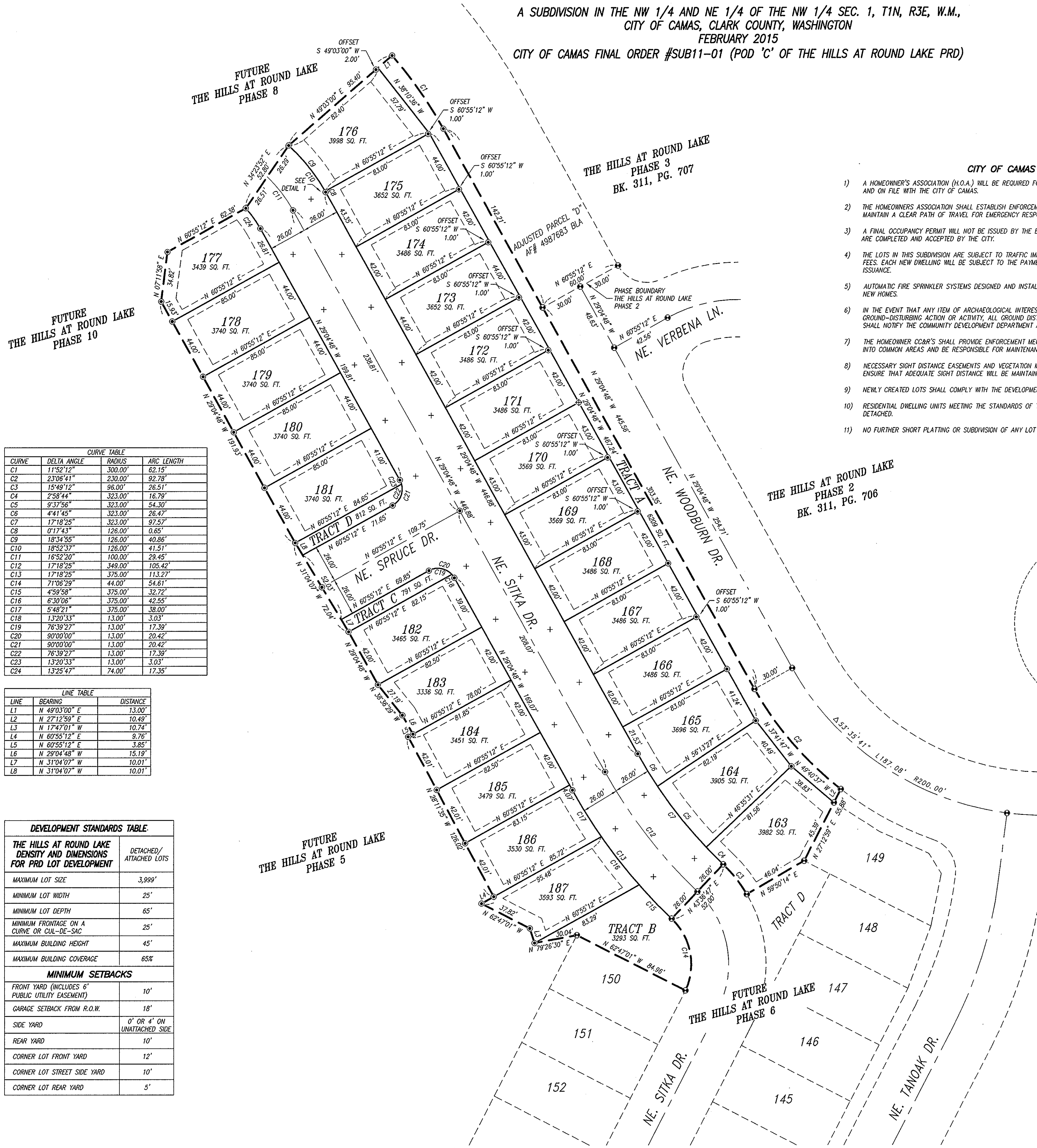
CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	11°52'12"	300.00'	62.15'
C2	23°06'41"	230.00'	92.78'
C3	15°49'12"	96.00'	26.51'
C4	2°58'44"	323.00'	16.79'
C5	9°37'56"	323.00'	54.30'
C6	4°41'45"	323.00'	26.47'
C7	17°18'25"	323.00'	97.57'
C8	01°17'43"	126.00'	0.65'
C9	18°34'55"	126.00'	40.86'
C10	18°32'57"	126.00'	41.51'
C11	16°52'00"	100.00'	29.45'
C12	17°18'25"	349.00'	105.42'
C13	17°18'25"	375.00'	113.27'
C14	71°06'29"	44.00'	54.61'
C15	4°59'58"	375.00'	32.72'
C16	6°30'06"	375.00'	42.65'
C17	5°48'21"	375.00'	38.00'
C18	13°20'33"	13.00'	3.03'
C19	76°39'27"	13.00'	17.39'
C20	90°00'00"	13.00'	20.42'
C21	90°00'00"	13.00'	20.42'
C22	76°39'27"	13.00'	17.39'
C23	13°20'33"	13.00'	3.03'
C24	13°25'47"	74.00'	17.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°03'00" E	13.00'
L2	N 27°12'59" E	10.42'
L3	N 17°47'01" W	10.72'
L4	N 60°55'12" E	9.76'
L5	N 60°55'12" E	3.85'
L6	N 29°04'48" W	15.19'
L7	N 31°04'07" W	10.01'
L8	N 31°04'07" W	10.01'

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

THE HILLS AT ROUND LAKE PHASE 7

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



CITY OF CAMAS REQUIRED NOTES

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

BASIS OF BEARINGS

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

LEGEND

- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- SET 1/2" X 24" IRON ROD AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR THE HILLS AT ROUND LAKE - PHASES 2 & 8
- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER RECORDING OF THIS PLAT
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CURB ON A PROJECTION OF THE LOT LINE (GOOD FOR LINE ONLY - NOT DISTANCE)
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CONCRETE PILLAR AT PROPERTY CORNER, UNLESS NOTED OTHERWISE

--- SETBACK LINES
--- PROPOSED LOT LINES
--- PLAT BOUNDARY

UTILITY & SIDEWALK EASEMENTS

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

TRACT NOTES

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

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

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

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

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A LEICA TC-1610 (1") AND ADJUSTED BY COMPASS RULE. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-000.

DEED REFERENCES

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

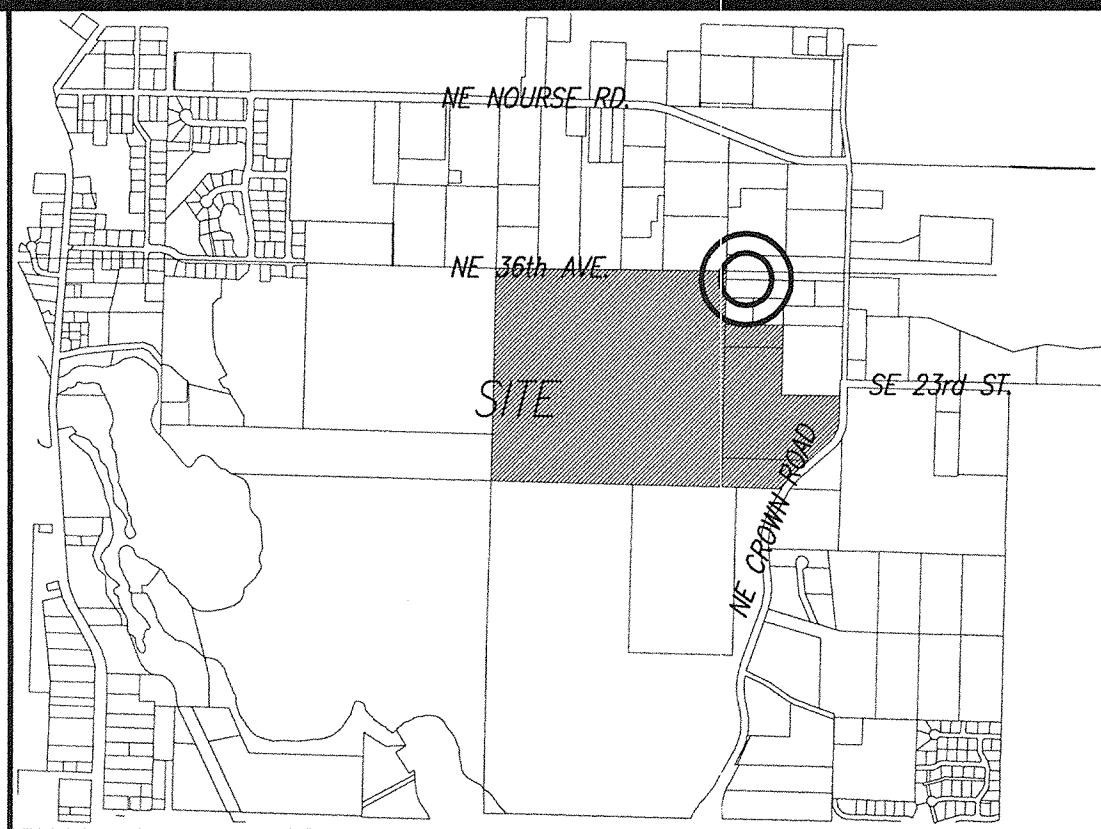
SURVEY REFERENCES

- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 58, PG. 28)
- RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELTON (BK. 43, PG. 138)
- RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRELL ESTATE (BK. 10, PG. 19)
- PLAT OF LACAMAS SUMMIT BY OLSON ENGR., INC. (BK. 310, PAGE 775)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 2 BY OLSON ENGR., INC. (BK. 311, PG. 706)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 3 BY OLSON ENGR., INC. (BK. 311, PG. 707)

PG. 1 OF 1 JOB# 7436.03.02

OLSON LAND SURVEYORS
ENGINEERS
1-360-695-1395
1-503-289-9936
ENGINEERING INC. 222 E. EVERGREEN BLVD, WACOUVER, WA 98660

J:\data\7000\7400\7430\7436\Survey\PLATS\7436.s.plat ph-7.dwg



T.L. 5-
123229-000
RICHARD & PAULETTE SILL

T.L. 14
123208-000
CLAYTON & GEORGIA SMITH

T.L. 19
123213-000
JERRY DONNELLY

~~SE-23RD-ST~~

T.L. 23
123426-000
CHARLES & HAZEL FARRELL

THE HILLS AT ROUND LAKE P.R.D.

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER


$$4 \mid 3 \mid 15$$

DESIGNED: WP/OEI
DRAWN: REB/MRO
CHECKED: KFS
DATE: AUGUST 2010
SCALE: H: 1" = 100' V:
COPYRIGHT 2013, OLSON ENGINEERING, INC.
THE HILLS AT ROUND LAKE
JOB NO. 7436.03.02
SHEET
MP1

THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRO LOT	SINGLE-FAMILY (“A” PDS)	SINGLE-FAMILY (“B” PDS) SEE NOTE 1	MULTI-FAMILY LOTS (LESS THAN 4,000 SF) (LOTS 243- 259 IN PDS 62 AND PDS C LOTS 100-187)
CORNER LOTS			
CORNER LOT FRONT YARD	12’	12’	20’
CORNER LOT STREET SIDE YARD	10’	10’	10’
CORNER LOT REAR YARD	5’	5’	5’

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

MASTER PLAN NOTES

1. BUILDING ENVELOPES SHOWN ON THE PLAN ILLUSTRATE THE 18' GARAGE SETBACK. REFER TO THE TABLE FOR REQUIRED SETBACKS.

2. PER CONDITION 11 OF THE PRELIMINARY MASTER PLAN AND PRELIMINARY PLAT APPROVAL, THE MASTER PLAN SHOWS THE LOT DESIGN AND LAYOUT OF ALL THE PROPOSED LOTS INCLUDING POD C. PRELIMINARY PLAT APPROVAL HAS BEEN GRANTED FOR POD C AND THE APPROVED LAYOUT IS SHOWN ON THIS PLAN.

GENERAL NOTES

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

LEGEND

BUILDING ENVELOPE	-----
PROPOSED LOT	-----
PROPERTY LINE	-----
ASPHALT ROAD/STREET/DRIVEWAY	-----
ROAD CENTERLINE	-----
ADJACENT TAXLOT	-----
WETLAND BOUNDARY	-----
OPEN SPACE	-----

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

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

PENS: /consultant3.ctb
PLOT: j:/data/7000/7400/7430/7436/SCHOOL EXHIBIT/7436.p.master.plan.dwg

