



CITY COUNCIL REGULAR MEETING AGENDA

Monday, March 21, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

- A. Approve the minutes of the March 7, 2016 Camas City Council Meeting and the Workshop minutes of March 7, 2016.








 [March 7, 2016 Camas City Council Workshop Minutes - Draft](#)

[March 7, 2016 Camas City Council Regular Minutes - Draft](#)

- B. Approve claim checks as approved by the Finance Committee.
- C. Authorize the write-off of the February 2016 Emergency Medical Services (EMS) billings in the amount of \$74,542.89. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)
- D. Authorize Pay Estimate No. 10 to AAA Septic Service for Project WS-748 2015 STEP/STEF Tank Pumping in the amount of \$7,688.47 for work through February 29, 2016. This project provides for on-going pumping of STEP and STEF tanks throughout Camas and is funded by the Sewer Fund. (Submitted by James Carothers)
- E. Authorize Pay Estimate No. 9 to Rotschy, Inc. for Project WS-709C Slow Sand Water Treatment Plant, in the amount of \$511,949.73 for work through February 29, 2016. This project is included in the 544' Zone Water Main and Treatment capital budget line item. (Submitted by James Carothers)

 [Septic Tank Pumping Pay Estimate 10](#)

 [Water Treatment Plant Pay Estimate 9](#)

- F. Authorize Pay Estimate No. 8 to McDonald Excavating, Inc. for Project WS-714 STEP Sewer Transmission Main in the amount of \$122,510.81 for work through February 29, 2016. This project is funded through a Public Works Trust Fund (PWTF) Loan. (Submitted by James Carothers)
-  [Sewer Transmission Main Pay Estimate 8](#)
- G. Authorize the Mayor to sign the construction materials testing contract with Columbia West Engineering, Inc. for various 2016 funded public works construction projects in an amount not to exceed \$40,210. This work will be funded by the specific project for which the testing is conducted. (Submitted by James Carothers)
-  [Construction Materials Testing Contract](#)
- H. Authorize the Mayor to sign the consultant agreement with Harper Houf Peterson Righellis Inc. for work to complete the design, plans and specifications for Project P-911 Heritage Trailhead Parking Expansion in an amount not to exceed \$98,335. This work is funded in the 2016 budget and funding for the project in its entirety will be addressed with the upcoming Spring Budget Omnibus package. (Submitted by James Carothers)
-  [Heritage Trailhead Parking Consultant Contract](#)
- I. Authorize the Mayor to sign the maintenance contract agreement with The Resource Company, Inc. for Project SS-566D NW Friberg-Strunk Street Wetland Mitigation Monitoring and Maintenance in an amount not to exceed \$18,409.08 for years 2016 and 2017. This project is budgeted in 2016 and is funded by the the Storm Drainage Fund. (Submitted by James Carothers)
-  [Friberg-Strunk Street Wetland Maintenance Contract](#)
- J. Authorize the Mayor to sign the monitoring and maintenance agreement with Ecological Land Services for Project SS-565C NW 38th Avenue, Phase 2 Wetland Mitigation Monitoring and Maintenance in an amount not to exceed \$75,750 for years 2016-2020. (Submitted by James Carothers)
-  [NW 38th Avenue Ph. 2 Monitoring & Maintenance Contract](#)
- K. Authorize the Mayor to sign the maintenance and monitoring agreement with The Resource Company Inc. for S-545C NW Leadbetter Drive Wetland Mitigation Monitoring and Maintenance in an amount not to exceed \$56,986.98 for years 2016 through 2020. This work is funded by the Storm Drainage Fund. (Submitted by James Carothers)
-  [NW Leadbetter Wetland Monitoring & Maintenance Contract](#)
- L. Award Project S-595 Franklin Neighborhood Improvements from NE 14th Avenue to NE 19th Avenue to McDonald Excavating, Inc. in the amount of \$576,628.28. This project is in the 2016 budget and is funded by a Community Development Block Grant (CDBG), the water and sewer funds and the North Urban Growth Area (NUGA) Sewer Bond. (Submitted by James Carothers)
-  [Franklin Neighborhood Improvements Bids](#)

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

VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

VII. MAYOR

- A. Announcements
- B. Mayor's Volunteer Spirit Award

 [March Award - Mark Klein](#)

VIII. MEETING ITEMS

- A. Ordinance No. 16-003 Adopting a New Chapter of the Camas Municipal Code (CMC) Relating to Clearing and Grading
Details: City staff prepared a new title for the CMC Chapter 15.50 relating to the permitting of clearing and grading activity. The Planning Commission held a public hearing on January 27, 2016. The Planning Commission carried a recommendation of approval for the attached ordinance. The City Council held a public hearing on March 7, 2016 and directed the City Attorney to draft an ordinance for adoption.
Presenter: Robert Maul, Planning Manager
Recommended Action: Staff recommends that Council move to adopt Ordinance 16-003.

 [Ordinance No. 16-003 Adopting a New Chapter 15.50 of the Camas Municipal C](#)

[Staff Report](#)

[Exhibit A - Clearing and Grading](#)

- B. Ordinance No. 16-004 Parklands at Camas Meadows - Mixed Use Planned Development Overlay Zone
Details: An ordinance establishing a Mixed Use Planned Development (MXPD) Overlay Zone designation for certain property within the City of Camas. Council considered in a closed record meeting on March 7, 2016 a request of Parklands at Camas Meadows, LLC to establish a MXPD zone for certain properties. The ordinance prepared reflects City Council's direction in this matter.
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Staff recommends Council move to adopt Ordinance No. 16-004.

 [Ordinance No. 16-004 MXPD Parklands at Camas Meadows](#)

C. Resolution No. 16-005 Approving Parklands at Camas Meadows Development Agreement and Master Plan

Details: A resolution approving a Development Agreement and Master Plan. City Council held a public hearing to consider a proposed Development Agreement and Master Plan by Parklands at Camas Meadows, LLC on March 7, 2016. The resolution reflects the direction of Council.

Presenter: Phil Bourquin, Community Development Director

Recommended Action: Staff recommends Council move to adopt Resolution No. 16-005.

 [Resolution No.16-005 Parklands Development Agreement](#)

[Parklands Development Agreement](#)

[Parklands Development Agreement Exhibit D MXPDP Master Plan \(1\)](#)

IX. PUBLIC COMMENTS

X. ADJOURNMENT

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.



CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT

Monday, March 7, 2016, 4:30 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. ROLL CALL

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

Staff: Sam Adams, Phil Bourquin, Pete Capell, James Carothers, Leisha Copsey, Jennifer Gorsuch, Jim Hodges, Cathy Huber Nickerson, Leona Langlois, Robert Maul, Randy Miller, Heather Rowley, Ron Schumacher, Nick Swinhart, Steve Wall and Alicia Pacheco (intern)

Press: Heather Acheson, Camas-Washougal Post-Record

III. PUBLIC COMMENTS

No one from the public wished to speak.

IV. SPECIAL PRESENTATION

- A. Recognition of 25 Year Anniversary for Randy Miller, Deputy Fire Marshal
Details: Randy Miller celebrated 25 years of employment with the City of Camas on February 1, 2016. Swinhart congratulated him on his achievements and presented him with his 25 year service pin.
Presenter: Nick Swinhart, Fire Chief

V. WORKSHOP TOPICS

- A. Administrative Battalion Chief Memorandum of Understanding (MOU) with International Association of Fire Fighters (IAFF) Local 2444
Details: In June of 2015, the Camas-Washougal Fire Department administration made the decision to promote a line captain to the long vacant position of Administrative Battalion Chief. As this position had been vacant for so long, very little existed in the form of job duties or description. To enable administration to better utilize the position to the benefit of the department and the community, a tentative MOU was created with the members of IAFF Local 2444. The attached MOU represents this tentative agreement. Administration worked closely with members of the labor group to draft this document.
Presenter: Nick Swinhart, Fire Chief

 [Memorandum of Understanding Regarding Administrative Battalion Chief](#)

Swinhart responded to questions from Council and noted that the signature line on the Memorandum of Understanding was changed from Washougal to Camas.

B. Draft Ordinance for Residential Sprinkler Systems

Details: Fire sprinklers have proven to be a valuable tool in suppressing fires to the room of origin. Requiring sprinklers in all one- and two-family dwellings, as well as townhomes, will greatly add to the Fire Department's resources. Fire sprinklers have proven to save lives, provide greater firefighter safety and are also considered "green", which benefits the environment.

Presenter: Ron Schumacher, Fire Marshal

 [Draft Ordinance for Residential Sprinkler System](#)

[Appendix R](#)

[Appendix S](#)

This item will be placed on the April 4, 2016 Regular Meeting Agenda for Council's consideration.

C. Consideration of Repealing Camas Municipal Code, Chapter 18.22 Mixed Use Planned Development Overlay

Details: A public hearing was held before Planning Commission on February 17, 2016, to consider whether or not to repeal Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Development (MXPD) Overlay, in order to discourage piecemeal residential development within employment areas. The commission forwarded a recommendation to Council to repeal CMC Chapter 18.22.

Presenter: Phil Bourquin, Community Development Director

 [Staff report to Council \(File No. MC16-02\)](#)

[Camas Municipal Code Chapter 18.22 MXPD \(red-lined\)](#)

This item will be placed on the March 21, 2016 Regular Meeting Agenda for Council's consideration, following a public hearing.

D. Community Development Miscellaneous and Updates

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

Presenter: Phil Bourquin, Community Development Director

There were no miscellaneous items or updates given.

E. Wetland Maintenance and Monitoring Agreements

Details: The Wetland Maintenance and Monitoring Agreements are multi-year contracts to meet wetland mitigation requirements associated with roadway improvements on NW 38th Avenue Phase 2, NW Leadbetter Drive and NW Friberg-Strunk Street. Maintenance and monitoring are requirements of the Corps of Engineers permits for each site. There will be four separate contracts for Council authorization. The contract work for 2016 is funded by the stormwater utility and is in the 2016 budget. The total cost of the work for 2016 is \$160,000.

Presenter: James Carothers, Engineering Manager

 [NW 38th Avenue Phase 2 Wetland Mitigation Monitoring & Maintenance Agreement](#)
[NW Leadbetter Drive Wetland Mitigation Monitoring & Maintenance Agreement](#)
[NW Friberg-Strunk Street Wetland Mitigation Monitoring & Maintenance Agreement](#)
[NW Friberg Wetland Monitoring Agreement](#)

This item will be placed on the March 21, 2016 Consent Agenda for Council's consideration.

F. NW Forest Home Road Slide Repair Consultant Contract

Details: Staff has selected HDJ Design Group, PLLC for assistance with environmental, permitting and plans and specifications preparation for the landslide on NW Forest Home Road that was caused by uncommonly heavy rains in December 2015. Staff anticipates that Federal Emergency Relief (ER) funds will be available to offset 86.5% of the total cost of design and remedial construction. The total amount of this consultant contract is \$95,483.05. Stormwater funding is available for this contract work in the 2016 Budget and the upcoming omnibus will address the funding of this project in its entirety. Because NW Forest Home Road remains closed, staff also placed this contract on the March 7, 2016 Consent Agenda in order to expedite the environmental process and provide for construction to occur during the dry months of 2016.

Presenter: James Carothers, Engineering Manager

 [Forest Home Road Slide Repair Consultant Contract](#)

This item was also included on the March 7, 2016 Consent Agenda for Council's consideration.

G. Construction Materials Testing Contract

Details: Staff has selected Columbia West Engineering, Inc. for materials testing on several 2016 construction projects, as necessary. Testing for the NW 6th Avenue and NW Norwood Street Intersection Improvements (roundabout) project is estimated at \$11,195 and is funded by the General Obligation (GO) Bond. The NE Franklin Street Neighborhood Improvements project testing is \$6,550 and is funded by a Community Development Block Grant (CDBG), the Water and Sewer funds and the North Urban Growth Area (NUGA) Sewer Revenue Bond. Lastly, testing for the second phase of the 544' Zone Water Main and Treatment project is included in the 2016 Budget and is estimated at \$13,880. This contract has a contingency of \$8,585 for testing on other 2016 construction projects or for any additional required testing for these three projects. The total contract amount is not to exceed \$40,210.

Presenter: James Carothers, Engineering Manager

 [Construction Materials Testing Contract](#)

This item will be placed on the March 21, 2016 Consent Agenda for Council's consideration.

H. Lacamas Heritage Trailhead Parking Expansion Consultant Contract

Details: This contract is with Harper Houf Peterson Righellis Inc. for the completion of permitting, plans and specifications for additional parking at the Lacamas Heritage Trailhead at Goodwin Road. The amount of this contract is not to exceed \$98,335. This project is included in the 2016 Budget and funding for the project in its entirety will be addressed with the upcoming Spring Budget Omnibus package.

Presenter: James Carothers, Engineering Manager

 [Heritage Trailhead Parking Consultant Contract](#)

This item will be placed on the March 21, 2016 Consent Agenda for Council's consideration.

I. NW 6th Avenue and NW Norwood Street Intersection Improvements Professional Services Contract Supplement

Details: Staff intends to solicit bids for construction of the NW 6th Avenue and NW Norwood Street Intersection Improvements (roundabout) project in March 2016. This supplemental agreement with HDJ Design Group, PLLC will allow for the final minor adjustments to the design and specifications and will provide for construction services for the duration of the project. This agreement supplement is for \$126,436.75. This contract is funded by the General Obligation (GO) Bond. This project is in the 2016 Budget and funding for the project in its entirety will be addressed in the upcoming Spring Budget Omnibus.

Presenter: James Carothers, Engineering Manager

 [NW 6th and Norwood Professional Services Contract Supplement](#)

This item will be placed on the April 4, 2016 Consent Agenda for Council's consideration.

J. Slow Sand Water Treatment Plant Change Order

Details: Change Order No. 2 for the water treatment plant project is for several miscellaneous items including a septic tank design and installation of additional parking lot drainage. The cost of this change order is \$66,660.07 and is funded by a Washington State Department of Health (WSDOH) Drinking Water State Revolving Fund (SRF) loan and is included in the 2016 Budget. This change order increases the project cost by 1.13%. The total of all change orders to date is 1.83% of the original contract bid.

Presenter: James Carothers, Engineering Manager

 [Slow Sand Water Treatment Plant Change Order No. 2](#)

This item will be placed on the March 21, 2016 Consent Agenda for Council's consideration.

K. STEP Sewer Transmission Main Project Change Order

Details: Change Order No. 3 for the STEP Sewer Transmission Main project is for several required items including fabrication of parts to match existing piping and cleanup related to a water main break and replacement of the deteriorated water main. A full description of the nine items included with this change order are included in the attached Change Order No. 3. The total for this change order is \$132,995.40 and is funded by a Public Works Trust Fund (PWTF) loan and by the Water Utility Fund. This project is now substantially complete. Change Order No. 3 is for 5.2% of the original contract bid. The total amount of all change orders is 7.5% of the original contract bid.

Presenter: James Carothers, Engineering Manager

 [STEP Sewer Transmission Main Change Order No. 3](#)

This item will be placed on the March 21, 2016 Consent Agenda for Council's consideration.

L. Engineering Development Review Assistance

Details: Staff presented a recommendation to seek consultant assistance for engineering plan review and construction inspection for 2016 development projects. Staff provided additional information at the workshop with the attached presentation.

Presenter: James Carothers, Engineering Manager

 [Engineering Development Staffing Presentation](#)

Carothers summarized the presentation. Carothers and Public Works Director Steve Wall responded to questions from Council.

Council provided staff direction regarding pursuing a consultant contract for engineering development review assistance.

This item will be placed on a future Workshop Agenda for further discussion.

M. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

Wall gave Council an update about a Lacamas Lake health issue and provided an update about Steigerwald Well field. He also informed Council that two projects have recently gone out to bid: the NW 6th Avenue and NW Norwood Intersection Improvements project and the Franklin Street Neighborhood Improvements project.

N. City Administrator Miscellaneous Updates and Scheduling

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

Presenter: Pete Capell, City Administrator

Capell provided Council a brief update about the legislative session and Municipal Research and Services Center (MRSC) funding. Capell stated that staff will apply for a Transportation Improvement Board grant for the Camas Meadows Drive extension, as that project is not included in the City's 2015-2016 Budget. He also commented about the reorganization of the Camas Public Library and the recruitment for a Library Director.

VI. COUNCIL COMMENTS AND REPORTS

Smith attended the Parks Board meeting. She also commented about the Friends of the Community Center.

Chaney complimented the Finance Department and staff for the Socrata cloud software recently implemented. He also commented about the 2016 legislative session related to retirement systems.

Anderson complimented Chief Swinhart for the Annual Fire Department report. He also complimented the Engineering Department for the additional improvements of a pedestrian crossing on NW 6th Avenue and NW Ivy Street. Anderson stated that he attended the East County Fire and Rescue (ECFR) and the Economic Development Incentive Subcommittee meetings and will be attending the upcoming C-Tran meeting.

Hogan attended the Georgia-Pacific Community Advisory Panel and the Camas-Washougal Economic Development Association (CWEDA) meetings. He

announced the April 24, 2016 Downtown Camas Clean-up and Planting Day, which is in preparation for the May 7, 2016 Camas Plant & Garden Fair.

Carter attended the Planning Commission meeting and also provided an overview of the Library Board of Trustees meeting, which she also attended.

Turk attended the Camas Sister City meeting and provided information about upcoming visits.

Hazen announced he is unable to attend the April 4, 2016 Council meetings. He provided comments about constituency issues he's been working on. He attended the Economic Development Incentive Subcommittee meeting.

Mayor Higgins provided an overview about the ECFR meeting.

VII. PUBLIC COMMENTS

No one from the public wished to speak.

VIII. ADJOURNMENT

The meeting adjourned at 5:47 p.m.

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT

Monday, March 7, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Staff: Phil Bourquin, Pete Capell, James Carothers, Leisha Copsey, Jennifer Gorsuch, Lauren Hollenbeck, Cathy Huber Nickerson, Shawn MacPherson, Robert Maul, Heather Rowley, Steve Wall and Alicia Pacheco (intern)

Press: No one from the press was present

IV. PUBLIC COMMENTS

Laura Felter, 1639 NW 26th Circle, Camas, commented about the replacement of the Library Director.

Alicia King, 3457 NW Endicott Street, Camas, commented about a sign request.

Mayor Higgins responded to the comments.

V. CONSENT AGENDA

- A. Approved the minutes of the February 16, 2016 Camas City Council Meeting and the Workshop minutes of February 16, 2016.

 [021616 Camas City Council Regular Minutes - Draft.pdf](#)

[021616 Camas City Council Workshop Minutes - Draft.pdf](#)

- B. Approved the claim checks numbered 128828-128974 in the amount of \$905,269.13.

- C. Authorized the write-off of two unpaid final utility accounts in the amount of \$557.52. This amount represents outstanding water, sewer, garbage, recycling and storm water charges left unpaid by previous property owners. (Submitted by Pam O'Brien)

- D. Authorized the Mayor to sign the professional services contract with Gray & Osborne, Inc. for preparation of a Spill Control Plan for the Wastewater Treatment Plant in the amount of \$5,200. (Submitted by Sam Adams)

 [Gray & Osborne, Inc. Spill Control Plan Contract](#)

- E. Authorized the Mayor to sign the Septic Tank Easement and Use Agreement with Parker Village, LLC for access, maintenance, operation and repairs to the community residential sewer tank located on the commercial lot in the Parker Village Subdivision. (Submitted by James Carothers)

 [Parker Village STEP Tank Easement and Use Agreement](#)

- F. Authorized the Engineering Manager to sign the Professional Services Agreement with HDJ Design Group, PLLC for environmental documentation, permitting and design for Project SS-612C1 Forest Home Road Slide Repair in an amount not to exceed \$95,483.05. The Stormwater Fund will cover the cost of this work and staff will pursue Federal Emergency Relief Administration (FERA) funds for up to 86.5% of the total cost of remedial design and construction. (Submitted by James Carothers)

 [NW Forest Home Road Slide Repair Agreement](#)

- G. Authorized the release of retainage for Project WS-741 2014 STEP/STEF Tank Pumping in the amount of \$3,062.52 to AAA Septic Service. All city and state project documentation has been received and verified. (Submitted by James Carothers)

 [2014 Tank Pumping Final Pay Estimate](#)

- H. Awarded the 2016 STEP/STEF Tank Pumping Project WS-763 to Haag & Shaw, Inc. in the amount of \$87,722.70. STEP/STEF pumping and maintenance costs were an approved expense from a budget decision package allocated at \$100,000 annually in the 2015-2016 Budget and those funds are available to complete this work. (Submitted by Sam Adams)

 [Haag & Shaw Inc. STEP Pump Quote](#)

[2016 STEP/STEF \(WS-763\) Bid Tabs](#)

It was moved by Council Member Smith, seconded by Council Member Carter, to approve the Consent Agenda. The motion carried unanimously.

VI. NON-AGENDA ITEMS

- A. Staff

There were no comments from staff.

B. Council

Hogan stated that there will be an Earth Day celebration and the Downtown Camas Association Spring Clean-up and Planting Day on April 24, 2016.

Carter informed Council that the Plant Fair will be held on May 7, 2016.

VII. MAYOR

A. Announcements

Mayor Higgins had no announcements.

VIII. MEETING ITEMS

A. Plat Alteration of 7th Avenue Townhomes (File No. PlatAlt15-01)

Details: 7th Avenue Townhomes Subdivision is located at 722 NW 7th Avenue near the intersection of NW 7th Avenue and NW Greeley Street. A plat alteration to allow a triplex development on one lot was approved with conditions at a public hearing before Council on August 17, 2015. Council required a revised final plat drawing be submitted for approval that is consistent with the conditions of the plat alteration decision (File Nos. PlatAlt15-01 & SUB06-10).

Presenter: Phil Bourquin, Community Development Director

 [Staff Report for 7th Avenue Plat Alteration](#)

[7th Ave Townhomes Plat Alteration \(2016\)](#)

[7th Avenue Townhomes Bid](#)

It was moved by Council Member Turk, seconded by Council Member Smith, to approve the Plat Alteration of 7th Avenue Townhomes. The motion carried unanimously.

- B. Parklands at Camas Meadows Mixed Use Plan Development (MXPD) Overlay Zone Details: Parklands at Camas Meadows, LLC requested to apply an MXPD Overlay Zone to approximately 15.5 acres of land currently zoned Business Park (BP). The Planning Commission held a public hearing to consider the request on January 27, 2016, and forwarded to Council a unanimous recommendation to approve the MXPD Overlay request. Presenter: Phil Bourquin, Community Development Director

 [ZC15-01Staff Report Planning Commission](#)
[Planning Commission Parklands Presentation Applicant](#)
[Planning Commission Exhibit List Parklands MXPD](#)
[Exhibit 01 Application and Narrative](#)
[Exhibit 02 Parklands Neighborhood Aerial Map](#)
[Exhibit 03 MXPD Overlay Map](#)
[Exhibit 04 MXPD Overlay Aerial Map](#)
[Exhibit 05 The Archery Three Boards](#)
[Exhibit 06 Workman letter](#)
[Exhibit 07 M Walker Letter](#)
[Exhibit 08 A Walker Letter](#)
[Exhibit 09 Dearborn Letter](#)
[Exhibit 10 Cowlitz Comment](#)
[Exhibit 11 Johnson Comment](#)
[Exhibit 12 DuBois Comment](#)
[Exhibit 13 Tearney Comment](#)
[Exhibit 14 Ecology Comment](#)
[Exhibit 15 Melissa Castle Comment](#)
[Exhibit 16 Mark Castle Comment](#)
[Exhibit 17 Harnish Comment](#)
[Exhibit 18 Robert Miner Photos](#)
[Exhibit 19 Applicants Presentation](#)
[Notice of Public Hearing Planning Commission](#)

Only the Planning Commission record provided the basis for consideration, deliberation and final decision. Mayor confirmed with Council that no ex parte communication has occurred outside the record. Council confirmed unanimously.

It was moved by Council Member Turk, seconded by Council Member Hazen, that the MXPD Overlay Zone be approved and to direct the City Attorney to draft an ordinance to be placed on the March 21, 2016 Regular Agenda for Council's consideration. The motion carried unanimously.

- C. Parklands at Camas Meadows Development Agreement and Master Plan
Details: A Public Hearing was held to consider a Development Agreement and Master Plan under Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Plan Development.
Presenter: Phil Bourquin, Community Development Director

 [Staff Report Parklands Master Plan and DA](#)
[Development Agreement 030716](#)
[Master Plan Parklands Development Agreement Exhibit D](#)
[Notice of Hearing 030716](#)
[Carl Wilson Letter 040116](#)
[Gary Knopp Comment](#)
[J Tearney Comment](#)

Mayor Scott Higgins opened the public hearing at 7:30 p.m.

The following member of the public offered public testimony:

Paul Dennis, PO Box 372, Camas

Tim Johnson, 6160 NW Larkspur Street, Camas

Shannon Petrone, 6229 NW Klickitat Court, Camas

Mark Castle, 6110 NW Larkspur Street, Camas

Matt Mandrones, 3600 NW 59th Circle, Camas

Jim Tearney, 3521 NW 61st Circle, Camas

Alicia King, 3457 NW Endicott Street, Camas

Ray and Julie DuBois, 3544 NW 61st Circle, Camas (read by Bourquin)

Dennis and Bourquin responded to comments.

The public hearing was closed at 8:14 p.m.


It was moved by Council Member Turk, seconded by Council Member Smith, to approve the Development Agreement and Master Plan with the following additions, where Exhibit B, B. Setbacks minimum side yard and corner lot rear yard currently states; for a Non-Single Family (BP) district, 15 feet; add "Note 6: No commercial building may be located closer than 75 feet to a residential lot", and that Larkspur remain closed until street improvements are completed on the remainder of Larkspur. The motion carried unanimously.

Mayor Higgins recessed the meeting at 8:54 p.m. for a short break.

The meeting reconvened at 8:58 p.m.

- D. Ordinance No. 16-001 Adopting a New Chapter of the Camas Municipal Code (CMC) Relating to Clearing and Grading
Details: City staff prepared a new title for the CMC Chapter 15.50 relating to the permitting of clearing and grading activity. The Planning Commission held a public hearing on January 27, 2016. The Planning Commission carried a recommendation of approval for the attached ordinance.

Presenter: Robert Maul, Planning Manager

 [Ordinance No. 16-001 Adopting a New Chapter 15 50 of the CMC](#)
[Clearing and Grading - Exhibit A](#)
[Staff Report Public Hearing](#)
[Washington State Department of Ecology Comments](#)
[Cowlitz Inadvertent Discovery Language / Comments](#)
[Cultural Resource Protection Laws](#)

Maul provided an overview of the ordinance and discussion ensued.

Mayor Scott Higgins opened the public hearing at 9:06 p.m.

No one from the public wished to speak.

The public hearing was closed at 9:07 p.m.

It was moved by Council Member Anderson, seconded by Council Member Hogan, to direct the City Attorney to prepare an Ordinance consistent with the recommended changes that were read by Robert Maul during the March 7, 2016 Regular meeting. The motion carried unanimously.

- E. Resolution No. 16-004 Setting the Speed Limit on Public Streets Within the 2015 Annexed Areas
Details: Portions of Brady Road and SW 6th Avenue, also known as the Old Evergreen Highway, were annexed into Camas in 2015. Upon engineering investigation, staff found that the county-posted speed limit of 40 miles per hour on both roads is adequate. This resolution formalized the adoption of the currently posted speed limits on these roadways.
Presenter: James Carothers, Engineering Manager

 [Resolution No. 16-004 Brady Road and SW 6th Avenue Speed Limit](#)

It was moved by Council Member Turk, seconded by Council Member Smith, that Resolution No. 16-004 be read by title only. The motion carried unanimously.

It was moved by Council Member Turk, seconded by Council Member Anderson, that Resolution No. 16-004 be adopted. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 9:09 p.m.

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.

CITY OF CAMAS PROJECT NO. WS-748 2015 STEP/STEF Tank Pumping			PAY ESTIMATE: TEN PAY PERIOD: 2/1/2016 Through 2/29/2016					AAA Septic Service PO Box 1668 Brush Prairie, WA 98606 (360) 687-8960			
			ORIGINAL CONTRACT AMOUNT: \$99,973.17								
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE

SANITARY SEWER											
1	Residential STEP & STEF Tank Pumping	EA	725	\$119.93	\$86,949.25	509.00	\$61,044.37	57.00	\$6,836.01	566.00	\$67,880.38
2	EMERGENCY Residential STEP & STEF Tank Pumping	EA	10	\$119.93	\$1,199.30	19.00	\$2,278.67	3.00	\$359.79	22.00	\$2,638.46
3	After Hours EMERGENCY STEP & STEF Tank Pumping	EA	5	\$239.86	\$1,199.30	2.00	\$479.72	1.00	\$239.86	3.00	\$719.58
4	Commercial STEP and STEF Tank Pumping	1000 Gal	24	\$119.93	\$2,878.32	27.50	\$3,298.08	0.00	\$0.00	27.50	\$3,298.08

SUBTOTAL:					\$92,226.17		\$67,100.84		\$7,435.66		\$74,536.50
Sanitary Sales Tax (8.4%):					\$7,747.00		\$5,636.47		\$624.60		\$6,261.07
Total:					\$99,973.17		\$72,737.31		\$8,060.26		\$80,797.56

	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$92,226.17	\$67,100.84	\$7,435.66	\$74,536.50
ADDITIONS / DELETIONS	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$92,226.17	\$67,100.84	\$7,435.66	\$74,536.50
SALES TAX (8.4%)	\$7,747.00	\$5,636.47	\$624.60	\$6,261.07
TOTAL CONTRACT	\$99,973.17	\$72,737.31	\$8,060.26	\$80,797.56
LESS 5% RETAINAGE		(\$3,355.04)	(\$371.78)	(\$3,726.82)
TOTAL LESS RETAIN.		\$69,382.26	\$7,688.47	\$77,070.74

SAN. ACT. NUMBER: 424.00.535.811.48

SAN. THIS PAY EST:

\$7,688.47

F.I.

Project Engineer

Date

Contractor

Date

Project Manager

Date

WS-709C

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 9 PAY PERIOD: 02/01/2016 Through 02/29/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
SCHEDULE 1A: MOBILIZATION											
1A.1	MOBILIZATION	LS	1.00	\$530,000.00	\$530,000.00	1.00	\$530,000.00		\$0.00	1.00	\$530,000.00
SCHEDULE 1A SUBTOTAL					\$530,000.00		\$530,000.00		\$0.00		\$530,000.00

SCHEDULE 1B: PIPE											
1B.1	STORMLINE	LS	1.00	\$68,750.00	\$68,750.00	1.00	\$68,750.00		\$0.00	1.00	\$68,750.00
1B.2	OFFSITE WATERLINE	LS	1.00	\$405,625.00	\$405,625.00	1.00	\$405,625.00		\$0.00	1.00	\$405,625.00
1B.3	Onsite Waterline	LS	1.00	\$68,750.00	\$68,750.00	1.00	\$68,750.00		\$0.00	1.00	\$68,750.00
1B.4	Sanitary	LS	1.00	\$6,875.00	\$6,875.00	1.00	\$6,875.00		\$0.00	1.00	\$6,875.00
SCHEDULE 1B SUBTOTAL					\$550,000.00		\$550,000.00		\$0.00		\$550,000.00

SCHEDULE 1C: SITE WORK											
1C.1	Clearing and Grubbing	LS	1.00	\$20,000.00	\$20,000.00	1.00	\$20,000.00		\$0.00	1.00	\$20,000.00
1C.2	Excavation/Preparation	LS	1.00	\$61,906.56	\$61,906.56	1.00	\$61,906.56		\$0.00	1.00	\$61,906.56
1C.3	Admin Excavation/Slab Preparation	LS	1.00	\$26,000.00	\$26,000.00	1.00	\$26,000.00		\$0.00	1.00	\$26,000.00
1C.4	Base Rock	LS	1.00	\$82,875.00	\$82,875.00	1.00	\$82,875.00		\$0.00	1.00	\$82,875.00
1C.5	Site Finish Grading	LS	1.00	\$5,030.94	\$5,030.94	0.80	\$4,024.75		\$0.00	0.80	\$4,024.75
1C.6	Wall	LS	1.00	\$8,125.00	\$8,125.00	1.00	\$8,125.00		\$0.00	1.00	\$8,125.00
1C.7	Curb	LS	1.00	\$13,000.00	\$13,000.00	1.00	\$13,000.00		\$0.00	1.00	\$13,000.00
1C.8	HMA	LS	1.00	\$48,750.00	\$48,750.00		\$0.00	1.00	\$48,750.00	1.00	\$48,750.00
1C.9	Final Cleanup/Seeding	LS	1.00	\$4,875.00	\$4,875.00		\$0.00		\$0.00	0.00	\$0.00
1C.10	Bollard	LS	1.00	\$2,437.50	\$2,437.50	1.00	\$2,437.50		\$0.00	1.00	\$2,437.50
1C.11	Fencing	LS	1.00	\$52,000.00	\$52,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 1C SUBTOTAL					\$325,000.00		\$218,368.81		\$48,750.00		\$267,118.81

SCHEDULE 1D: ADMIN BUILDING											
1D.1	Accessories	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.2	Admin Building Reinforcing Steel	LS	1.00	\$22,200.00	\$22,200.00	1.00	\$22,200.00		\$0.00	1.00	\$22,200.00
1D.3	Admin Building Slab and Stem Wall	LS	1.00	\$88,800.00	\$88,800.00	1.00	\$88,800.00		\$0.00	1.00	\$88,800.00
1D.4	Casework	LS	1.00	\$11,100.00	\$11,100.00	1.00	\$11,100.00		\$0.00	1.00	\$11,100.00
1D.5	CMU	LS	1.00	\$74,000.00	\$74,000.00	1.00	\$74,000.00		\$0.00	1.00	\$74,000.00
1D.6	Doors	LS	1.00	\$29,600.00	\$29,600.00	0.95	\$28,120.00	0.05	\$1,480.00	1.00	\$29,600.00
1D.7	Drywall	LS	1.00	\$44,400.00	\$44,400.00	1.00	\$44,400.00		\$0.00	1.00	\$44,400.00
1D.8	Electrician	LS	1.00	\$161,249.93	\$161,249.93	0.75	\$120,937.45	0.20	\$32,249.99	0.95	\$153,187.43
1D.9	Generator	LS	1.00	\$37,000.00	\$37,000.00	0.98	\$36,260.00		\$0.00	0.98	\$36,260.00
1D.10	Excavation/Sub Base	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.11	Flooring	LS	1.00	\$3,700.00	\$3,700.00	1.00	\$3,700.00		\$0.00	1.00	\$3,700.00
1D.12	HVAC	LS	1.00	\$48,100.00	\$48,100.00	0.95	\$45,695.00	0.03	\$1,443.00	0.98	\$47,138.00
1D.13	Ironwork	LS	1.00	\$2,771.38	\$2,771.38	1.00	\$2,771.38		\$0.00	1.00	\$2,771.38
1D.14	Louvers	LS	1.00	\$2,010.64	\$2,010.64	1.00	\$2,010.64		\$0.00	1.00	\$2,010.64
1D.15	Metal Roof	LS	1.00	\$29,727.10	\$29,727.10	1.00	\$29,727.10		\$0.00	1.00	\$29,727.10
1D.16	Overhead Door	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.17	Painter	LS	1.00	\$37,000.00	\$37,000.00	0.95	\$35,150.00	0.04	\$1,480.00	0.99	\$36,630.00
1D.18	Plumbing	LS	1.00	\$81,400.00	\$81,400.00	0.95	\$77,330.00	0.04	\$3,256.00	0.99	\$80,586.00

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 9 PAY PERIOD: 02/01/2016 Through 02/29/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1D.19	Roof Framing	LS	1.00	\$7,740.95	\$7,740.95	1.00	\$7,740.95		\$0.00	1.00	\$7,740.95
1D.20	Signage	LS	1.00	\$3,700.00	\$3,700.00		\$0.00		\$0.00	0.00	\$0.00
1D.21	Trusses	LS	1.00	\$22,200.00	\$22,200.00	1.00	\$22,200.00		\$0.00	1.00	\$22,200.00
1D.22	Windows	LS	1.00	\$11,100.00	\$11,100.00	1.00	\$11,100.00		\$0.00	1.00	\$11,100.00
SCHEDULE 1D SUBTOTAL					\$740,000.00		\$685,442.52		\$39,908.99		\$725,351.50

SCHEDULE 1E: ADMIN BUILDING - EQUIPMENT											
1E.1	Flouride System	LS	1.00	\$91,628.35	\$91,628.35	0.75	\$68,721.26	0.25	\$22,907.09	1.00	\$91,628.35
1E.2	Hypochlorite System Submittal Approval	LS	1.00	\$40,992.11	\$40,992.11	1.00	\$40,992.11		\$0.00	1.00	\$40,992.11
1E.3	Hypochlorite System	LS	1.00	\$144,947.96	\$144,947.96	0.25	\$36,236.99	0.75	\$108,710.97	1.00	\$144,947.96
1E.4	Process Piping	LS	1.00	\$14,479.40	\$14,479.40	0.80	\$11,583.52	0.18	\$2,606.29	0.98	\$14,189.81
1E.5	Mono Rail	LS	1.00	\$20,684.88	\$20,684.88	1.00	\$20,684.88		\$0.00	1.00	\$20,684.88
1E.6	Pumps	LS	1.00	\$25,856.10	\$25,856.10	0.80	\$20,684.88		\$0.00	0.80	\$20,684.88
1E.7	Starup	LS	1.00	\$7,127.79	\$7,127.79		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 1E SUBTOTAL					\$345,716.59		\$198,903.64		\$134,224.35		\$333,127.99

SCHEDULE 1F: Filter Structure											
1F.1	Process Piping	LS	1.00	\$84,000.00	\$84,000.00	0.90	\$75,600.00	0.08	\$6,720.00	0.98	\$82,320.00
1F.2	Painting/Coating	LS	1.00	\$18,000.00	\$18,000.00		\$0.00	0.20	\$3,600.00	0.20	\$3,600.00
1F.3	Ironwork/Railing	LS	1.00	\$144,000.00	\$144,000.00	0.65	\$93,600.00	0.25	\$36,000.00	0.90	\$129,600.00
1F.4	Slide Gates	LS	1.00	\$60,000.00	\$60,000.00	1.00	\$60,000.00		\$0.00	1.00	\$60,000.00
1F.5	Water Test	LS	1.00	\$6,000.00	\$6,000.00	1.00	\$6,000.00		\$0.00	1.00	\$6,000.00
1F.6	Excavation/Preparation	LS	1.00	\$180,000.00	\$180,000.00	1.00	\$180,000.00		\$0.00	1.00	\$180,000.00
1F.7	Filter Media	LS	1.00	\$600,439.87	\$600,439.87		\$0.00	0.38	\$228,167.15	0.38	\$228,167.15
1F.8	Base Rock	LS	1.00	\$107,560.13	\$107,560.13	1.00	\$107,560.13		\$0.00	1.00	\$107,560.13
SCHEDULE 1F SUBTOTAL					\$1,200,000.00		\$522,760.13		\$274,487.15		\$797,247.28

SCHEDULE 1G: Filter Structure - Slab Construction											
1G.1	Slab Construction	SF	25,214.00	\$20.00	\$504,280.00	25,214.00	\$504,280.00		\$0.00	25214.00	\$504,280.00
SCHEDULE 1G SUBTOTAL					\$504,280.00		\$504,280.00		\$0.00		\$504,280.00

SCHEDULE 1H: Filter Structure - Wall Construction											
1H.1	Wall Construction	SF	13,996.00	\$49.00	\$685,804.00	13,996.00	\$685,804.00		\$0.00	13996.00	\$685,804.00
SCHEDULE 1H SUBTOTAL					\$685,804.00		\$685,804.00		\$0.00		\$685,804.00

SCHEDULE 1J: Filter Structure - Reinforcing Steel											
1J.1	Reinforcing Steel	SF	39,210.00	\$9.00	\$352,890.00	39,210.00	\$352,890.00		\$0.00	39210.00	\$352,890.00
SCHEDULE 1J SUBTOTAL					\$352,890.00		\$352,890.00		\$0.00		\$352,890.00

SCHEDULE 2: Shoring Trench Safety System											
2.1	Shoring Trench Safety System	LF	5,400.00	\$1.00	\$5,400.00	5,400.00	\$5,400.00		\$0.00	5400.00	\$5,400.00
SCHEDULE 2 SUBTOTAL					\$5,400.00		\$5,400.00		\$0.00		\$5,400.00

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 9 PAY PERIOD: 02/01/2016 Through 02/29/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
SCHEDULE 3: Overexcavation and Backfill with Granular Fill											
3.1	Overexcavation and Backfill with Granular Fill	CY	1,500.00	\$20.00	\$30,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 3 SUBTOTAL					\$30,000.00		\$0.00		\$0.00		\$0.00
SCHEDULE 4: Cash Allowance for Furnishings and Laboratory Supplies											
4.1	Furnishings and Laboratory Supplies	LS	1.00	\$10,000.00	\$10,000.00	1.00	\$10,000.00		\$0.00	1.00	\$10,000.00
SCHEDULE 2 SUBTOTAL					\$10,000.00		\$10,000.00		\$0.00		\$10,000.00
SCHEDULE 5: Erosion Control and Water Pollution Control											
5.1	Erosion Control and Water Pollution Control	LS	1.00	\$16,000.00	\$16,000.00	0.56	\$8,960.00	0.07	\$1,120.00	0.63	\$10,080.00
SCHEDULE 5 SUBTOTAL					\$16,000.00		\$8,960.00		\$1,120.00		\$10,080.00
SCHEDULE 6: Project Documentation											
6.1	Project Documentation	LS	1.00	\$25,000.00	\$25,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 6 SUBTOTAL					\$25,000.00		\$0.00		\$0.00		\$0.00
Change Order 1											
A	Upsize TW & RW Pipes & Extend RW Pipe to R.O.W.	LS	1.00	\$34,831.21	\$34,831.21	1.00	\$34,831.21		\$0.00	1.00	\$34,831.21
B	Groundface CMU Block	LS	1.00	\$2,934.80	\$2,934.80	1.00	\$2,934.80		\$0.00	1.00	\$2,934.80
CHANGE ORDER 1 SUBTOTAL					\$37,766.01		\$37,766.01		\$0.00		\$37,766.01
Change Order 2											
A	Use Moisture-Resistant MDF for Cabinet Core	LS	1.00	\$579.26	\$579.26		\$0.00	0.00	\$0.00	0.00	\$0.00
B	Upsize to 52-Lug Panel	LS	1.00	\$811.30	\$811.30		\$0.00	0.00	\$0.00	0.00	\$0.00
C	Furnish and Install 40" x 48" Louver in lieu of 48" x 40" Louver	LS	1.00	\$1,835.40	\$1,835.40		\$0.00	0.00	\$0.00	0.00	\$0.00
D	Furnish and Install conduit, wire, and controls for HVAC Ops through SCADA	LS	1.00	\$3,257.89	\$3,257.89		\$0.00	0.00	\$0.00	0.00	\$0.00
E	Furnish and Install Septic System	LS	1.00	\$23,378.40	\$23,378.40		\$0.00	0.00	\$0.00	0.00	\$0.00
F	Modify Chemical Metering Pump	LS	1.00	\$1,675.55	\$1,675.55		\$0.00	0.00	\$0.00	0.00	\$0.00
G	Install Storm System for Filter Basin Entry Ramps	LS	1.00	\$14,530.36	\$14,530.36		\$0.00	0.00	\$0.00	0.00	\$0.00
H	Furnish and Install 18" Dia. Culverts for Logging Road	LS	1.00	\$4,178.09	\$4,178.09		\$0.00	0.00	\$0.00	0.00	\$0.00
I	Furnish & Install 5/8" Marine Plywood for Pipe Gallery	LS	1.00	\$8,306.42	\$8,306.42		\$0.00	0.00	\$0.00	0.00	\$0.00
J	Furnish and Install Flap Valves	LS	1.00	\$2,334.19	\$2,334.19		\$0.00	0.00	\$0.00	0.00	\$0.00
K	Furnish and Install Round Rock Landscaping	LS	1.00	\$1,007.36	\$1,007.36		\$0.00	0.00	\$0.00	0.00	\$0.00
CHANGE ORDER 2 SUBTOTAL					\$61,894.22		\$0.00		\$0.00		\$0.00

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 9 PAY PERIOD: 02/01/2016 Through 02/29/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE

			CONTRACT TOTAL		TOTAL PREVIOUS		TOTAL THIS EST.		TOTAL TO DATE	
ORIGINAL CONTRACT TOTAL			\$5,320,090.59		\$4,272,809.10		\$498,490.49		\$4,771,299.59	
CHANGE ORDERS TO DATE			\$99,660.23		\$37,766.01		\$0.00		\$37,766.01	
ORIGINAL CONTRACT & CHANGE ORDERS SUBTOTAL			\$5,419,750.82		\$4,310,575.11		\$498,490.49		\$4,809,065.60	
SALES TAX (7.7%)			\$417,320.81		\$331,914.28		\$38,383.77		\$370,298.05	
TOTAL CONTRACT			\$5,837,071.63		\$4,642,489.40		\$536,874.25		\$5,179,363.65	
Retainage (5%)					(\$215,528.76)		(\$24,924.52)		(\$240,453.28)	
TOTAL					\$4,426,960.64		\$511,949.73		\$4,938,910.37	

SAN. ACT. NUMBER: 424-00-594-341-65

SAN. THIS PAY EST: \$511,949.73

Justin Mousal

3/15/2016

Project Engineer

Date

Darin Kypar

3/14/2016

Contractor

Date

James Hodges

3/11/2016

Project Manager

Date

RFC
ENTERED
3/15/16

CITY OF CAMAS PROJECT NO. WS-714 STEP Sewer Transmission Main Project			PAY ESTIMATE: EIGHT PAY PERIOD: 2/1/16 Through 2/29/16 ORIGINAL CONTRACT AMOUNT: \$2,378,135.30				McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671				
Schedule A - Water											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Mobilization	LS	1.00	\$193,500.00	\$193,500.00	1.00	\$193,500.00		\$0.00	1.00	\$193,500.00
2	Minor Change	CALC	1.00	\$20,000.00	\$20,000.00		\$0.00		\$0.00	0.00	\$0.00
2A	Minor Change	CALC	1.00	\$16,744.54	\$16,744.54	1.00	\$16,744.54		\$0.00	1.00	\$16,744.54
3	Record Drawings	LS	1.00	\$10,000.00	\$10,000.00		\$0.00		\$0.00	0.00	\$0.00
4	Construction Documentation	LS	1.00	\$25,000.00	\$25,000.00		\$0.00		\$0.00	0.00	\$0.00
5	SPCC Plan	LS	1.00	\$1,500.00	\$1,500.00	1.00	\$1,500.00		\$0.00	1.00	\$1,500.00
6	Archaeological Standby Time	HR	100.00	\$50.00	\$5,000.00		\$0.00		\$0.00	0.00	\$0.00
7	Project Temporary Traffic Control	LS	1.00	\$37,000.00	\$37,000.00	1.00	\$37,000.00		\$0.00	1.00	\$37,000.00
8	Clearing and Grubbing	LS	1.00	\$6,680.00	\$6,680.00	1.00	\$6,680.00		\$0.00	1.00	\$6,680.00
9	Remove (Abandon) Joy Street Odor Control Facility	LS	1.00	\$31,245.00	\$31,245.00		\$0.00	1.00	\$31,245.00	1.00	\$31,245.00
10	Roadway Excavation Incl. Haul	CY	130.00	\$22.00	\$2,860.00	130.00	\$2,860.00	54.00	\$1,188.00	184.00	\$4,048.00
11	Controlled Density Fill Backfill Substitution	CY	550.00	\$116.00	\$63,800.00	345.00	\$40,020.00		\$0.00	345.00	\$40,020.00
12	Crushed Surfacing Base Course	CY	1375.00	\$30.00	\$41,250.00	1,881.00	\$56,430.00	33.81	\$1,014.30	1914.81	\$57,444.30
13	HMA Cl. 1/2" Pg 64-22	TON	410.00	\$112.00	\$45,920.00	392.00	\$43,904.00		\$0.00	392.00	\$43,904.00
14	HMA Cl. 1/2" Pg 64-22 (Trench Patch)	TON	950.00	\$119.00	\$113,050.00	1,279.00	\$152,201.00	101.81	\$12,115.39	1380.81	\$164,316.39
15	Planing Bituminous Pavement	SY	3620.00	\$3.00	\$10,860.00	3,282.00	\$9,846.00		\$0.00	3282.00	\$9,846.00
16	Shoring***	LF	6150.00	\$2.00	\$12,300.00	6,176.00	\$12,352.00		\$0.00	6176.00	\$12,352.00
17	Clay Dams	EA	4.00	\$730.00	\$2,920.00	4.00	\$2,920.00		\$0.00	4.00	\$2,920.00
18	Handling and Disposal of Contaminated Soil	CY	0.00	\$80.00	\$0.00		\$0.00		\$0.00	0.00	\$0.00
19	Removal and Replacement of Unsuitable Material	CY	600.00	\$10.00	\$6,000.00	12.33	\$123.30		\$0.00	12.33	\$123.30
20	Gate Valve 3 In.	EA	2.00	\$525.00	\$1,050.00	1.00	\$525.00	1.00	\$525.00	2.00	\$1,050.00
21	Plug Valve 12 In.	EA	1.00	\$3,400.00	\$3,400.00		\$0.00	1.00	\$3,400.00	1.00	\$3,400.00
22	Plug Valve 18 In.	EA	1.00	\$5,700.00	\$5,700.00	1.00	\$5,700.00		\$0.00	1.00	\$5,700.00
23	Plug Valve 24 In.	EA	2.00	\$10,160.00	\$20,320.00	1.00	\$10,160.00	1.00	\$10,160.00	2.00	\$20,320.00
24	Tapping Sleeve and Valve Assembly 8x18 In.	EA	1.00	\$4,525.00	\$4,525.00	1.00	\$4,525.00		\$0.00	1.00	\$4,525.00
25	Tapping Sleeve and Valve Assembly 18x18 In.	EA	1.00	\$22,900.00	\$22,900.00	1.00	\$22,900.00		\$0.00	1.00	\$22,900.00
26	Vault #1 (Wellfield Air/Vacuum Structure)	EA	1.00	\$22,200.00	\$22,200.00	0.90	\$19,980.00	0.10	\$2,220.00	1.00	\$22,200.00
27	Vault #2 (Bridge Air/Vacuum and Odor Control Structure)	EA	1.00	\$27,100.00	\$27,100.00	0.90	\$24,390.00	0.10	\$2,710.00	1.00	\$27,100.00
28	Vault #3 (Wetland Air Release and Odor Control Structure)	EA	1.00	\$13,100.00	\$13,100.00	0.75	\$9,825.00	0.25	\$3,275.00	1.00	\$13,100.00
29	Vault #4 (3rd Ave Air/Vacuum & Odor Control Structure)	EA	1.00	\$42,665.00	\$42,665.00	0.75	\$31,998.75	0.25	\$10,666.25	1.00	\$42,665.00
30	Vault #5 (3rd Ave Odor Control Injection Structure)	EA	1.00	\$19,100.00	\$19,100.00	0.85	\$16,235.00	0.15	\$2,865.00	1.00	\$19,100.00
31	48 In. Steel Casing	LF	17.00	\$790.00	\$13,430.00	15.00	\$11,850.00		\$0.00	15.00	\$11,850.00
32	PVC Sanitary Sewer Pipe 24 In. Diam.	LF	6235.00	\$174.80	\$1,089,878.00	6,215.00	\$1,086,382.00	28.00	\$4,894.40	6243.00	\$1,091,276.40
33	DIPS HDPE DR17 Sanitary Sewer Pipe 24 In. Diam.	LF	708.00	\$205.00	\$145,140.00	708.00	\$145,140.00		\$0.00	708.00	\$145,140.00
34	Ductile Iron Sanitary Sewer Pipe 8 In. Diam.	LF	430.00	\$38.00	\$16,340.00	450.00	\$17,100.00		\$0.00	450.00	\$17,100.00
35	Ductile Iron Sanitary Sewer Pipe 18 In. Diam.	LF	43.00	\$410.00	\$17,630.00	43.00	\$17,630.00		\$0.00	43.00	\$17,630.00
36	Force Main Locator Station	EA	18.00	\$150.00	\$2,700.00	19.00	\$2,850.00		\$0.00	19.00	\$2,850.00
37	Sanitary Sewer Bypass (6th and Joy)	LS	1.00	\$23,500.00	\$23,500.00		\$0.00	1.00	\$23,500.00	1.00	\$23,500.00
38	ESC Lead	DAY	60.00	\$30.00	\$1,800.00	60.00	\$1,800.00		\$0.00	60.00	\$1,800.00
39	Stabilized Construction Entrance	SY	220.00	\$21.00	\$4,620.00	110.00	\$2,310.00		\$0.00	110.00	\$2,310.00
40	Inlet Protection	EA	24.00	\$46.01	\$1,104.24	24.00	\$1,104.24		\$0.00	24.00	\$1,104.24
41	Erosion/Water Pollution Control	EST	1.00	\$10,000.00	\$10,000.00	1.46	\$14,600.00		\$0.00	1.46	\$14,600.00
42	High Visibility Silt Fence	LF	2500.00	\$2.50	\$6,250.00	2,800.00	\$7,000.00		\$0.00	2800.00	\$7,000.00
43	Wattle	LF	100.00	\$4.00	\$400.00	100.00	\$400.00		\$0.00	100.00	\$400.00
44	Biodegradable Erosion Control Blanket	SY	370.00	\$3.00	\$1,110.00	245.00	\$735.00		\$0.00	245.00	\$735.00
45	Seeding, Fertilizing, and Mulching (Native Grasses)	ACRE	0.75	\$4,500.00	\$3,375.00	1.00	\$4,500.00		\$0.00	1.00	\$4,500.00

CITY OF CAMAS PROJECT NO. WS-714 STEP Sewer Transmission Main Project			PAY ESTIMATE: EIGHT PAY PERIOD: 2/1/16 Through 2/29/16 ORIGINAL CONTRACT AMOUNT: \$2,378,135.30				McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671				
46	High Visibility Fence	LF	685.00	\$3.50	\$2,397.50	675.00	\$2,362.50		\$0.00	675.00	\$2,362.50
47	Topsoil Type B	CY	300.00	\$7.00	\$2,100.00	300.00	\$2,100.00		\$0.00	300.00	\$2,100.00
48	PSIPE Deciduous Tree, 2" Cal.	EA	8.00	\$460.00	\$3,680.00	8.00	\$3,680.00		\$0.00	8.00	\$3,680.00
49	Seeded Lawn Installation	SY	1560.00	\$1.00	\$1,560.00	3,269.00	\$3,269.00		\$0.00	3269.00	\$3,269.00
50	Cement Conc. Traffic Curb	LF	45.00	\$40.00	\$1,800.00	10.00	\$400.00	7.00	\$280.00	17.00	\$680.00
51	Utility Marker Posts	EA	3.00	\$140.00	\$420.00	3.00	\$420.00		\$0.00	3.00	\$420.00
52	Cement Conc. Sidewalk	SY	30.00	\$80.00	\$2,400.00	22.80	\$1,824.00		\$0.00	22.80	\$1,824.00
53	Conduit Pipe 4 In. Diam.	LF	1335.00	\$5.00	\$6,675.00	1,900.00	\$9,500.00		\$0.00	1900.00	\$9,500.00
54	Traffic Signal System Loop Replacement	LS	1.00	\$5,500.00	\$5,500.00	1.00	\$5,500.00		\$0.00	1.00	\$5,500.00
55	Paint Line	LF	42.00	\$6.00	\$252.00		\$0.00	42.00	\$252.00	42.00	\$252.00
56	Painted Stop Line	LF	65.00	\$10.00	\$650.00		\$0.00	80.00	\$800.00	80.00	\$800.00
57	Plastic Crosswalk Line	SF	160.00	\$12.00	\$1,920.00		\$0.00	136.00	\$1,632.00	136.00	\$1,632.00
58	Plastic Traffic Arrow	EA	1.00	\$275.01	\$275.01		\$0.00	1.00	\$275.01	1.00	\$275.01
A	Milestone #1 Incentive (Max \$10,000)	EA		\$2,000.00	\$0.00	5.00	\$10,000.00		\$0.00	5.00	\$10,000.00
B	Milestone #2 Incentive (Max \$10,000)	EA		\$2,000.00	\$0.00	5.00	\$10,000.00		\$0.00	5.00	\$10,000.00
C	Milestone #3 Incentive (Max \$10,000)	EA		\$2,000.00	\$0.00	5.00	\$10,000.00		\$0.00	5.00	\$10,000.00
Schedule B SUBTOTAL:					\$2,194,596.29		\$2,094,776.33		\$113,017.35		\$2,207,793.68

Change Order 1											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
A	Additional Sewer Services	LS	1.00	\$5,171.73	\$5,171.73	1.00	\$5,171.73		\$0.00	1.00	\$5,171.73
B	Additional Clearing	LS	1.00	\$1,820.97	\$1,820.97	1.00	\$1,820.97		\$0.00	1.00	\$1,820.97
C	Archeological Standby Time	LS	1.00	\$5,327.12	\$5,327.12	1.00	\$5,327.12		\$0.00	1.00	\$5,327.12
Change Order 1 SUBTOTAL:					\$12,319.82		\$12,319.82		\$0.00		\$12,319.82

Change Order 2											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
A	Over Excavation of Trench due to Boulders At Polk Street	LS	1.00	\$22,169.82	\$22,169.82	1.00	\$22,169.82		\$0.00	1.00	\$22,169.82
B	Additional Saw Cutting Depth on NE 3rd	LS	1.00	\$10,533.91	\$10,533.91	1.00	\$10,533.91		\$0.00	1.00	\$10,533.91
C	Removal & Disposal of Concrete Pavement	LS	1.00	\$5,607.11	\$5,607.11	1.00	\$5,607.11		\$0.00	1.00	\$5,607.11
D	Additional Sawcutting for Route Change	LS	1.00	\$2,209.70	\$2,209.70	1.00	\$2,209.70		\$0.00	1.00	\$2,209.70
E	3rd Loop Archaeological Excavation	LS	1.00	\$7,164.46	\$7,164.46	1.00	\$7,164.46		\$0.00	1.00	\$7,164.46
F	Conflict with Existing 24" Water Main	LS	1.00	\$8,231.99	\$8,231.99	1.00	\$8,231.99		\$0.00	1.00	\$8,231.99
G	Repair Unmarked Irrigation System At Oak Park	LS	1.00	\$2,296.32	\$2,296.32	1.00	\$2,296.32		\$0.00	1.00	\$2,296.32
H	Install Link Seal at Vault #5 (Not Installed)	LS	1.00	\$2,044.51	\$2,044.51	0.00	\$0.00		\$0.00	0.00	\$0.00
I	Delete Bid Item #18 – Handling and Removal of Contaminated Soil	CY	-200.00	\$80.00	(\$16,000.00)	0.00	\$0.00		\$0.00	0.00	\$0.00
Change Order 2 SUBTOTAL:					\$44,257.82		\$58,213.31		\$0.00		\$58,213.31

February 17, 2016

Mr. Jim Hodges
City of Camas Public Works
616 Northeast Fourth Avenue
P.O. Box 1055
Camas, Washington 98607

**Re: Contract Proposal for Construction Testing and Special Inspection Services
NW 6th Ave and Norwood
Franklin C.D.B.G.
Water Transmission Main Phase 2
City Wide QC Testing Services
Camas, Washington**

Mr. Hodges:

Columbia West Engineering, Inc. (Columbia West) is pleased to provide this contract proposal with attached standard terms and conditions and fee schedule (Exhibits A and B, 3 pages) for requested construction testing and special inspection services for the above-referenced projects located in Camas, Washington. The terms and conditions set forth in this contract are to provide the basis for the relationship between Columbia West and City of Camas Public Works Department.

Scope of Services –

- 1) *Provide on-call field and laboratory testing of construction material including, but not limited to: soil, aggregate, Portland Cement concrete and asphaltic concrete.*

Payment. Services will be conducted on a time-and-expense basis in accordance with the schedule of fees and billing rates provided in the attached Professional Services Schedule of Fees (Exhibit B, 2 pages). The estimated fee for NW 6th Ave and Norwood identified in Exhibit C is \$11,195.00. The estimated fee for Franklin C.D.B.G. identified in Exhibit D is \$6,550.00. The estimated fee for Water Transmission Main Phase 2 identified in Exhibit E is \$13,880.00. The estimated fee for City Wide QC Testing Services identified in Exhibit F is \$8,585.00. Please note these are not fixed lump sums, but rather best estimates based upon the anticipated scope of services. If unforeseen circumstances arise and warrant additions to the scope of services, Columbia West will contact you prior to performing further efforts. Columbia West will send an invoice on a monthly basis and be compensated in full within 30 days of receipt of the invoice.

Start Time/Completion Time/Schedule. Services will be performed at an on-call basis according to your request and schedule.

Limitation of Remedy. By signing this proposal agreement / contract, you agree to have read this document and the attached standard contract terms and provisions, including the limitation of remedy paragraph, and agree to be bound by all of the terms. The undersigned certifies that he/she is authorized to act on behalf of City of Camas.

This proposal and the attached terms and conditions constitute the entire agreement between the parties.

Date: _____

Date: _____

Columbia West Engineering, Inc.

City of Camas

Name and Title: Lance V. Lehto, PE, GE, President

Name and Title: _____

Signature: _____

Signature: _____

1. General. Columbia West Engineering, Inc. ("Columbia West") shall perform for Client the professional engineering services as outlined in the body of the Letter Agreement/Contract to which this applies. No additional services shall be performed nor required of Columbia West absent written agreement of the parties.

2. Client's Responsibilities. Client shall provide all reasonable information as to Client's requirements for the Project, and will designate a person to act with authority on Client's behalf for all aspects of the Project. Said person will examine and promptly respond to Columbia West's submissions and requests for information, and shall give prompt written notice to Columbia West should Client observe or otherwise become aware of any defect in the work performed under this Agreement. Columbia West shall be entitled to reasonably rely on all information provided to it by Client.

3. Payment. Fees and other charges will be billed in accordance with the terms and conditions outlined in the letter agreement. Additionally, the amount of each billing shall be due and payable 30 days after the date of such billing. Any portion of a billing not paid within thirty days of the billing date shall be delinquent and shall bear a service charge of one and one-half percent per month on the unpaid balance. If any billing is not paid within thirty days after the billing date, then in addition to any other remedies as may be available to Columbia West, it may cease performing work upon delivery of written notice to Client of its intention to do so. Columbia West shall additionally have the right but not the obligation to cease performing work under any other contract as may then be outstanding between Client and Columbia West.

4. Limitation of Remedy. To the fullest extent permitted by law, and not withstanding any other provision of this contract, the total liability, in the aggregate, of Columbia West and its officers, directors, partners, employees, agents and subconsultants, and any of them, to the Client and anyone claiming by or through the Client, and all other contractors, subcontractor, consultants or others providing services for the project for any and all claims, losses, costs of damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the project from any cause or causes arising out of Columbia West's services on the project (whether described in this agreement or any subsequent agreement between the parties, except as expressly agreed otherwise), including any indemnity obligation owed hereunder or otherwise, shall not exceed \$50,000.00 or the compensation received under this contract, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, including negligence, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or other acts giving rise to liability based on contract, tort, or statute, unless otherwise prohibited by law.

5. Standard of Care. Columbia West will provide its services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of its profession currently practicing under similar conditions and time period in the locality of the project. Columbia West makes no other representation regarding its services, and no guarantee or warranty, express or implied, is included or intended as to any findings, recommendations, specifications, reports, opinions, documents or other instruments of service prepared by Columbia West. No agent or representative of Columbia West has any authority to modify this disclaimer of warranty. Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are to be made by Columbia West. Client acknowledges that the interpretations and recommendations made by Columbia West are based solely on the information available to Columbia West. Client agrees that Columbia West has been engaged to provide technical professional services only, and that Columbia West does not owe any fiduciary responsibility to the Client, or the project Owner, if different from Client.

6. Client's Termination of Work. Client may, by written notice, terminate Columbia West's work prior to completion. Columbia West shall nevertheless be entitled to payment of all fees and expenses incurred up to termination, and may additionally complete such work as may be necessary to place its files in order and to complete a report on work performed to date of termination. A termination charge to cover the costs thereof may be imposed at the discretion of Columbia West, said termination charge not to exceed ten percent of all charges incurred up to the date of notice of termination.

7. Utilities. In the prosecution of its work, Columbia West will take reasonable precautions to avoid any injury or damage to underground structures or utilities. Client agrees to defend, indemnify and hold Columbia West harmless for any damages or claims of damage to any such underground structures or utilities not called to Columbia West's attention or incorrectly shown on surveys or plans furnished to Columbia West.

8. Samples. Columbia West will retain uncontaminated samples of soil or rock taken in connection with this work. [Columbia West will retain such samples for thirty days. Retention of such samples beyond thirty days will occur only at Client's request and in return for payment of storage charges incurred.] All contaminated or environmentally impacted material or samples are the sole property of the client. Client maintains responsibility for proper disposal.

9. Right of Entry. Client will provide for the right of entry to Columbia West, its employees, agents or consultants, and for all equipment reasonably necessary to complete the work. Columbia West will take reasonable precautions in accordance with the Standard of Care to minimize any damage to property. It is understood by Client, however, that in the normal course of work, some damage may occur, in which event Columbia West is not obliged to restore the property to its state prior to the performance of such work.

10. Re-use of Documents. Any reuse or modification of documents by Client or anyone obtaining it through Client will be at Client's sole risk and without liability to Columbia West. Client will defend, indemnify and hold Columbia West harmless from all third party claims, demands, actions, and expenses (including reasonable attorney's fees, expert fees, and other costs of defense) arising out of or in any way related to the reuse or modification of the Work by Client or anyone obtaining it through Client.

11. Cost and Other Estimates. Client recognizes that Columbia West has no control over the cost of labor, materials, equipment or services provided by others, or over the contractor's methods of determining prices, or of market conditions. Any cost estimates as may be provided are made only on the basis of Columbia West's experience and judgment. No warranty is given, express or implied, that proposals or bids or actual project construction costs will not vary from cost estimates provided by Columbia West. Additionally, Columbia West makes no representations concerning estimates of area or volumes. Such estimates are estimates only. No warranty is made that estimates of areas or volumes will not be different from actual quantities.

12. Construction Monitoring. If Columbia West is retained by Client to provide services to monitor or observe portions of construction work, foundation excavations, or other field activities, Columbia West will report its observations and opinions to Client or Client's designated agent. Columbia West will report any observed geotechnically-related work that, in Columbia West's opinion, does not conform to plans or specifications. Client acknowledges that Columbia West has no right to reject or stop work of any contractor, subcontractor or agent of the Client. Columbia West's construction monitoring or foundation observation does not include nor consist of exploratory investigation, subsurface evaluation, seismic evaluation, groundwater analysis or any other activities associated with site investigation. Construction monitoring is limited to materials tested and observed during the construction phase of the project and is not a warranty or evaluation of subsurface conditions. Columbia West claims no past or prior knowledge of site conditions other than those documented in our reports. Should Columbia West not be retained by Client for the purpose of monitoring construction work or field activities, Columbia West shall not be held liable or responsible for any such activities, or for the geotechnical performance of the completed Project. Monitoring of construction work or field activities and the performance of the complete Project will then be the sole responsibility of Client or of any other parties designated by Client. Client in such event agrees to defend, indemnify and hold harmless Columbia West from any loss or judgment incurred by Columbia West as a result of a claim or lawsuit resulting from Client's failure to monitor construction work or field activities for which Columbia West has not been retained.

13. Means, Methods and Techniques; Safety. Columbia West is not responsible for and will not have control of means, methods, techniques, sequences or procedures of construction or other field activities of any contractor, subcontractor, agent or representative of Client. It is agreed that Columbia West has no control over any person or parties not employees or consultants of Columbia West. Columbia West has not been engaged and is not responsible for any safety precautions or programs related to construction for non-employees or non-consultants of Columbia West.

14. Assignments. During the term of this Agreement and following its expiration or termination for any reason, neither Client nor Columbia West shall transfer, assign, convey or sublet any right, claims, duty or obligation under it, nor any other interest therein without the prior written consent of the other party.

15. Disputes. In the event of a disagreement, Client and Columbia West agree that they will use their best efforts to resolve same in good faith negotiations or discussions with one another. If unsuccessful in resolving the dispute, the parties shall mediate any dispute prior to and as a precondition to commencement of a lawsuit by either.

16. Certifications: Client agrees not to require that Columbia West execute any certification with regard to services performed or work tested and/or observed under this agreement unless: (1) Columbia West believes that it has performed sufficient services to provide a sufficient basis to issue the certification, (2) Columbia West believes that the services performed or work tested and/or observed meet the criteria of the proposed certification, and (3) Columbia West has reviewed and approved in writing the exact form of such certification prior to execution of this agreement. Any certification by Columbia West is limited to an expression of professional opinion based upon the services performed by it, and does not constitute or imply a warranty or guarantee of any kind.

17. No Personal Liability: Client expressly waives any right to sue, or otherwise make any claim against, any of Columbia West's officers or employees, past or present, as individuals, for any cause.

18. Consequential Damages: Neither Client nor Columbia West will be liable to the other for any special, consequential, incidental or penal losses or damages including but not limited to losses, damages or claims related to the unavailability of property or facilities, shutdowns or service interruptions, loss of use, profits, revenue, or inventory, or for use charges, cost of capital, or claims of the other party and/or its customers.

19. No Third Party Beneficiaries: Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than Client and Columbia West. No third party beneficiaries are created or intended by this Agreement.

EXHIBIT B - 2016 Professional Services Schedule of Fees

SPECIAL INSPECTION AND CONSTRUCTION MONITORING

➤ **Services**

	<u>TYPE</u>	<u>RATE</u>
Laboratory Technician.....	hourly	\$39.00
Engineering Technician (compaction testing soil & asphalt)	hourly	\$50.00
Concrete Testing Technician (ACI-certified concrete testing).....	hourly	\$50.00
Special Inspection (reinforced concrete).....	hourly	\$50.00
Special Inspection (proprietary anchors).....	hourly	\$50.00
Special Inspection (masonry, grout, CMU).....	hourly	\$50.00
Special Inspection (structural steel, bolting, and welding).....	hourly	\$57.00
Special Inspection (fireproofing).....	hourly	\$55.00
Floor Flatness Technician.....	hourly	\$60.00
Senior Engineering Technician	hourly	\$60.00
Asphalt Coring and Concrete Coring.....	hourly	\$60.00
Cement-Treated-Soil Testing and Inspection.....	hourly	\$55.00
Concrete Strength-Maturity Testing.....	hourly	\$65.00
Subgrade Evaluation	hourly	\$65.00
Laboratory Manager.....	hourly	\$80.00
Project Manager.....	hourly	\$80.00
Administrative Assistant.....	hourly	\$45.00
Skidmore Wilhelm – Bolt Testing (equipment fee).....	per day	\$50.00
Floor Flatness (equipment fee).....	per day	\$450.00
Anchor Proof Loading Hydraulic Ram and Deflection Gauges (equipment fee).....	per day	\$200.00
Concrete Strength-Maturity Electronic Meter/Reader (equipment fee).....	per day	\$50.00
Strength-Maturity Loggers.....	each	\$80.00

ENGINEERING CONSULTING

➤ **Personnel**

	<u>TYPE</u>	<u>RATE</u>
Principal Engineer	hourly	\$105.00
Project Engineer	hourly	\$95.00
Senior Staff Engineer	hourly	\$90.00
Staff Engineer	hourly	\$85.00
Staff Geologist	hourly	\$85.00
Environmental Engineer	hourly	\$85.00
Environmental Engineering Technician.....	hourly	\$75.00

➤ **Geotechnical Services**

	<u>TYPE</u>	<u>RATE</u>
Bearing Capacity and Settlement Analysis	site specific	quoted
Foundation Design	site specific	quoted
Geotechnical Plan Review	hourly	\$95.00
Geotechnical Site Investigation	site specific	quoted
Retaining Wall Design	site specific	quoted
Rigid and Flexible Pavement Design	site specific	quoted
Slope Stability Analysis	site specific	quoted
Soil Infiltration Testing	site specific	quoted
Deep Foundation and Pile Design.....	site specific	quoted

➤ **Environmental Services**

	<u>TYPE</u>	<u>RATE</u>
Stormwater Sampling – 1200 COLS	site specific	quoted
Stormwater Sampling – 1200 A	site specific	quoted
Stormwater Sampling – 1200 Z	site specific	quoted
Monthly Stormwater Monitoring	site specific	quoted
Stormwater Pollution Control Plan	site specific	quoted
Spill Prevention / Accidental Spill Plans	site specific	quoted
Critical Aquifer Recharge Area (CARA) Site Evaluation Report	site specific	quoted
Phase I Environmental Assessment	site specific	quoted
Phase II Environmental Assessment	site specific	quoted

MATERIALS TESTING SERVICES**➤ Soils & Aggregate**

	<u>TYPE</u>	<u>RATE</u>
Atterberg Limits	each	\$95.00
Direct Shear.....	each	\$385.00
California Bearing Ratio	each	\$425.00
One-dimensional Consolidation	each	quoted
Fractured Face Determination.....	each	\$50.00
Flat & Elongated particles	each	\$125.00
Hydrometer Analysis	each	\$135.00
Moisture Content	each	\$20.00
Organic Content	each	\$75.00
Organic Impurities.....	each	\$75.00
pH (soil)	each	\$50.00
Permeability (Constant Head).....	each	\$350.00
Permeability (Falling Head).....	each	\$250.00
Percent Wood Waste.....	each	\$50.00
Proctor Moisture-Density	each	\$190.00
Proctor Moisture-Density with oversize	each	\$200.00
Sand Equivalent	each	\$95.00
Sieve Analysis < ¾ inch maximum particle size.....	each	\$90.00
Sieve Analysis ¾ inch to 2-inch maximum particle size.....	each	\$120.00
Sieve Analysis > 2-inch maximum particle size.....	each	\$220.00
Specific Gravity of coarse aggregate.....	each	\$85.00
Uncompacted Void Content.....	each	\$125.00
Specific Gravity of fine aggregate.....	each	\$125.00
Soil Classification	each	\$25.00

➤ Treated Soils

	<u>TYPE</u>	<u>RATE</u>
Proctor Moisture-Density	each	\$185.00
CBR (7-day cure)	each	\$560.00
Compressive Strength Test.....	per set	\$300.00

➤ Portland Cement Concrete / Masonry / Rock

	<u>TYPE</u>	<u>RATE</u>
Concrete Cylinder Compressive Strength	each	\$20.00
Mortar/Grout 2 inch Cube Compressive Strength.....	each	\$18.00
Mortar Cylinder Compressive Strength.....	each	\$18.00
Core Compressive Strength (peak strength only).....	each	\$55.00
Core Unconfined Compressive Strength (stress-strain relationship).....	each	\$145.00
Grout Prism Compressive Strength Test.....	each	\$35.00
CMU Prism Compressive Strength Test.....	each	\$110.00

➤ Asphalt Concrete

	<u>TYPE</u>	<u>RATE</u>
Rice Density	each	\$90.00
Core Density and Thickness	each	\$45.00
Oil Content Calibration - Ignition.....	each	\$400.00
Oil Content & Gradation - Ignition	each	\$195.00
Moisture Content of Bituminous Mixtures.....	each	\$25.00

MISCELLANEOUS

	<u>TYPE</u>	<u>RATE</u>
Concrete Equipment Fee.....	daily	No Charge
Coring Equipment	daily	\$100.00
Core Bit Wear	per core	\$3.00
Nuclear Densometer	daily	No Charge
Vehicle Fee.....	daily	\$20.00
Mileage (outside of service area)	mile	\$0.65
Meter (Turbidity or pH)	daily	\$10.00
Outside Services.....	each	cost + 20%

Personnel rates are portal to portal. All requested geotechnical observations, inspections, and/or testing carry no minimum charge. Hours in excess of eight per day and all work on weekends will be invoiced at 1.5 times the quoted rate. Rushed laboratory testing (turnaround less than two days) will be invoiced at 1.5 times the indicated rate. Laboratory rates do not include pick up or delivery to Columbia West's laboratory. (Ø)

Geotechnical ■ Environmental ■ Special Inspections
Columbia West
 Engineering, Inc

Item	Billing Rate						Estimated Total				
Compaction											
Backfill/ Base	5	trips at	4	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$1,100.00
Backfill/ Base	5	trips at	6	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$1,600.00
Asphaltic Concrete Testing	4	trips at	8	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$1,680.00
subtotal =										\$4,380.00	
Concrete											
Field Concrete Testing	8	trips at	4	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$1,760.00
Sample Pick-up			8	trips	\$20	mileage	2	hours	\$50	/hr	\$960.00
subtotal =										\$2,720.00	
Laboratory Services											
Concrete Compressive Strength Tests					4	per set	6	sets	\$20.00	/ea	\$480.00
Moisture/ Density Curve							2	tests	\$220.00	/ea	\$440.00
Sieve Analysis							3	tests	\$120.00	/ea	\$360.00
Sand Equivalent							3	tests	\$95.00	/ea	\$285.00
Fracture Count							3	tests	\$50.00	/ea	\$150.00
Ignition Oven Calibration							1	tests	\$400.00	/ea	\$400.00
Oil Content and Gradation by Ignition							4	tests	\$195.00	/ea	\$780.00
Rice Density							4	tests	\$95.00	/ea	\$380.00
subtotal =										\$3,275.00	
Miscellaneous Services											
Administrative Support							4	hours	\$45	/hr	\$180.00
Project Management / Meetings							8	hours	\$80	/hr	\$640.00
subtotal =										\$820.00	

TOTAL ESTIMATED COST: \$11,195.00

Geotechnical ■ Environmental ■ Special Inspections
Columbia West
 Engineering, Inc

Item					Billing Rate	Estimated Total					
Compaction											
Backfill/ CTB/ AC	10	trips at	8	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$4,200.00
subtotal =										\$4,200.00	
Concrete											
Field Concrete Testing	3	trips at	3	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$510.00
Sample Pick-up			3	trips	\$20	mileage	2	hours	\$50	/hr	\$360.00
subtotal =										\$870.00	
Laboratory Services											
Concrete Compressive Strength Tests					0	per set	3	sets	\$20.00	/ea	\$0.00
Moisture/ Density Curve							2	tests	\$220.00	/ea	\$440.00
Rice Density							4	tests	\$95.00	/ea	\$380.00
subtotal =										\$820.00	
Miscellaneous Services											
Administrative Support							4	hours	\$45	/hr	\$180.00
Project Management / Meetings							6	hours	\$80	/hr	\$480.00
subtotal =										\$660.00	
TOTAL ESTIMATED COST:										\$6,550.00	

Exhibit E
Water Transmission Main Phase 2
Camas, WA
Construction Testing Services Estimate



ESTIMATE BASED ON ASSUMED NUMBER OF SITE VISITS

Item	Billing Rate				Estimated Total
Compaction					
Backfill/ Surfacing	<div>30</div> trips at	<div>6</div> hours/ea	<div>\$20</div> mileage	<div>\$0</div> dens/equip fee	<div>\$50</div> /hr
					subtotal =
					<div>\$9,600.00</div>
Laboratory Services					
CDF Compressive Strength Tests	<div>3</div> per set	<div>3</div> sets	<div>\$20.00</div> /ea	<div>\$180.00</div>	
Moisture/ Density Curve		<div>3</div> tests	<div>\$220.00</div> /ea	<div>\$660.00</div>	
Sieve Analysis		<div>3</div> tests	<div>\$120.00</div> /ea	<div>\$360.00</div>	
Sand Equivalent		<div>3</div> tests	<div>\$95.00</div> /ea	<div>\$285.00</div>	
Fracture Count		<div>3</div> tests	<div>\$50.00</div> /ea	<div>\$150.00</div>	
Ignition Oven Calibration		<div>1</div> tests	<div>\$400.00</div> /ea	<div>\$400.00</div>	
Oil Content and Gradation by Ignition		<div>1</div> tests	<div>\$195.00</div> /ea	<div>\$195.00</div>	
Rice Density		<div>12</div> tests	<div>\$95.00</div> /ea	<div>\$1,140.00</div>	
					subtotal =
					<div>\$3,370.00</div>
Miscellaneous Services					
Administrative Support		<div>6</div> hours	<div>\$45</div> /hr	<div>\$270.00</div>	
Project Management / Meetings		<div>8</div> hours	<div>\$80</div> /hr	<div>\$640.00</div>	
					subtotal =
					<div>\$910.00</div>
TOTAL ESTIMATED COST:					<div>\$13,880.00</div>

Geotechnical ■ Environmental ■ Special Inspections
Columbia West
 Engineering, Inc

Item					Billing Rate	Estimated Total					
Misc. QC											
Testing	20	trips at	4	hours/ea	\$20	mileage	\$0	dens/equip fee	\$50	/hr	\$4,400.00
subtotal =										\$4,400.00	
Laboratory Services											
Moisture/ Density Curve	5	tests	\$220.00	/ea	\$1,100.00						
Sieve Analysis	5	tests	\$120.00	/ea	\$600.00						
Sand Equivalent	5	tests	\$95.00	/ea	\$475.00						
Rice Density	10	tests	\$95.00	/ea	\$950.00						
subtotal =										\$3,275.00	
Miscellaneous Services											
Administrative Support	6	hours	\$45	/hr	\$270.00						
Project Management / Meetings	8	hours	\$80	/hr	\$640.00						
subtotal =										\$910.00	
TOTAL ESTIMATED COST:										\$8,585.00	



TO: James E. Carothers – City of Camas

FROM: Chuck Harper - Harper Houf Peterson Righellis Inc.

DATE: January 26, 2016

SUBJECT: Lacamas Heritage Trail Parking Lot Expansion Consulting Services
Professional Services Proposal and Agreement

Harper Houf Peterson Righellis Inc. (HHPR) in association with Normandeau Associates, Inc. (NAI) and Archaeological Investigation Northwest (AINW) proposes to provide the planning, environmental and cultural resources permitting studies and permitting, and engineering services associated with the Lacamas Heritage Trailhead Site located near the intersection of NE Goodwin Road and NW Alexandra Lane.

SCOPE OF SERVICES

HHPR, NAI, and AINW will provide the planning, environmental and cultural, and civil engineering services for the subject project per Exhibit "A" – Scope of Services.

PROPOSED PROFESSIONAL FEES

Based on the scope of services and assumptions noted in Exhibit "A", Harper Houf Peterson Righellis Inc. proposes to be compensated on a time and material basis per Exhibit "B" with a total estimated not to exceed fee of \$98,335. The breakdown in Exhibits "B" approximates the breakdown and is offered for informational purposes only; actual distribution by task may vary as they are performed.

AGREEMENT

Please refer to Exhibit "C" for HHPR's Standard Terms and Conditions. Changes to the assumptions or project description that result in significant revisions to our work will be considered additional services. The fee for additional services will be discussed and agreed upon prior to performing those services.

HHPR agrees to comply in accordance with all relative regulations of Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21.

If you agree with this proposal, please sign on the space provided and return a signed copy.

HARPER HOUF PETERSON RIGHELLIS INC.

CITY OF CAMAS

Charles L. Harper, PE

Principal

BY: _____

Title: _____

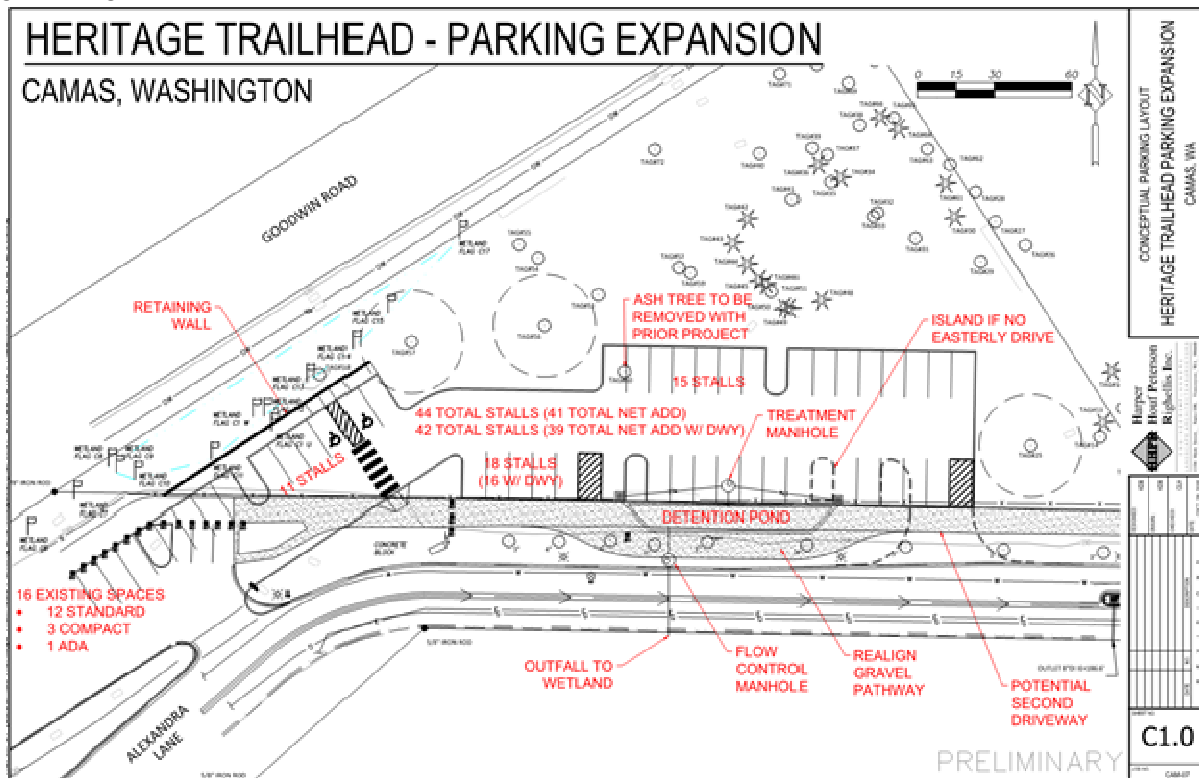
Date: _____

EXHIBIT “A”- SCOPE OF WORK

Lacamas Heritage Trailhead Parking Lot Expansion

Project Understanding and Scope of Services

The City of Camas (CITY) is planning to expand the Lacamas Heritage Trailhead parking lot into the undeveloped 1-acre parcel located to the northeast of the current parking lot. The proposed parking lot expansion will occupy the western portion of the parcel away from the oak mitigation. The initial phase of planning for development of this parcel required a review of site for jurisdictional wetlands, which has been completed, and preparation of a preliminary parking plan is shown below. The following scope presents the next step in the planning, permitting and final engineering process.



The scope of services shall consist of the following primary tasks:

- Task 1: Project Management and Administration
- Task 2: Land Use Planning Services
- Task 3: Environmental Permitting Services by *Normandeau and Associates, Inc. (NAI)*
- Task 4: Cultural Resources Services by *Archeological Investigation Northwest (AINW)*
- Task 4: Engineering Design Services.

Project Design Assumptions

- Street Improvements – With the exception of driveway approaches, it is not anticipated that street improvements to NE Goodwin Road or NW Alexandra Lane will be required; and therefore is not included in the scope of work.
- Drainage – Given the high ground water in the area, the use of pervious surfacing materials is not anticipated to be used; and therefore not included.
- Irrigation – Assumed to be “Design Build”.
- Construction Services – Not included with this proposal.

The scope of services shall consist of the following primary tasks:

- Task 1: Project Management and Administration
- Task 2: Land Use Planning Services
- Task 3: Environmental Permitting Services
- Task 4: Parking & Site Design, PSE, and Bidding Services

TASK 1: PROJECT MANAGEMENT AND ADMINISTRATION

HHPR shall perform the following tasks involved in the design of the Project.

1.1 Project Management

- HHPR shall provide management, coordination, and direction to the Project team.
- HHPR shall schedule and administer project team meetings as needed.
- HHPR shall establish a quality management program, and designate responsibility for review of technical work and other deliverable products.

1.2 Project Coordination

- HHPR 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.
- HHPR shall coordinate Project activities with the City.

TASK 2: LAND USE PLANNING

2.1 Preapplication Process

- HHPR land use planner will prepare, submit and attend the pre-application meeting at the City.

2.2 Type II Site Plan Review

- HHPR Land Use Planner will prepare land-use application forms and project narrative, addressing all applicable code and approval criteria for Type II application and submit the application to the City.

Task 2 Assumptions

- *Assumes a Type II Site Plan Review and SEPA (by Normandeau). Additional applications, as required, such as variances would be considered additional services.*
- *All agency fees to be provided by others.*
- *Assumes one preapplication meeting, no additional meetings or hearings are included.*
- *Scope and fee may need to be reevaluated and amended following findings from the pre-application meeting.*
- *Clark County Health Department approval letter not required.*

TASK 3: ENVIRONMENTAL PERMITTING SERVICES (NAI)

3.1 SEPA and Land Use Compliance

The Project requires preparation of a SEPA Checklist. To the extent possible, previous and current studies and current design information will be used to initiate drafting the SEPA Checklist. The Checklist will be prepared in accordance with City and State regulations and policies. It is assumed that the Checklist will be approved by the City as a Determination of Non-Significance (DNS) or Mitigated DNS.

A SEPA Checklist includes sixteen environmental elements to be evaluated, some of which are more pertinent to this project than others. The natural resource-related elements (such as Water, Plants, and Animals) and associated analysis can be based on information obtained from the initial fieldwork, the listed-species research, and design information. Evaluation of the human environment (such as Air, Energy, Environmental Health, Transportation, Public Services, and Utilities) can be made from project-specific studies (geotechnical, hazardous material, noise, air, and traffic) or the project design proper. Historic/Cultural evaluation will be based on the findings of a project specific cultural resources study/report.

Normandeau will coordinate and support HHPR with their land use compliance documentation and processing.

Task 3.1 Assumptions

- *Resource and impact information required to address the non-natural resource sections of SEPA will be provided by HHPR, other consulting firms, or the City. Normandeau will incorporate this information into the SEPA Checklist.*
- *The City is responsible for processing of the SEPA checklist.*
- *The City is responsible for all associated fees.*
- *The City will issue a DNS or Mitigated DNS.*
- *No compensatory wetland or habitat mitigation is required.*
- *This scope includes one round of review and revision.*

Task 3.1 Deliverables

- *SEPA Checklist (One draft copy to HHPR and City; one final copy to HHPR and City; three paper/bound copies to the City)*

3.2 Critical Area Ordinance (CAO) Permit

A CAO report will be prepared for submittal to the City to address impacts to wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas. The report will be based on supporting studies and research including the SEPA Checklist, listed-species research, and engineering reports.

Task 3.2 Assumptions

- *No compensatory wetland or habitat mitigation is required.*
- *This scope includes one round of review and revision.*

Task 3.2 Deliverables

- *Critical Area Ordinance Report (one draft electronic copy to HHPR and City; one final electronic copy to HHPR and City, and three paper copies to the City).*

3.3 Task 3. Shoreline Review

At the November 12 project meeting, the City planning staff agreed that if the project impact area is outside City shoreline jurisdiction then a shoreline analysis and submittal would not be required for the project. Normandeau will conduct an office investigation to determine if the project area is or is not within the shoreline boundary as identified by the City. A memorandum will be prepared summarizing methods and findings of the review.

Task 3.3 Assumptions

- *No field work is anticipated to be required.*
- *Memorandum of findings will be less than two pages not including graphics.*
- *This scope includes one round of review and revision.*

Task 3.3 Deliverables

- *Shoreline Memorandum (one draft electronic copy to HHPR and City; one final electronic copy to HHPR and City).*

3.4 Project Planning and Coordination

Normandeau will support general project planning with the City via project team meetings, email, and teleconferences. Task also includes non-technical internal project activities, such as invoicing, throughout the project.

Task 3.4 Deliverables

- *Attend up to three City and/or project team meetings*

TASK 4: CULTURAL RESOURCES SERVICES (AINW)

The project was included in an archaeological pedestrian survey conducted in 1998 for the North Dwyer Creek Master Plan Study. Archaeological sites are numerous in the area, and three are within a few hundred feet of this location. The 1998 report (AINW Report No. 156) recommended shovel testing along Lacamas Creek; this area is more distant, and shovel testing would be done as a contingency, after a field visit to verify existing conditions.

4.1 Review and Reconnaissance

- AINW would conduct the background review and make a field inspection to determine whether it is advisable to excavate shovel tests. A report will be prepared that would meet the City's ordinance for an archaeological *predetermination* if no shovel testing is needed; or would provide the background review for a "survey" report, if shovel testing may be needed to meet the review under the City's ordinance and a resource is found.

Task 4.1 Assumptions

- *No archaeological resource would be identified.*
- *A predetermination report would be the deliverable.*
- *Copies of the report will be sent via certified mail to the DAHP and seven tribes (total of 12 copies)*
- *If artifacts are observed on the surface, they will be photographed but not collected.*
- *The historic-period campground will not be documented as part of the study.*

4.2 Shovel Testing and Survey-Level Report (If necessary)

- If shovel testing is recommended based on the field reconnaissance, up to four shovel tests will be excavated. It is assumed that up to two shovel tests would be excavated initially, and if evidence of an archaeological site was encountered, the other two tests would be excavated to delineate the resource. If no evidence of a resource is found, the results will be added to the predetermination report. If evidence of an archaeological site is found, a *survey* report will be prepared instead of a predetermination study.

Task 4.2 Assumptions

- *Up to four shovel tests, 30 centimeters at the surface and at least 50 centimeters deep, will be excavated and the standards of the City's ordinance will be followed.*
- *The results will be added to the predetermination study if no artifacts are found.*
- *If evidence of a site is encountered, the study will need to meet the standards for an archaeological survey under the City's ordinance.*
- *Up to one resource may be found and need to be recorded.*
- *If artifacts are encountered, they will be returned to the shovel test where they are found.*

TASK 5: DESIGN ENGINEERING, PSE & BIDDING SERVICES

5.1 Site Investigation (including Geotechnical), Utility Data Collection, and Coordination

- Perform necessary site investigation to review existing information and standards to fully understand the issues, challenges, and processes previously established.
- Design plans shall be sent to the utility companies at the completion of preliminary design 90%, and final completion stages. Copies of the plans and utility correspondence shall be forwarded to the City.

5.2 Hydraulics, Hydrology, Water Resources, Water Quality Study/Report & Design

- Available City data relating to the drainage and water resources for the project area shall be collected and reviewed.
- Mechanical treatment and detention (as shown on the plan, on page 1) for on-site facilities will be analyzed.
- A preliminary stormwater report for the project will be prepared and submitted with 90% documents.
- A final stormwater report will be prepared and submitted with the final PSE.

Task 5.2 Assumptions

- *Given the high ground water condition in the area and anticipated “low to no” infiltration rates, infiltration testing is not included. The preliminary plan (shown on page 1, dated 10/29/2015) assumes a treatment manhole and detention facility, and no infiltration in the design.*

5.3 Parking Lot Design and PSE

- Design grading for the parking lot, including curbs, walks, paths and site details.
- Design stormwater quantity and quality systems for the parking lot improvements.
- Design the landscape improvements for the parking lot improvements.
- Develop the irrigation system design/build criteria for the new landscape areas, including water service connection to the City system.
- Design lighting foundations as required.
- Design retaining walls as required.
- Prepare and submit project plans to the City for review at the completion of the 90% design stages. The project plans shall include the following:
 - Title and General Notes Sheet – 1 sht
 - Existing Conditions(Survey) – 1 sht
 - Parking Lot Layout/Dimension Plan (with signing/stripping) – 1 to 2 shts
 - Parking Lot Grading Plan w/ Erosion Control – 1 to 2 shts
 - Parking Lot Stormwater Plan – 1 to 2 shts
 - Retaining wall plans, profiles and details – 1 sht
 - Landscape Plan and Details – 1 to 2 shts
 - Project Details and Sections Plan – 1 shts
 - Parking Lot Lighting Plans (see Lighting Task 5.5, by GTEng)
- Prepare and submit final PSE for bidding.

Task 5.3 Assumptions

- *Parking layout per preliminary plan, dated 10/29/2015 (shown on page 1)*
- *PSE submittals at 90% and Final.*

5.4 Parking Lot and Street Lighting Design (Global Transportation Engineers – GTEng)

Global Transportation Engineering (GTEng) will prepare parking lot and street lighting plans for the Oak Mitigation Site located at the Heritage Trail Access Parking Lot. The project site is located with frontage along NE Goodwin Road and NW Alexandra Lane (PVT) in Camas, Washington. Area lighting will be designed for the proposed (expanded) parking lot area. Roadway lighting design will consist mainly of modifications to the existing light along the NW Alexandra Lane frontage where the new parking lot will disturb the existing lighting system. This should mainly consist of conduit and junction box modifications. It is anticipated the existing service panel will be utilized for the new parking lot lighting circuit and the modified roadway lighting circuits.

- GTEng will coordinate with Clark Public Utilities and other utilities to confirm power service locations and resolve possible conflicts with the roadway lighting circuits. GTEng will perform voltage drop calculations to determine the required number of lighting circuits, wire and conduit sizes. The light pole locations will be coordinated with other civil improvements including tree locations to minimize conflicts. The lighting plans will identify pole types, conduits, junction boxes, wiring, and power sources. The lighting related plans will include the following:
 - Street & Parking Lot Lighting Plans – One Plan Sheet (1" = 30' full size)
 - Wiring Schematic – One Plan Sheet (NTS)
 - Street Lighting Details – One plan sheet (NTS)
- Special provisions and an engineer's cost estimate will be developed for the parking lot and frontage roadway lighting. See Tasks 5.6 and 5.7 for submittal requirements.

Task 5.4 Assumptions

- *No lighting analysis has been included under this scope of services.*
- *A design conference with the City Engineer and Clark Public Utilities shall be required before design begins.*
- *Existing luminaire, pole type and footing will be provided by the City.*
- *Existing service panels can be used for the parking lot lighting.*
- *No research on luminaire or poles will be conducted. The same lights present along NW Alexandra Lane will be used in the parking lot and frontage roadway.*

Task 5.4 Deliverables

- *Street & Parking Lot Lighting Plans*
- *Wiring Schematic*
- *Street Lighting Details*

5.5 Specifications

- HHPR shall prepare Project Special Provisions and assemble the Contract Bid Documents as required by the design, for bidding purposes. Project Specifications shall comply with the City of Camas Standard Specification format and a first draft shall be submitted with the 90% plans. HHPR shall be responsible for updating the Amendments and General Special Provisions to current *Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction*.

5.6 Cost Estimate

- Prepare cost estimates at the completion of the 90% and final design stages. Itemized quantities shall be computed at the 90% stage.

5.7 DOE (CSGP) and SWPPP (HHPR)

- Assuming that the storm drainage runoff will not infiltrated on-site, a DOE Construction Stormwater General Permit (CSGP) will be required. HHPR will prepare the Notice of Intent (NOI) for City signature. *The NOI needs to be submitted approximately 60 days prior to construction. It is assumed that the City will place the notices in the paper, pay any fees, and submit the NOI for permit.*
- Prepare the Storm water Pollution Prevention Plan (SWPPP) for the Project.

Task Assumptions

- *With the CSGP, the NOI needs to be submitted at least 60 days prior to construction. It is assumed that the City will place the notices in the paper, pay any fees, and submit the NO for permit.*

5.8 Bidding Services

- Respond to questions and issues arising during bidding.
- Prepare and issue up to one (1) addendum.

Exhibit "B"
Lacamas Heritage Trailhead Parking Lot Expansion

Professional Services Fee Proposal Estimate
January 26, 2016

Task and Description	Harper Houf Peterson Righellis Inc. (Project Management, Planning, Landscape/Irrigation & Engineering-PSE)														Lighting Design	Natural Resources & Mitigation	Cultural Resources	Total Per
	PM	P.Eng.	Des./CAD	QC Engr.	P.L.A.	LA	Planner	Surv.Mgr.	P.Surv.	Surv.T	Surv.CC	Surv.IP	Clr	Reim.	GTEng	Normandeau	Archaeological Invest. NW	Task
Task 1: Project Management and Administration																		\$7,030.00
1.1 Project Management (6 months @ approx. 4 hr / month)	24.00	6.00												3.00	\$50.00			\$5,450.00
1.2 Project Coordination (up to 1 Team + 1 City meetings)	4.00	4.00												3.00				\$1,580.00
Task 2: Land Use Planning																		\$5,765.00
2.1 Preapplication Process	0.50	2.00					8.00							\$0.00				\$1,527.50
2.2 Type II Land Use Services	0.50	0.50					28.00							\$150.00				\$4,237.50
Task 3: Environmental Permitting Services																		\$16,603.50
3.1 SEPA and Land Use Compliance	0.50	0.50												\$0.00		\$5,984.00		\$6,151.50
3.2 Critical Area Ordinance (CAO) Permit	0.50	0.50												\$0.00		\$5,481.00		\$5,648.50
3.3 Shoreline Review	0.50	0.50												\$0.00		\$1,788.50		\$1,956.00
3.4 Project Planning and Coordination	0.50	0.50												\$0.00		\$2,680.00		\$2,847.50
Task 4: Cultural Resources Services																		\$5,771.43
4.1 Archaeological Recon and Predetermination	0.25	0.25												\$0.00			\$2,780.00	\$2,863.75
4.2 Contingency - for shover testing, and archaeological report	0.50	0.50												\$0.00			\$2,740.18	\$2,907.68
Task 5: Design Engineering, PSE, and Bidding Services																		\$63,162.50
5.1 Site Investigation (including Geotech), Utility Data Collection, and Coordination	1.00	3.00	6.00	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	\$50.00				\$1,815.00
Investigation and Data Collection	0.50	1.00	2.00			2.00								1.00	\$20.00			
Submit and coordinate plans (90% & finals) with Utilities	0.50	2.00	4.00											2.00	\$30.00			
5.2 Hydraulics, Hydrology, Water Resources, Water Quality Study/Report & Design	1.00	24.00	8.00										1.00	\$100.00				\$5,035.00
5.3 Parking Lot Design and PSE (90% and Finals)																		
5.3 Title and General Notes Sheets (1 shts)	0.25	1.50	5.00	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.50	\$10.00				\$963.75
90% Plans	0.25	1.00	4.00	0.50									0.25	\$5.00				
Final Plans		0.50	1.00	0.25									0.25	\$5.00				
5.3 Existing Conditions Plans (1 sht)	0.25	1.50	3.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.50	\$10.00				\$718.75
90% Plans	0.25	1.00	2.00	0.25									0.25	\$5.00				
Final Plans		0.50	1.00	0.25									0.25	\$5.00				
5.3 Parking Lot Layout/Dimension/Signing-Striping Plans (1-2 shts)	0.50	8.00	20.00	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.50	\$10.00				\$3,622.50
90% Plans	0.50	6.00	16.00	0.50									0.25	\$5.00				
Final Plans		2.00	4.00	0.25									0.25	\$5.00				
5.3 Parking Lot Grading and Erosion Control Plans (1-2 shts)	1.50	20.00	48.00	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.50	\$10.00				\$8,657.50
90% Plans	1.00	16.00	32.00	0.50									0.25	\$5.00				
Final Plans	0.50	4.00	16.00	0.25									0.25	\$5.00				
5.3 Parking Lot Stormwater Plans (1-2 shts)	0.75	14.00	30.00	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.50	\$10.00				\$5,676.25
90% Plans	0.50	12.00	24.00	0.50									0.25	\$5.00				
Final Plans	0.25	2.00	6.00	0.25									0.25	\$5.00				
5.3 Retaining Wall Plans / Sections / Details (1 shts)	0.50	10.00	16.00	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.50	\$10.00				\$3,522.50
90% Plans	0.50	8.00	12.00	0.50									0.25	\$5.00				
Final Plans		2.00	4.00	0.25									0.25	\$5.00				
5.3 Landscape Plan / Details (1-2 shts)	0.25	0.75	0.00	0.00	12.00	32.00	0.00	0.00	0.00	0.00	0.00		0.50	\$10.00				\$5,733.75
90% Plans	0.25	0.50			8.00	24.00							0.25	\$5.00				
Final Plans		0.25			4.00	8.00							0.25	\$5.00				
5.3 Project Details and Sections (4-5 shts)	1.50	10.00	32.00	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.50	\$20.00				\$5,387.50
90% Plans	1.00	8.00	24.00	0.50									0.25	\$10.00				
Final Plans	0.50	2.00	8.00	0.25									0.25	\$10.00				
5.4 Parking Lot Lighting-Electrical Plans/Details (3-4 shts)	0.50	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.50	\$10.00	\$6,640.00			\$6,857.50
90% Plans	0.25	0.25											0.25	\$5.00				
Final Plans	0.25	0.25											0.25	\$5.00				
5.5 Specifications (Bid Proposal, Specials, and GSP)	2.00	24.00	6.00	0.00	8.00	3.00	0.00	0.00	0.00	0.00	0.00		2.00	\$20.00				\$6,480.00
Bid Proposal Amendments, GSPs, Special Provisions - 90%	1.00	16.00	4.00		6.00	2.00							1.00	\$10.00				
Bid Proposal Amendments, GSPs, Special Provisions - 100%	1.00	8.00	2.00		2.00	1.00							1.00	\$10.00				
5.6 Cost Estimates (90% and Final)	1.50	8.00	8.00		2.00	2.00							0.50	\$0.00				\$2,942.50
5.7 CSGP and SWPPP	1.00	12.00	16.00										2.00	\$50.00				\$3,985.00
5.8 Bidding Services	1.00	4.00	8.00										1.00	\$30.00				\$1,765.00
Totals	\$175.00	\$160.00	\$105.00	\$140.00	\$140.00	\$120.00	\$140.00	\$160.00	\$140.00	\$100.00	\$110.00	\$70.00	\$80.00	\$550.00	\$6,640.00	\$15,933.50	\$5,520.18	\$98,332.43
Total Hours - HHPR	45.25	156.50	206.00	5.00	22.00	39.00	36.00	0.00	0.00	0.00	0.00	0.00	20.00					

PM - Project Manager
P.Eng. - Project Engineer
Des./CAD - Civil Designer/CAD
QC Eng. - Quality Control Engineer

P.L.A. - Project Landscape Architect
LA - Landscape Architect
Planner - Land Use Planner
Clr - Clerical (Admin Assist.)

Surv.Mgr - Survey Manager
P.Surv. - Project Surveyor
Surv.T - Survey Technician
Surv.CC - Survey Crew Chief
Surv.IP - Survey Instrument Person

Totals by Consultants	
HHPR (Mgmt., Planning, Engineering)	\$70,238.75
GTEng (Lighting)	\$6,640.00
Normandeau (Natural Resources & Mitigation)	\$15,933.50
Archaeological Investigations NW (Cultural Resources)	\$5,520.18
TOTAL	\$98,332.43

EXHIBIT C – STANDARD TERMS AND CONDITIONS

Unless otherwise stated (or enclosed) in the contract, the following terms and conditions will apply.

Authorization to Proceed. Any request by Client for HHPR to proceed with work shall constitute an express acceptance to all terms of this agreement, including these general provisions.

Termination and Assignment. Either Client or HHPR may terminate this Agreement by giving 30 days written notice to the other party. In such event, Client shall immediately pay HHPR in full for all work previously authorized and performed prior to effective date of termination. This Agreement is between Client and HHPR and is not transferable without the written consent of the other party.

Fees and Estimates. Charges for services will be billed in accordance with HHPR's standard bill rates. Bill rates are reviewed and may be adjusted annually.

Indemnification, Insurance & Limitation of Liability. Client hereby agrees to indemnify and hold harmless HHPR from any claim, demand, loss or liability, including reasonable attorney's fees that results from for any loss, damage, or liability arising from any acts by the Client, its agents, staff, and/or other consultants or agents that act at the direction of Client.

HHPR is covered by a general liability insurance policy with an aggregate limit of \$2 million / \$1 million per occurrence and a professional liability with an aggregate limit of \$2 million / \$2 million per claim. Client agrees that in no case shall HHPR's liability to the Client for any cause or combination of causes, in the aggregate, exceed the amount of HHPR's remaining professional liability coverage.

Professional Standards. HHPR services shall be performed in a manner consistent with that degree of care, skill, and diligence maintained by professionals providing similar services in HHPR's local community at the time that HHPR provides services under this Agreement. HHPR makes no warranties, whether express or implied, with respect to the services rendered hereunder.

Ownership of Documents. It is understood and agreed that the calculations, drawings, and specifications prepared pursuant to this Agreement ("Work Product"), whether in hard copy or electric media including BIM models form, are instruments of professional services intended for one-time use by Client only for this project only. Work Product is and shall remain the property of HHPR. Client shall not obtain the right to use the Work Product, even for one-time use unless all amounts due under this Agreement are paid in full and HHPR agrees in writing. If Client is in possession of any Work Product and has not paid any amount due hereunder, HHPR may demand return of the Work Product, and may specifically enforce Client's obligation to return such Work Product subject to duties imposed upon Client under the Washington State Public Records Act.

Payment Terms & Conditions. Monthly invoices will be issued for all work covered by this agreement. Client agrees that if it disputes any portion of an invoice, Client must notify HHPR of such dispute in writing within 30 days of the invoice date or will otherwise waive any right to dispute the invoice.

Invoices are due and payable on receipt. All amounts more than 30 days past due will be subject to finance charges. Finance charges are computed at a periodic rate of 1.5% per month. Failure to timely pay any amounts is a material breach of this Agreement. In such event, HHPR may suspend service and obligations and may further withhold plans, documents, and other information. HHPR may claim a lien for all materials, labor, and services furnished if any amount due hereunder is not timely paid.

In addition to the principal amount and finance charges due, Client agrees to pay HHPR all collection costs that HHPR incurs, regardless of whether or not litigation is initiated, including but not limited to reasonable attorney's fees, court costs, and charges for HHPR staff time (at HHPR's standard rates).

Notice of Claims. Client shall, and expressly agrees to, provide HHPR immediate written notice of any facts that could potentially result in any potential claim against HHPR, including but not limited to any dispute, any claimed damages, any perceived failure by HHPR, or otherwise. As a condition precedent to any recovery from HHPR, Client shall give HHPR written notice of any such claim or facts that could result in a claim not later than ten (10) days after the date the client receives notice of the potential claim. Client's failure to provide such notice, for any reason, shall constitute waiver of such claim.

Venue. Any litigation initiated in connection with this agreement shall take place in Clark County, Washington, unless such case involves a lien claim that must be litigated elsewhere as a matter of law. All claims of any nature that relate to this Agreement shall be subject to Washington law, unless such claims relate to the foreclosure of a lien and are, as a matter of law, subject to the laws of another state.

Enforceability / All Terms Material. All provisions herein are material to HHPR's agreement to provide services, and were expressly negotiated by the parties. In case any one or more of the provisions contained in this agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired.



February 10, 2016

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

**RE: NW Friberg St. / NW Goodwin Road
City Project # SS-566C D**

Dear Ms. Anita Ashton,

As per your request, The Resource Company, Inc. (TRC) has prepared a proposal to conduct maintenance activities for City Project #SS-566C D. Mitigation activities requested by the City include site maintenance during the growing seasons of 2016 and 2017 (April – November). The requested services are to ensure the site meets the required performance standards by the end of the 10-year monitoring period (2025). Details of work to be conducted and the costs associated with these tasks are detailed below:

Task 1: Site Maintenance 2016 and 2017

The site will be maintained during the growing seasons of 2016 and 2017 beginning in May of 2016. The maintenance contract will terminate in November of 2017. Eight site visits will be conducted each year to control reed canarygrass, thistle, and birdsfoot trefoil. All other invasive species identified will also be controlled using approved eradication methods. In addition to the vegetation maintenance, the irrigation system will be maintained, monitored, and winterized. All materials and labor to complete this task is included in cost.

Yearly Site Maintenance

Commercial Applicator (Aquatics Endorsed) \$640/yr:	\$ 1,280.00
Mechanical Maintenance - \$ 2,880/yr:	\$ 5,760.00
Irrigation Maintenance and Winterization - \$ 2,665/yr:	\$ 5,330.00
City of Camas Sales Tax (0.84%)	\$ 1,039.08
2016 and 2017 Maintenance Total:	\$ 13,409.08

Task 2: Project Contingency Fund

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

Contingency Fund: **\$ 5,000.00**

Based on our understanding of the project and what is required by federally issued permits, the total cost of the above described mitigation activities shall not exceed \$ **18,409.08**. Task 2 costs are not to be used without prior authorization. If you have any questions or comments concerning this project please feel free to contact me at (360) 693-4555 or email GIS@trc-inc.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eli Schmitz', written over the word 'Sincerely,'.

Eli C. Schmitz

Manager of Restoration Operations



Environmental Services Agreement

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

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

a) **Task 1: Site Maintenance 2016 and 2017**

The site will be maintained during the growing seasons of 2016 and 2017 beginning in May of 2016. The maintenance contract will terminate in November of 2017. Eight site visits will be conducted each year to control reed canarygrass, thistle, and birdsfoot trefoil. All other invasive species identified will also be controlled using approved eradication methods. In addition to the vegetation maintenance, the irrigation system will be maintained, monitored, and winterized. All materials and labor to complete this task is included in cost.

Yearly Site Maintenance

Commercial Applicator (Aquatics Endorsed) \$640/yr:	\$ 1,280.00
Mechanical Maintenance - \$ 2,880/yr:	\$ 5,760.00
Irrigation Maintenance and Winterization - \$ 2,665/yr:	\$ 5,330.00
City of Camas Sales Tax (0.84%)	\$ 1,039.08
2016 and 2017 Maintenance Total:	\$ 13,409.08

b) **Task 2: Project Contingency Fund**

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

Project Contingency Fund: **\$ 5,000.00**

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

- 2) **Fees:** TRC estimates that the amount to be charged for the services described above (a-b) shall not exceed \$ 18,409.08. However, said amount is an estimate only and has been given as a guide to the Client. The Client agrees and understands that such estimate is approximate only and is subject to change depending on conditions encountered during the course of furnishing said services. In addition, the Client agrees to pay all costs and expenses incurred by the TRC on the Client's behalf.
- 3) **Payment:** TRC shall submit monthly invoices, or at longer intervals as TRC sees fit. Client agrees to pay all invoices within 30 days of receipt. In the event payment is not made as agreed, Client agrees to pay interest of 1.5% per month on any unpaid balance, and to pay a \$5.00 charge for any rebilling of any overdue amount, or the handling of any check returned due to insufficient funds.
- 4) **Changes:** Any modification of the services to be performed by TRC shall be contained in a written amendment, signed by TRC and Client. Notwithstanding the absence of a written amendment, Client agrees to pay for reasonably necessary, increased or additional services due to any change in government regulations or procedures.
- 5) **Integration:** This agreement is the complete and fully integrated agreement between the parties. If any part of this agreement should be determined to be unenforceable, then the remaining provisions of this agreement shall remain in full force and effect.
- 6) **Fees; Venue:** In the event of any action or suit between the parties, arising out to this agreement, including collection of any unpaid fees, the prevailing party shall be entitled to collect its reasonable costs and attorney fees. Venue shall be in Clark County, Washington.

Client Authorization


The terms of this agreement are valid for a period of 60 days after signed by The Resource Company, Inc. By signing below, the Client agrees to the terms and conditions outlined in this Environmental Services Agreement

Client

Address:

Date

The Resource Company, Inc., by


8415 NE 8th Avenue
Vancouver, WA 98665
(360) 693-4555

3/1/2016
Date



**COST PROPOSAL AND AGREEMENT
FOR PROFESSIONAL SERVICES PROVIDED BY
ECOLOGICAL LAND SERVICES, INC. (ELS)
1157 3rd Ave., Suite 220A Longview, WA 98632
Office: (360) 578-1371 Fax: (360) 414-9305**

February 10, 2016

SERVICES REQUESTED BY:

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

Phone: (360) 817-7231
Fax: (360) 834-1535
E-mail: aashton@cityofcamas.us

Corps of Engineers Permit Number: NWS 2013-746

Project Location:

Mitigation areas associated with NW 38th Avenue Phase 2

Brief Project Description:

Provide monitoring and maintenance activities for the initial five years (2016-2020) of the required ten year monitoring duration. Maintenance services to be provided by sister company Green Tree Landscaping, Inc.

Project Name: **SS-565C NW 38th Avenue Phase 2 Maintenance and Monitoring** - this is the projects name we have selected, if for any reason you would like to choose a different project name, please indicate here: _____

DESCRIPTION OF SERVICES AND ESTIMATED COST INCLUDES THE FOLLOWING:

Task 1a: Year One Monitoring (2016)

Includes the following:

- Collect Year One vegetation monitoring data from onsite monitoring plots
- Collect invasive/non-native/noxious vegetation data and draft "Target Weed Management Map"
- Establish permanent site photo point locations, take photos and include within monitoring report
- Collect general observations of wildlife usage and include summary within monitoring report
- Verify large woody material and buffer signage are in place onsite

- Draft Year One Monitoring Report, submit to City of Camas for review, and submit final report to agencies
- Provide supervision to maintenance team (as required)

Estimate Task 1a: \$6,000

Task 1b: Year One Maintenance (2016) (to be provided by GTL)

Includes the following:

- Field flagging of native plants as necessary to ensure they are retained throughout maintenance activities
- Mowing with weed eater around base of native plants as necessary (3 visits minimum)
- Herbicide application to invasive species (3 visits)
- Plantskydd application to reduce mammal predation (2 visits)
- Update ELS staff regarding maintenance notes

Estimate Task 1b: \$6,800*

Task 1c: Site Protection (2016) (to be provided by GTL)

Includes the following:

- Provide and install buffer signage, as required (approximately 30 signs)

Estimate Task 1c: \$1,000*

Task 1d: Mitigation Site Walk-through and Memo (2016)

Includes the following:

- Conduct mitigation site walkthrough in order to evaluate plant survival rates from the 2015 wetland mitigation plantings that were installed by Anderson Erosion Control (AEC), as a subcontractor to Nutter Corp. Estimate 2 site visits to be conducted late winter, early spring to allow time for evaluation and re-plantings
- Complete memo of findings for the City

Estimate Task 1d: \$3,400

Task 2a: Year Two Monitoring (2017)

Includes the following:

- Collect Year Two vegetation monitoring data (survival rate) from onsite monitoring plots
- Collect invasive/non-native/noxious vegetation data and update "Target Weed Management Map" (as necessary)
- Take photos and include within monitoring report
- Collect general observations of wildlife usage and include summary within monitoring report
- Verify large woody material and buffer signage are in place onsite
- Draft Year Two Monitoring Report, submit to City of Camas for review, and submit final to agencies
- Provide supervision to maintenance team (as required)

Estimate Task 2a: \$5,500

Task 2b: Year Two Maintenance (2017) (to be provided by GTL)

Includes the following:

- Field flagging of native plants as necessary to ensure they are retained throughout maintenance activities

- Mowing with weed eater around base of native plants as necessary (3 visits minimum)
- Herbicide application to invasive species (3 visits)
- Plantskydd application to reduce mammal predation (2 visits)
- Update ELS staff regarding maintenance notes

Estimate Task 2b: \$7,500*

Task 3a: Year Three Monitoring (2018)

Includes the following tasks:

- Collect Year Three vegetation monitoring data (density/percent cover) from onsite monitoring plots
- Collect invasive/non-native/noxious vegetation data and update "Target Weed Management Map" (as necessary)
- Take photos and include within monitoring report
- Collect general observations of wildlife usage and include summary within monitoring report
- Verify large woody material and buffer signage are in place onsite
- Draft Year Three Monitoring Report, submit to City of Camas for review, and submit final to agencies
- Provide supervision to maintenance team (as required)

Estimate Task 3a: \$4,500

Task 3b: Year Three Maintenance (2018) (to be provided by GTL)

Includes the following:

- Re-flagging of native plants, as necessary, to ensure they are retained throughout maintenance activities
- Mowing with weed eater around base of native plants as necessary (3 visits minimum)
- Herbicide application to invasive species (3 visits)
- Plantskydd application to reduce mammal predation (2 visits)
- Update ELS staff regarding maintenance notes

Estimate Task 3b: \$7,500*

Task 4a: Year Four Site Status (2019)

Includes the following:

- Site visit and status memo to City
- Provide supervision to maintenance team (as required)

Estimate Task 4a: \$3,500

Task 4b: Year Four Maintenance (2019) (to be provided by GTL)

Includes the following:

- Mowing or manually removing invasive species as necessary (3 visits minimum)
- Herbicide application to invasive species (3 visits)
- Plantskydd application to reduce mammal predation (2 visits)
- Update ELS staff regarding maintenance notes

Estimate Task 4a: \$6,800*

Task 5a: Year Five Monitoring (2020)

Includes the following:

- Collect Year Five vegetation monitoring data (density/percent cover) from onsite monitoring plots

- Collect invasive/non-native/noxious vegetation data and update "Target Weed Management Map" (as necessary)
- Take photos and include within monitoring report
- Collect general observations of wildlife usage and include summary within monitoring report
- Verify large woody material and buffer signage are in place onsite
- Draft Year Five Monitoring Report, submit to City of Camas for review, and submit final to agencies
- Provide supervision to maintenance team (as required)

Estimate Task 5a: \$4,500

Task 5b: Year Five Maintenance (2020) (to be provided by GTL)

Includes the following:

- Mowing or manually removing invasive species as necessary (3 visits minimum)
- Herbicide application to invasive species (3 visits)
- Plantskydd application to reduce mammal predation (2 visits)
- Update ELS staff regarding maintenance notes.

Estimate Task 5b: \$6,250*

Task 6: Project Contingency Fund

Provide additional services, on an as-needed basis, when approved and authorized by the City. This amount shall not be exceeded without prior authorization from the City. Authorization shall be in writing from the City, which may be as an email notification.

Estimate Task 6: \$12,500*

***Costs do not include local sales tax. Sales tax will be added at time of invoicing.**

Included: two copies of any report or map, generated by ELS, one copy for client and one copy for applicable agency. Charges will be applied for any additional copies needed.

Not included: application fees and costs, meetings and site visits beyond those specified within the estimate including those required by any regulatory agency, revisions requested by the client or regulatory agencies, post-application revisions, additions outside of the work quoted on the estimate, additional time and revisions related to changes required by regulatory agencies, additional time and reports related to opposition to the project and other time and expenses not specified within the estimate.

STANDARD BILLING RATES:

The cost estimates presented in this proposal are based on the following standard billing rate of ELS:

\$ 197.00/hr.	President	\$ 47.00/hr.	Entry Level Biologist
\$ 160.00/hr.	Principal	\$ 87.00/hr.	Graphics Services
\$ 125.00/hr.	Professional	\$ 82.00/hr.	Graphics Technician II
\$ 110.00/hr.	Biologist/Environmental Scientist IV	\$ 67.00/hr.	Graphics Technician I
\$ 87.00/hr.	Biologist/Environmental Scientist III	\$ 75.00/hr.	Business Manager
\$ 77.00/hr.	Biologist/Environmental Scientist II	\$ 70.00/hr.	Marketing Specialist
\$ 67.00/hr.	Biologist/Environmental Scientist I	\$ 55.00/hr.	Administrative Staff
\$ 0.54/mile	Mileage billing rate (travel to and from project site will be billed to client)		
Double the hourly rate Expert Witness Testimony/Litigation Support			

Important: The estimated cost proposal is based upon ELS's understanding of the scope of the project at the time of the estimate. Over the course of the project unforeseen difficulties may arise which are outside of ELS's control. If the work required to complete the project expands, billing will be adjusted in accordance with the additional work required. For any such expansion of work requested by client, ELS shall bill on a time and materials basis (see hourly rates above), materials or outside services needed to complete such work will be billed at cost with a handling fee (as noted in Item #4 listed under Further Terms of Agreement set forth herein).

ELS will bill on a time and materials basis for in-scope work completed under this agreement up to, but not exceeding the total estimate amount. This estimate is valid for *30 days* from the date of this letter.

Initial

Assumptions: This cost estimate is based on the assumptions listed in **Exhibit A**. Should any of these assumptions not apply; ELS will notify the client, and additional charges will be billed on a time and materials basis.

Initial

Terms of Agreement, Exhibit B: The document attached and included with this Cost Proposal and Agreement entitled "FURTHER TERMS OF AGREEMENT", is by this reference fully incorporated herein and the terms and conditions set forth therein are expressly agreed to by the parties.

Initial

Task 1a:	\$ 6,000*
Task 1b:	\$ 6,800
Task 1c:	\$ 1,000*
Task 1d:	\$ 3,400
Task 2a:	\$ 5,500
Task 2b:	\$ 7,500*
Task 3a:	\$ 4,500
Task 3b:	\$ 7,500*
Task 4a:	\$ 3,500
Task 4b:	\$ 6,800*
Task 5a:	\$ 4,500
Task 5b:	\$ 6,250*
Task 6 (contingency):	\$ 12,500
Total Not-To-Exceed Estimate:	\$ 75,750*

***Does not include sales tax. Sales tax to be added on applicable invoices at the time of billing.**

Payment for services is due as indicated above. If special arrangements are requested for payment, they are noted as follows and may incur additional administrative costs. Unless otherwise noted, client will be billed for services and budgets will be tracked under the Total Cost Proposal Estimate listed above:

ACCEPTANCE AND AGREEMENT

I hereby authorize ECOLOGICAL LAND SERVICES, INC. to perform work as described above. I also agree that I am familiar with and accept the terms as stated in this Cost Proposal and Agreement, dated this _____ day of _____, _____.

Client: City of Camas, WA

Signature
City of Camas, WA

Printed Name
City of Camas, WA


Michele McGraw
Ecological Land Services, Inc.

Exhibit A

This Cost Proposal offered by ELS, Inc. is based upon the following standard assumptions. Should one or more of these assumptions be incorrect, change or otherwise be altered costs and time for completion of the project may be impacted. Client's signature after review of the following assumptions denotes agreement that these assumptions are accurate and acceptance of risk by the client should presumption(s) prove to be inaccurate at any point during ELS, Inc.'s course of work on the project.

Universal Project Assumptions:

1. No violations exist for the subject property.
2. Unless stated elsewhere within the proposal, no more than one field visit will be required by ELS, Inc. or its agents.
3. Site conditions during project work will not differ significantly from the conditions ELS, Inc. observed or assumed when creating this proposal. These observations or assumptions are based upon one or more of the following: a pre-proposal site visit, correspondence with the client, or information derived from aerial photography.
4. The client has the right to access the subject property and will grant ELS, Inc. and its agents' right of entry as needed to perform any and all tasks requested or listed within the Cost Proposal and Agreement.
5. All portions of the subject property are easily accessible with minimal clearing required to access and navigate the site. No hazardous conditions or livestock will be present on the subject property at the time of any site visit.
6. Property information provided for the project is accurate and subject property boundaries are clearly marked and understandable.
7. ELS, Inc. will flag independently and leave flags onsite. Flags will remain in place and undisturbed for the duration of the project.
8. ELS, Inc. has been provided with correct billing and contact information and the correct project name.

Client: City of Camas, WA

Signature
City of Camas, WA

Printed Name
City of Camas, WA

Date

Exhibit B
FURTHER TERMS OF AGREEMENT
FOR PROFESSIONAL SERVICES PROVIDED BY ECOLOGICAL LAND SERVICES, INC.

1. The client orders the professional services of ECOLOGICAL LAND SERVICES, INC. Said professional services may include jurisdictional wetland delineation, environmental report preparation, environmental permit applications, and other environmental related and consulting services.
2. ECOLOGICAL LAND SERVICES, INC. agrees to furnish and perform the professional services described herein in accordance with accepted professional standards. ECOLOGICAL LAND SERVICES, INC. agrees to perform said work in a timely manner, provided that ECOLOGICAL LAND SERVICES, INC. shall not be responsible for delays in completing said work that cannot reasonably be foreseen on date hereof, for delays which are caused by factors beyond their control, delays resulting from the action or inaction of any government agency or subcontractor not hired by ECOLOGICAL LAND SERVICES, INC, or for delays resulting from the action or inaction of the client.
3. ECOLOGICAL LAND SERVICES, INC. makes no warranty, expressed or implied, as to their findings, recommendations, plans and specifications, or professional advice except that they were made or prepared in accordance with generally accepted practices. It is agreed that the professional services described herein shall be performed for the client's account. All past due accounts will be charged one percent per month or 12% per annum.
4. In the event that a subcontractor is needed for a project and the client wishes to have the subcontractor bill Ecological Land Services, Inc. directly, a 10% handling fee will be added to client invoice for this. In the event that permit costs are needed for a portion of a project and the client wishes to have Ecological Land Services, Inc. pay costs at time of request, a 10% handling fee will be added to client invoice for this service. Other project expenses paid in advance by Ecological Land Services, Inc., a 10% handling fee will be added to client invoice for such costs. These costs can include; but not limited to: aerial photos, specialty maps, government documentation, color copies, oversized copies, film development and some field related supplies.
5. Sales Tax will be applied to any project that includes: planting/installation and/or maintenance. The sales tax rate will be based on the site location of project. Sales tax will be applied to in-house copies, statement to be provided by ECOLOGICAL LAND SERVICES, INC, when applicable.
6. The client and ECOLOGICAL LAND SERVICES, INC. each bind themselves, their partners, successors, executors, and assignees to the other party of this agreement and to the partners, successors, executors, and assigns of such other party in respect to this agreement.
7. By mutual agreement of the parties hereto, the client hereby agrees to indemnify, defend and hold harmless ECOLOGICAL LAND SERVICES, INC. from damages or liability of any character, including in part, personal injury, property damage, costs, expenses and attorney fees arising out of any negligent act, error or omission of the client, or any person or organization for whom client may be responsible.
8. The client shall be responsible for payment of all costs and expenses incurred by ECOLOGICAL LAND SERVICES, INC. for client's account; including any such moneys that ECOLOGICAL LAND SERVICES, INC. may advance for the client's account for any reasonable project related purpose.
9. Both the client and ECOLOGICAL LAND SERVICES, INC. have the right to terminate this agreement at any time by giving the other party three (3) days written notice thereof. In such case, ECOLOGICAL LAND SERVICES, INC. shall be paid in full for all services performed to the date of termination. Said charges shall be based on the percentage of project completion as of the termination date unless other arrangements have been made.
10. ECOLOGICAL LAND SERVICES, INC. reserves the right to withdraw this proposal if not accepted within 30 days.
11. If the client fails to pay as agreed and collection or other remedies are necessary, Ecological Land Services, Inc. shall be entitled to collect all costs of collection, including reasonable attorney's fees, costs and pre-judgment interest as allowed by contract.
12. In executing the Cost Proposal and Agreement, an electronic, facsimile, or other authorized reproduced or stamped signature may be used to sign and execute the agreement and shall have the same force and effect as a written signature.
13. All project-related written materials are created using best available science and professional judgment. Any content-related changes to project documentation that are requested by the client may result in additional fees billed on a time and materials basis. Any such changes are made at the client's own risk. Changes made by ELS at the request of the client may not stand up to agency scrutiny or review, may be rejected by regulatory agencies and may result in additional costs or delays.
14. This Agreement shall be governed by and construed in accordance with the laws of the borough, county, province of the State of Washington in which the project is located. Any dispute which arises from this agreement shall be litigated within the borough, county, province of the State of Washington which the project is located.
15. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provisions of this Agreement, which shall remain in full force and effect.



January 13, 2016

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

**RE: NW Leadbetter Dr. Street Improvements Phase 1 - City Project # S-454C
Mitigation Activities Years 6-10**

Dear Ms. Anita Ashton,

As per your request, The Resource Company, Inc. (TRC) has prepared an amendment to the current agreement to conduct mitigation activities for City Project #S-454C. Mitigation activities requested by the City include plant installation, five years of site maintenance, irrigation, site monitoring, and a project contingency fund. The requested services are to ensure the site meets the required performance standards by the end of the 10-year monitoring period (2020). Tasks to be completed by TRC are as follows:

- 1) Re-plant the wetland creation and enhancement areas - February, 2016.
- 2) Conduct monthly site maintenance operations - April thru November, 2016-2020.
- 3) Irrigation for new plantings - Summer 2016.
- 4) Monitoring Report Submittal years 7 and 10 (2017 and 2020).
- 5) Monitoring Memos years 6, 8 and 9 (2016, 2018, and 2019).
- 6) Project Contingency Fund.

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

Task 1: 2016 Re-planting

Planting will be completed no later than February 28, 2016, when bare root stock is dormant. Species susceptible to herbivory will be equipped with browse protection. Mulch will be applied around all installed plants. All materials and labor to complete this task is included in cost.

1,270 bare root woody plants @ \$7.50/plant installed:	\$ 9,525.00
City of Camas Sales Tax (8.4%):	\$ 800.10
2016 Planting Total:	\$ 10,325.10

Task 2: Site Maintenance 2016-2020

The site will be maintained, as stated in the Year 5 monitoring report, during the growing seasons of 2016-2020. Eight site visits will be conducted each year to control reed canarygrass, thistle, and birdsfoot trefoil. All other invasive species identified will also be controlled using approved eradication methods. All materials and labor to complete this task is included in cost.

Yearly Site Maintenance

Commercial Applicator (Aquatics Endorsed): \$ 1,280.00

Mechanical Maintenance: \$ 2,880.00

Yearly Site Maintenance Total: \$ 4,160.00

x 5 yrs

5 Years of Site Maintenance: \$ 20,800.00

City of Camas Sales Tax (8.4%): \$ 1,747.20

2016-2020 Maintenance Total: \$ 22,547.20

Task 3: Irrigation (July – October, 2016)

TRC will complete irrigation site visits (July – October, 2016) to hand water new plantings to ensure establishment. 2,000 gallons of water will be dispersed throughout the mitigation areas during each site visit. Water will be applied directly to the base of each installed plant.

Hand Irrigation \$ 4,520.00

City of Camas Sales Tax (8.4%): \$ 379.68

Total Irrigation: \$ 4,899.68

Task 4: Monitoring Report Submittal (Years 7 and 10)

TRC will complete the necessary requirements for submittal of the monitoring reports to the COE and the City of Camas. Three site visits will be completed per monitoring year to monitor soil conditions and hydrology in the Creation area and plant survivability throughout the mitigation areas. Additional monitoring will assess the aerial coverage of invasive species. Hydrology monitoring will be completed during two site visits in the spring of each monitoring year. Plant survivability and invasive species coverage assessments will be conducted in the late summer. A report documenting the site inspections will be prepared and submitted to the appropriate agencies in the fall after review from City of Camas Engineers. Year 10 monitoring will include a site visit with the COE.

Year 7 - 25 hrs @ \$95/hr: \$ 2,375.00

Year 10 - 30 hrs @ \$95/hr: \$ 2,850.00

Monitoring Total: \$ 5,225.00

Task 5: Monitoring Memo Submittal (Years 6, 8, and 9)

Site visits will be conducted to determine plant survivability and invasive species coverage. Additional plantings or an increase in invasive species control will be identified at this time. The memo will be submitted to the City by early fall each year.

Monitoring Memo Submittal

Years 6, 8, and 9 – 14 hrs/year @ \$95/hr \$ 3,990.00

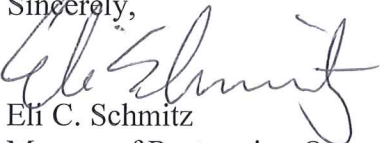
Task 6: Project Contingency Fund

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

Contingency Fund:**\$ 10,000.00**

Based on our understanding of the project and what is required by federally issued permits, the total cost of the above described mitigation activities shall not exceed **\$ 56,986.98**. Task 6 costs are not to be used without prior authorization. If you have any questions or comments concerning this project please feel free to contact me at (360) 693-4555 or email GIS@trc-inc.org.

Sincerely,



Eli C. Schmitz

Manager of Restoration Operations



8415 NE 8th Avenue, Vancouver, WA 98665
Phone (360) 693-4555 Fax (360) 699-6242

Environmental Services Agreement

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

1) Description of Services: Environmental services to be provided are outlined as follows:

a) Task 1: 2016 Re-planting

Planting will be completed no later than February 28, 2016, when bare root stock is dormant. Species susceptible to herbivory will be equipped with browse protection. Mulch will be applied around all installed plants. All materials and labor to complete this task is included in cost.

1,270 bare root woody plants @ \$7.50/plant installed:	\$ 9,525.00
City of Camas Sales Tax (8.4%):	\$ 800.10
2016 Planting Total:	\$ 10,325.10

b) Task 2: Site Maintenance 2016-2020

The site will be maintained, as stated in the Year 5 monitoring report, during the growing seasons of 2016-2020. Eight site visits will be conducted each year to control reed canarygrass, thistle, and birdsfoot trefoil. All other invasive species identified will also be controlled using approved eradication methods. All materials and labor to complete this task is included in cost.

Yearly Site Maintenance

Commercial Applicator (Aquatics Endorsed):	\$ 1,280.00
Mechanical Maintenance:	\$ 2,880.00
Yearly Site Maintenance Total:	\$ 4,160.00

	x 5 yrs
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5 Years of Site Maintenance:	\$ 20,800.00
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City of Camas Sales Tax (8.4%):	\$ 1,747.20
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2016-2020 Maintenance Total:	\$ 22,547.20
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c) Task 3: Irrigation (July – October, 2016)

TRC will complete irrigation site visits (July – October, 2016) to hand water new plantings to ensure establishment. 2,000 gallons of water will be dispersed throughout the mitigation areas during each site visit. Water will be applied directly to the base of each installed plant.

Hand Irrigation	\$ 4,520.00
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City of Camas Sales Tax (8.4%):

\$ 379.68

Total Irrigation:

\$ 4,899.68

d) Task 4: Monitoring Report Submittal (Years 7 and 10)

TRC will complete the necessary requirements for submittal of the monitoring reports to the COE and the City of Camas. Three site visits will be completed per monitoring year to monitor soil conditions and hydrology in the Creation area and plant survivability throughout the mitigation areas. Additional monitoring will assess the aerial coverage of invasive species. Hydrology monitoring will be completed during two site visits in the spring of each monitoring year. Plant survivability and invasive species coverage assessments will be conducted in the late summer. A report documenting the site inspections will be prepared and submitted to the appropriate agencies in the fall after review from City of Camas Engineers. Year 10 monitoring will include a site visit with the COE.

Year 7 - 25 hrs @ \$95/hr:

\$ 2,375.00

Year 10 - 30 hrs @ \$95/hr:

\$ 2,850.00

Monitoring Total:

\$ 5,225.00

e) Task 5: Monitoring Memo Submittal (Years 6, 8, and 9)

Site visits will be conducted to determine plant survivability and invasive species coverage. Additional plantings or an increase in invasive species control will be identified at this time. The memo will be submitted to the City by early fall each year. Monitoring Memo Submittal

Years 6, 8, and 9 – 14 hrs/year @ \$95/hr

\$ 3,990.00

f) Task 6: Project Contingency Fund

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

Contingency Fund:

\$ 10,000.00

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

- 2) **Fees:** TRC estimates that the amount to be charged for the services described above (a-f) shall not exceed **\$ 56,986.98**. However, said amount is an estimate only and has been given as a guide to the Client. The Client agrees and understands that such estimate is approximate only and is subject to change depending on conditions encountered during the course of furnishing said services. The actual amount due shall be the number of hours worked times the current billing rate of **\$7.50 per plant** installed, **\$45.00 per hour** for Operator and mechanical maintenance, **\$80.00 per hour** for Applicator, and **\$95.00 per hour** for monitoring for each contracted officer. In addition, the Client agrees to pay all costs and expenses incurred by the TRC on the Client's behalf.
- 3) **Payment:** TRC shall submit monthly invoices, or at longer intervals as TRC sees fit. Client agrees to pay all invoices within thirty (30) days of receipt. In the event payment is not made as agreed, Client agrees to pay interest of 1.5% per month on any unpaid balance, and to pay a \$5.00 charge for any rebilling of any overdue amount, or the handling of any check returned due to insufficient funds.
- 4) **Changes:** Any modification of the services to be performed by TRC shall be contained in a written amendment, signed by TRC and Client. Notwithstanding the absence of a written amendment, Client agrees to pay for reasonably necessary, increased or additional services due to any change in government regulations or procedures.

- 5) **Integration:** This agreement is the complete and fully integrated agreement between the parties. If any part of this agreement should be determined to be unenforceable, then the remaining provisions of this agreement shall remain in full force and effect.
- 6) **Fees; Venue:** In the event of any action or suit between the parties, arising out of this agreement, including collection of any unpaid fees, the prevailing party shall be entitled to collect its reasonable costs and attorney fees. Venue shall be in Clark County, Washington.
- 7) **Termination of Services:** Either Client or TRC may terminate this contract at anytime, upon fourteen (14) days written notice. In the event of termination of this Agreement, TRC shall be paid for all services rendered up to the date of termination, and shall be paid for all unpaid Additional Services and unpaid Reimbursable Expenses incurred up to the date of termination. Upon termination, TRC will close the job in an orderly fashion and Client shall pay TRC on a time and materials basis for any requests or provision of information as part of the closing procedures.
- 8) **Project Relations:** TRC shall not direct or supervise Contractor or other third parties and will not act as Client's agent, **except as specified in the scope of work**. The Contractor and/or Client is solely responsible for the means and methods of construction, including job-site safety. TRC is responsible solely for the negligent acts and omissions of its own employee, agents, and subconsultants. TRC is not responsible for the negligent acts or omissions of others, against which the Client will defend and indemnify TRC.

Client Authorization

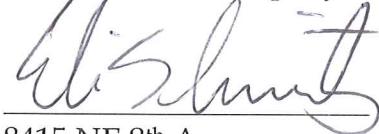
The terms of this agreement are valid for a period of 30 days after signed by The Resource Company, Inc. By signing below, the Client agrees to the terms and conditions outlined in this Environmental Services Agreement

Client

Address:

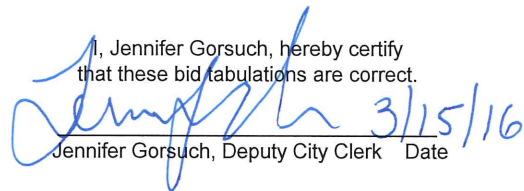
Date

The Resource Company, Inc., by



8415 NE 8th Avenue
Vancouver, WA 98665
(360) 693-4555


Date

[illegible]

Mayor's
VOLUNTEER SPIRIT AWARD

in the City of Camas, presented to

MARK KLEIN

For his exemplary work resulting in the passing of the
Camas School District's Bond and his ongoing
contributions to the Downtown Camas Association.



Dated this 21st day of March, 2016



Scott Higgins, Mayor



ORDINANCE NO. 16-003

AN ORDINANCE adopting a new Chapter 15.50 of the Camas Municipal Code, relating to the permitting of clearing and grading activity.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

A new Chapter 15.50 of the Camas Municipal Code, entitled, **CMC 15.50: Clearing and Grading**, is hereby adopted, as set forth in Exhibit "A", attached hereto and by this reference incorporated herein.

Section II

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

PASSED BY the Council and APPROVED by the Mayor this ____ day of March, 2016.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney



CITY OF CAMAS STAFF REPORT

To: City Council
From: Robert Maul, Planning Manager
Date: March 21st, 2016
Proceeding Type: Action
Subject: Clearing and Grading Ordinance

Legislative History:

- | | |
|--------------------------------|----------------------------------|
| • PC Public Hearing: | January 27 th , 2016 |
| • City Council Workshop: | February 16 th , 2016 |
| • City Council Public Hearing: | March 7 th , 2016 |
| • City Council Action: | March 21 st , 2016 |
-

Background:

The Camas Municipal Code (CMC) currently has general provisions regarding ground disturbing activities tied to grading and construction. However, there isn't a dedicated chapter for an all-inclusive section on clearing and grading activities if pursued as a stand-alone action. For example, Title 14 has a chapter for Erosion and Sediment Control, which is applicable to all site development within the city and does a good job on providing specific parameters on implementing erosion control measures. Titles 15 (Building and Construction), 16 (Environment), 17 (Land Development), and 18 (Zoning) all have various elements that touch on ground disturbing activities and mitigation, but there isn't anything that deals with specific grading only requests with great clarity. Staff's effort with this draft code section will be to centralize and consolidate regulatory framework and provisions in one chapter for all grading and clearing activities.

It is a relatively common practice in the development community to seek grading only permits to prep a site for anticipated construction activities. Those grading and clearing activities are still subject to all provisions of the CMC, but there is less clarity on how to best process and address those activities independent of the development review process. Many communities have a

whole chapter dedicated to clearing and grading activities, which is what staff is proposing. It helps centralize and consolidate all development triggers, mitigation measures, and review criteria to not only help staff, but provide certainty for the development community as well.

The proposed code section would be added as a new chapter to Title 15 and would be administered by engineering and community development staff.

A public hearing was conducted with the Planning Commission on January 27th, 2016. No public testimony was taken. The Planning Commission unanimously recommended approval to the City Council with some minor edits, which are contained in the packet.

Prior to the City Council public hearing, two comment letters were received by the city regarding this ordinance. The Cowlitz tribe wanted to make sure inadvertent discovery language was included. Pursuant to CMC 16.31, inadvertent discovery language is already addressed in the City Code. The second letter, from the Washington State Department of Ecology had five suggestions. They are as follows:

- Section 15.50.040(C) of the proposed code states, in part: "Fill and/or excavation of one-hundred (500) cubic yards or more, even if excavated ..." Ecology recommends that the city clarify whether this section means 100 or 500 cubic yards. Staff has corrected to reference 500 cubic yards.
- Section 15.50.040(G) of the proposed code states: "Retaining walls over four (4) feet in height as measured from the bottom of the base rock or block, or as identified by an engineer as having loads under 4'." Ecology recommends that the city clarify the phrase "having loads under 4'." Having loads under 4' was a recommendation from the Planning Commission.
- Section 15.50.050(B)(1) of the proposed code states, in part: "Activities needed to place building foundations and retaining walls requiring an approval ..." Ecology recommends that the city clarify what type of approval is meant. This is in reference to a building permit approval, which staff believes is clear in the subsection referenced.
- Section 15.50.050(B)(1) of the proposed code states, in part: "Land clearing, grading, filling, sandbagging, diking, ditching or similar work during or after periods of extreme weather ..." Ecology recommends that the city define the limits of "after" extreme weather or emergency conditions. As staff indicated in the public hearing with Council, it can be difficult to define "after" since weather conditions are highly variable. As currently written, staff feels this provides guidance and necessary flexibility during such events.
- Section 15.50.050(B)(10) of the proposed code, the city may want to consider requiring that the status of "diseased tree" be determined by a certified arborist. This reference has been added.

Recommendation:

Staff recommends that the City Council adopt Ordinance 16-003.

Exhibit A

Chapter 15.50 Clearing and Grading

15.50.010 Purpose

15.50.020 Applicability

15.50.030 Review Threshold Established

15.50.040 Clearing and Grading Activity Requiring Approval – Permit Required

15.50.050 Exemptions

15.50.060 Authority

15.50.070 Relationship to Other Codes, Regulations and Practices

15.50.080 Submittal Requirements

15.50.090 Clearing and Grading Standards

15.50.100 Cut and Fill slopes

15.50.110 Rockeries

15.50.120 Control of Other Pollutants

15.50.130 Conditions of Approval/Project Denial

15.50.140 Expiration of Applications and Permits

15.50.150 Inspections

15.50.160 Appeal

15.50.170 Permit Required

15.50.180 As-Built Plans

15.50.190 Final Approval

15.50.010 Purpose

- A. To promote the public health, safety, and general welfare of the citizens and protect public and private resources of the City of Camas without preventing the reasonable use, development, and maintenance of land.
- B. To avoid or minimize impacts of clearing and grading, as a component of land disturbance activities..
- C. To encourage site development on private property, including clearing, excavation, and filling in such a manner as to minimize hazards to life, health, and property.
- D. To preserve and enhance the physical and aesthetic character of Camas by preventing untimely and indiscriminate removal or destruction of trees and ground cover.
- E. To preserve, replace, or enhance the natural qualities of lands, watercourses, and aquatic resources; preserve and protect priority fish and wildlife habitats; minimize water quality degradation and the sedimentation of creeks, streams, ponds, lakes, wetlands, marine waters, and other water bodies; and preserve and enhance beneficial uses.

- F. To minimize surface runoff and diversion which may contribute to flooding.
- G. To reduce siltation in streams, lakes, storm sewer systems, and public roadside improvements.
- H. To reduce the risk of slides and the creation of unstable building sites.
- I. To promote building and site planning practices that are consistent with the natural topography, soils, and vegetation features while at the same time recognizing that certain factors such as disease, danger or fallings, proximity to existing and proposed structures and improvements, interference with utility services, protection of scenic views, and the realization of a reasonable enjoyment of property may require the removal of certain trees and ground cover.
- J. To ensure prompt development, restoration, and replanting and effective erosion control of property after tree removal and/or land clearing and grading.
- K. To implement the goals and policies of the City of Camas Comprehensive Plan.
- L. To promote low impact development, site planning, and building practices that provide for managing surface water runoff on-site and are consistent with the natural topography, vegetation cover, and hydrology.
- M. It is also the purpose of this code to establish a review process for larger, potentially more impactful land disturbing projects to ensure these regulations are met.

15.50.020 Applicability

All clearing and grading activities within the City of Camas shall be subject to the provisions of this chapter. No clearing and grading approval shall be issued by the City of Camas prior to the applicant's meeting the submittal requirements as set forth in these regulations and only when in compliance with federal, state, and local regulations.

15.50.030 Review Threshold Established

The City of Camas has determined that there is a threshold of clearing and grading activity where the likelihood of impact to land and resources is sufficiently high to require permit review and approval of the activity by the City Engineer or designee. Threshold criteria contained in CMC 15.50.040 and CMC 15.50.050 shall be applied.

15.50.040 Clearing and Grading Activity Requiring Approval – Permit Required

Clearing and grading approval is required for any project involving any of the following:

- A. Any clearing , filling, excavation, or grading in a protected area, critical area, or critical area buffer.
- B. Clearing and grading of an area of 7,000 square feet or greater.
- C. Fill and/or excavation of five-hundred (500) cubic yards or more, even if excavated material is used as fill on the same site. [Quantities of fill and excavation are separately calculated and then added together, even if excavated material is used as fill in the same site.]
- D. Clearing and grading that will likely penetrate the ground water table, including construction of ponds and reservoirs.
- E. An excavation or fill which is more than four (4) feet in depth or which creates cut slope greater than four (4) feet in height and steeper than two units horizontal in one unit vertical (2:1).
- F. Any regrading or paving of an area used for stormwater retention or detention or as an existing drainage course.
- G. Retaining walls over four (4) feet in height as measured from the bottom of the base rock or block, or as identified by an engineer as having loads under 4'.

15.50.050 Exemptions

- A. Forest practices regulated under RCW 79.09 are not governed by this ordinance. Activities involving conversion of land to uses other than commercial timber production are subject to the clearing and grading or land disturbance regulations of this chapter.
- B. Clearing and grading approval is not required for any of the following activities, provided that such clearing and grading activities are conducted in accordance with the minimum requirements contained in this chapter:
 - 1. Activities needed to place building foundations and retaining walls requiring an approval when in compliance with the Washington State Building Code. The state Building code is the International Building Code with amendments adopted by Washington State.
 - 2. Land clearing, grading, filling, sandbagging, diking, ditching or similar work during or after periods of extreme weather or other emergency conditions which have created situations such as toxic releases, flooding, or high fire danger that present an immediate danger to life or property.
 - 3. Digging of individual graves in a permitted graveyard.

4. Refuse disposal sites controlled by other regulations.
 5. Mining, quarrying, excavation, processing, or stockpiling of rock, sand gravel, aggregate, or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
 6. Agricultural crop management of existing and ongoing farmed areas as defined per RCW 84.34.020.
 7. Routine drainage maintenance of existing, constructed stormwater drainage facilities located outside of a protected area, including, but not limited to, detention/retention ponds, wetponds, sediment ponds, constructed drainage swales, road side ditches, water quality treatment facilities, such as filtration systems, and regional storm facilities that are necessary to preserve the water quality treatment and flow control function of the facility. The exemption does not apply to any expansion and/or modification to already excavated and constructed stormwater drainage facilities.
 8. Roadway repairs and overlay within public street rights-of-way for the purpose of maintaining the pavement on existing paved roadways.
 9. Utility line installation or maintenance completed in accordance with other provisions of the Camas Municipal Code and Engineering Design Standards.
 10. The removal of dead, diseased or damaged trees which constitute a hazard to life or property as determined by a certified arborist or landscape architect.
 11. Routine maintenance of golf courses.
- C. An exemption from a Clearing and Grading Permit does not exempt the person doing the work from meeting all the applicable codes of the City of Camas.

15.50.060 Authority

- A. As provided herein, the Public Works Director (director) is given the authority to interpret and apply, and the responsibility to enforce this chapter to accomplish the stated purpose.
- B. The director may withhold, condition, or deny permits or activity approvals to ensure that the proposed action is consistent with this chapter.

15.50.070 Relationship to Other Codes, Regulations and Practices

- A. These clearing and grading regulations shall apply in addition to zoning and other regulations adopted by the City of Camas.

- B. In order to be in compliance with the provisions of this chapter, the applicant shall comply with the applicable engineering standards approved by the director. In addition, the applicant shall comply with those minimum requirements as set forth in the latest edition of the Department of Ecology's *Stormwater Management Manual for western Washington*, or an approved, equivalent manual.
- C. Compliance with the provisions of this chapter does not constitute compliance with other federal, state, and local regulations and permit requirements that may be required. The responsibility for determining the existence and application of these requirements rests solely with the applicant.

15.50.080 Submittal Requirements

- A. An application for a Clearing and Grading Permit shall be submitted on a form provided by the City. Accompanying such form shall be a general plot plan, which shall minimally include the following information:
 - 1. General vicinity map.
 - 2. A site plan, drawn to scale that includes streets, proposed access, existing and proposed structures, existing and proposed topography, extent and location of proposed clearing and grading activities, major physical features of the property (e.g., streams, ravines, etc.) and sensitive or critical areas on or near the site (within 300 feet), drainage channels, surface water flows from offsite, sewer and water lines (if possible), and existing and proposed easements.
 - 3. Location and dimensions of buffer areas to be maintained or established, and location and description of proposed erosion-control devices or structures.
 - 4. Location of all significant trees (as defined by the Camas Municipal Code) and identification of type and size. Designation of those trees to be removed and those to be protected.
 - 5. Identification of areas to be revegetated and/or restored. Provide plant types and methods.
 - 6. Address the Clearing and Grading Standards of CMC 15.50.090.
 - 7. As determined at the discretion of the Director, other information as deemed appropriate to this chapter may be required in instances related to geological hazard, shoreline protection, stream protection, tree protection and replacement, or project scope.
 - 8. If the grading involves 500 or more cubic yards, a SEPA (State Environmental Policy Act) review shall be required as per CMC 16.07.020(A)(5)..

9. Grading in excess of 100 cubic yards shall be performed in accordance with an approved erosion control and drainage plan prepared by a licensed professional engineer or certified erosion control specialist in the State of Washington. An erosion control plan shall address erosion and sedimentation.
- B. Upon receipt of a clearing and grading application, the director or his/her designee will confer with other city personnel as may be appropriate, and make a decision generally within 45 days of submission of an application, fee and all necessary information.
- C. Approved plans shall not be amended without authorization of the director or his/her designee. The permit may be suspended or revoked by the director because of incorrect information supplied or any violation of the provisions of this chapter.
- D. An application penalty fee triple that of the adopted Clearing and Grading permit fee shall be assessed for any clearing or grading conducted prior to issuance of a Clearing and Grading Permit, or for clearing and grading activities outside of areas previously approved, for such activities.

15.50.090 Clearing and Grading Standards

The purpose of this section is to provide general standards for all clearing and grading activities undertaken within the City of Camas. This section is intended to apply to all clearing and grading activities including both activities that do and do not require formal approval by the City.

- A. Minimize Potential Impacts: All clearing and grading activities shall be conducted so as to minimize potential adverse effects of these activities on surface water quality and quantity, groundwater recharge, fish and wildlife habitat, adjacent properties, and downstream drainage channels. The permittee shall attempt to prevent impacts and minimize the clearing of naturally occurring vegetation, retain existing soils, and maintain the existing natural hydrological functions of the site.
 - a. If working on a phased project, clearing and grading activities must be confined to the particular phase of the project in which full civil improvements are being constructed. Future phases may not be cleared or graded to assist the contractor in balancing the overall site.
- B. Mark Clearing and Grading and Land Disturbance Limits: Prior to commencing activity, the applicant shall establish and mark on-site clearing and grading limits and other critical site features as appropriate with orange construction fence or other means approved by the City.
- C. Natural features and Vegetation Retention: Wherever possible, vegetation, drainage, and other natural features of the site shall be preserved, and the grading and clearing

shall be performed in a manner that minimizes impacts resulting from building, road, and utility footprints. Groundcover and tree disturbance shall be minimized, and root zones shall be protected.

- D. No ground cover or trees located within a required critical area or its established buffer shall be removed, nor shall any mechanical equipment operate in such areas, provided that conditions deemed by the director to be a public nuisance may be removed.
- E. Aesthetics: Land disturbance activity undertaken in such a manner so as to preserve and enhance the City of Camas aesthetic character. Important landscape characteristics that define the aesthetic character, such as large trees (over 8 inches dbh), important vegetative species, and unique landforms or other natural features shall be preserved to the extent practicable.
- F. Site Containment: Erosion, sediment, and other impacts resulting from any clearing and grading activity shall be contained on site. Containment of such impacts may require temporary erosion/sedimentation control measures during and immediately following clearing and grading activities. The faces of slopes shall be prepared and maintained to control erosion. Check dams, riprap, plantings, terraces, diversion ditches, sedimentation ponds, straw wattles, or other devices or methods shall be employed where necessary to control erosion and provide safety. Devices or procedures for erosion protection shall be initiated or installed as soon as possible during grading operations and shall be maintained in operable condition by the owner.
- G. Protection of Adjacent Properties: Adjacent properties, storm drain inlets, and the downstream natural and built drainage system shall be protected from sediment deposition and erosion by appropriate use of BMPs such as vegetative buffer strips, sediment barriers or filters, dikes or mulching, or by a combination of soil stabilization measures. If protection is inadequate and deposition occurs on the adjacent property, public right-of-way, or drainage system, the permittee shall immediately remove the deposited sediment and restore the effected area to its original condition. Downstream properties and waterways shall be protected from erosion and sedimentation during construction due to temporary increases in the volume, velocity, and peak flow rate of runoff from the site by use and implementation of sediment ponds, or other acceptable methods to the City Engineer.
- H. Construction Access: Construction vehicle access shall be, whenever feasible, limited to one route. A temporary access road shall be provided at all sites. Access surfaces shall be stabilized to minimize the tracking of sediment onto adjacent roads by utilizing appropriate BMPs. Other measures may be required at the discretion of the director in order to ensue that sedimentation is not tracked onto public streets by construction vehicles, or washed into storm drains. Sediment deposited on the paved right-of-way shall be removed in a manner that prevents it from entering the drainage system.

- I. Stabilization of Disturbed Areas: All exposed soil shall be stabilized by application of suitable BMPs and soil stabilization measures, including but not limited to sod or other vegetation, plastic covering, mulching, or application of base course(s) on areas to be paved. All BMPs shall be selected, designed and maintained consistent with the Camas Design Standards Manual. From October 1 through July 5th, no unworked soils shall remain exposed for more than two days. From July 6th through September 30, no unworked soil shall remain exposed for more than seven days. The City may permit extension of these times or require reduction of these times, including shutting down all clearing and grading activities based on current or projected weather conditions with prior approval of the director.
- J. Dust Suppression: Dust from clearing, grading, and other construction activities shall be minimized at all times. Impervious surfaces on or near the construction area shall be swept, vacuumed, or otherwise maintained to suppress dust entrainment. Any dust suppressants used shall be approved by the director. Petrochemical dust suppressants are prohibited. Watering the site to suppress dust may be prohibited, unless it can be done in a way that keeps sediment out of the drainage system.
- K. Erosion and Sediment Control: The property owner shall design and implement erosion and sediment control BMPs appropriate to the scale of the project and necessary to prevent sediment from leaving the project site.
 - 1. In addition to the measures in this title and other referenced ordinances and manuals, the director may impose the following additional measures, as appropriate for the project.
 - a. Performance monitoring to determine compliance with water quality standards.
 - b. Funding additional city inspection time, up to a full-time inspector.
 - c. Stopping work to control erosion and sedimentation.
 - d. Construction of additional siltation/sedimentation ponds.
 - e. Establishment a series of sediment tanks or temporary filter vaults.
 - f. Installation of high quality catch basin inserts to filter runoff.
 - g. Use of erosion control blankets, nets, or mats in addition to or in conjunction with straw mulch.
 - h. Temporary on-site stormwater conveyance systems designed, constructed, and stabilized to prevent erosion from leaving the site and impacting properties, streams, wetlands downstream of the clearing and grading activity. Stabilization measures shall be provided that comply with local BMPs at stormwater conveyance system outlets to prevent erosion of outlets, adjacent streambanks, slopes, and downstream reaches or properties.
 - i. If the initially implemented erosion and sediment BMPs do not adequately control erosion and sedimentation, additional BMPs shall be installed, including but not limited to the extraordinary BMPs described in subsection (1) of this section. It is the permittee's responsibility to ensure sediment does

not leave the site in an amount that would violate applicable state, or local water quality standard(s).

2. The timing/sequencing requirements for implementing/removing erosion and sediment control measures are as follows:
 - a. The permittee must install the temporary erosion control prior to all other clearing, grading, or construction.
 - b. The permittee must remove all temporary erosion and sediment control within thirty (30) days after final site stabilization or after control is no longer needed, per agreement with the director. Before removing such controls, the permittee must remove trapped sediment or stabilize on site. Any soils disturbed during sediment removal must be permanently stabilized by the permittee.

15.50.100 Cut and Fill slopes

Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. In addition, slopes shall be stabilized in accordance with the requirements of this section. The applicant/permittee shall:

- A. Submit a geotechnical report, when required pursuant to CMC 16.59 or otherwise under the Camas Municipal Code.
- B. Minimize clearing and grading on slopes fifteen (15) percent or greater.
- C. Comply with any required critical areas report approval pursuant to CMC 16.59.
- D. Limit the maximum gradient of artificial slopes to no steeper than 2:1 [two (2) feet of horizontal run to one (1) foot of vertical fall].
- E. Do no clearing, excavation, stockpiling, or filling on the potential slide block of an unstable or potentially unstable slope unless it is demonstrated by a geotechnical engineer of record and approved by the director, that the activity would not increase the load, drainage, or erosion on the slope.
- F. Do no clearing, excavation, stockpiling, or filling on any unstable or potentially unstable areas (such as landslide deposits) unless it is demonstrated that the activity would not increase the risk of damage to adjacent property or natural resources or injury to persons.
- G. Intercept any groundwater, subsurface water, or surface water drainage encountered on a cut slope and discharge it at a location approved by the City Engineer.
- H. Follow the procedures and standards in the clearing and grading development standards related to slopes.

- I. Design and protect cut and fill slopes to minimize erosion.

15.50.110 Rockeries

Rockeries may be used for erosion protection of cut or fill slopes for both larger land developments such as land divisions or for construction on individual lots. The primary function of a rockery is to protect the slope face from soil erosion and sloughing.

- A. Retaining walls used to protect uncontrolled fill slopes may be no higher than four (4) feet, as measured from the bottom of the base rock.
- B. Rockeries used to protect cut slopes or reinforced or engineered fill slopes may be up to a maximum height of twelve (12) feet, as measured from the bottom of the base rock, with the approval of the City. Any rockery that is over four (4) feet high, as measured from the bottom of the base rock (cut slopes and reinforced and engineered fill slopes only) shall be designed and stamped by a geotechnical engineer.
- C. A wall drain must be provided for all rockeries greater than four (4) feet in height as measured from the bottom of the base rock. The drains shall be installed in accordance with City building and engineering standards.
- D. If a rockery is within a required yard setback, the height and location requirements of CMC 18.17.060 shall be applicable.
- E. The geotechnical engineer shall provide construction monitoring and/or testing as required by the permit conditions, and submit construction inspection reports to the city for all rockeries that require design by a geotechnical engineer. For each project, or phase of a project, the geotechnical engineer must provide a final letter or report summarizing the results of the construction monitoring for each rockery, verifying that the rockery construction meets the geotechnical recommendations and design guideline. The final letter or report must be submitted to the city prior to final clearing and grading inspection.
- F. Rockeries reviewed and approved concurrent and associated with a building permit for new home construction shall not be subject to a separate permit but shall comply with the requirements of this section.

15.50.120 Control of Other Pollutants

The permittee must properly handle and dispose of other pollutants that are on-site during construction so as to avoid possible health risks or environment contamination. Direct and indirect discharge of pollutants to the drainage system, critical areas, wetlands, streams, or to any adjacent property is prohibited.

15.50.130 Conditions of Approval/Project Denial

- A. The director may impose conditions on permit approval as needed to mitigate identified project impacts and shall deny permit applications that are inconsistent with the provisions of this chapter.
- B. All clearing and grading projects shall be subject to the following conditions and applicable fees:
 - 1. All clearing and grading, as a component of land disturbing projects, shall be subject to inspection by the City of Camas.
 - 2. Prior written permission from the director shall be provided for modification of any plan.
 - 3. The applicant shall maintain an up-to-date, approved copy of the plans on-site.
 - 4. All materials or spoils removed from the site and deposited within the City of Camas shall be subject to a separate permit under this chapter for the receiving site. Failure to export material to an approved/permitted location shall constitute a violation of the underlying permit (sending site).
- C. When a SEPA environmental checklist is required:
 - 1. A determination of non-significance (DNS), a mitigated determination of non-significance (MDNS), or a determination of significance (DS) shall be issued by the City of Camas prior to the issuance of a clearing and grading approval by the director.
 - 2. Provisions contained in the DNS, MDNS, or DS shall be considered when approving the clearing and grading activity and conditions of the approval shall not be less restrictive than those in the environmental determination.

15.50.140 Expiration of Applications and Permits

- A. When a permit is ready to be issued, the applicant shall be notified and must pick up the permit within sixty (60) days of notification or it will be void.
- B. Clearing and grading permits expire when:
 - 1. The authorized work is not begun within six (months) from the date of approval issuance or other timeframe as specified in the permit.
 - 2. Work is abandoned for over one-hundred-eighty (180) days.

3. If authorized work is completed in a consistent and progressive manner, the approval shall expire one (1) year from the date of issuance unless an alternate time frame is specified on the permit or an extension is granted.
4. Upon a showing of good cause, up to two (2), six (6) month extensions may be granted, provided that conditions relevant to the issuance of the permit have not substantially changed and no material detriment to the public welfare will result from the extension.

15.50.150 Inspections

- A. Each site shall be inspected as necessary to ensure that required sediment control measures are installed and effectively maintained in compliance with the permit requirements. Where applicable, the applicant must obtain inspection by the city at the following stages:
 - Stage 1 - Following the installation of sediment control measures or practices and prior to any other clearing or grading activity, including during the construction of sediment traps and ponds.
 - Stage 2- During rough grading, including hauling imported or waste materials.
 - Stage 3- Upon completion of final grading, including the establishment of ground covers and planting, and installation of all landscaping.
- B. The director shall specify inspection, testing, and monitoring requirements applicable to a given project prior to permit issuance. However, the director may require additional inspection, testing, monitoring, or professional analysis and recommendations when conditions exist that were not covered in the permit application document or were not sufficiently known at the time of permit issuance.
- C. The permittee must give the City of Camas at least 48 hours of advanced notice prior to needed inspections.
- D. Where applicable, the City may accept inspections conducted by a certified erosion control specialist or licensed professional engineer who must file an inspection report with the director.

15.50.160 Appeal

Any person or persons aggrieved by any action of the director may, within fourteen (14) calendar days of such action, file a notice of appeal with the hearings officer setting forth the reasons for such an appeal. The hearings officer shall hear and determine the matter and may affirm, modify, or disaffirm the administrative decision within ninety (90) calendar days of the filing of notice of appeal.

15.50.170 Permit Required

Every person working or directing work that requires a permit under this chapter must:

- A. Have a copy of the permit before starting and during all phases of work. The permit, approved plans, and applicable terms and conditions of approval shall be kept on site at all times.
- B. Be familiar with and comply with the terms and conditions of the permit.
- C. Applicant shall pay all applicable fees as listed in the adopted fee schedule.

15.50.180 As-Built Plans

For clearing and grading undertaken to develop a plat or short plat infrastructure, the permittee shall submit a copy of the as-built plans to the director. Such plans shall be submitted prior to final approval and shall be included in the overall civil engineering as-built set for public infrastructure

15.50.190 Final Acceptance

The director shall give final approval that clearing has been carried out in compliance with the permit once all work is completed per the permit and is consistent with provisions listed in CMC17.21.070.

ORDINANCE NO. 16-004

AN ORDINANCE approving an application to establish a Mixed-Use Planned Development Overlay Zone within an area currently zoned Business Park.

WHEREAS, Parklands at Camas Meadows, LLC, under City File ZC15-01, submitted an application requesting a Mixed-Use Planned Development (MXPD) Overlay Zone over approximately 15.5 acres currently zoned Business Park and located at Clark County parcel ID #175948-000; and

WHEREAS, the applicant proposed to further refine, through a Master Plan and Development Agreement, the uses allowed and development standards that would be applicable within the area subject to the proposed MXPD Overlay Zone; and

WHEREAS, pursuant to the provision of the Camas Municipal Code, the City of Camas Planning Commission held a public hearing on January 27, 2016, where testimony was received in relation to the application; and

WHEREAS, the Planning Commission forwarded to City Council a unanimous recommendation to approve the MXPD Overlay Zone request; and

WHEREAS, the City Council of the City of Camas held a closed record hearing pursuant to the Camas Municipal Code on March 7, 2016, relating to the application; and

WHEREAS, the City Council finds that the proposed MXPD Overlay Zone is compatible with the City of Camas Comprehensive Plan, is generally compatible with the mix of established uses of the area, and that development of the land can or will be more compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities, and uses as softer transitions of uses from employment to existing single family developed neighborhood will occur; and

WHEREAS, the City Council desires to approve the application as submitted and designate a revision of the Zoning Map of the City of Camas to include a Mixed-Use Plan Development Overlay Zone over the subject property.

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

Section I

The application for a Mixed-Use Planned Development Overlay Zone, as submitted, is hereby approved. The Community Development Director is further directed to amend the Zoning Map of the City of Camas to reflect the MXPDP Overlay Zone Designation.

Section II

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

PASSED BY the Council and APPROVED by the Mayor this _____ day of _____, 2016.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney

RESOLUTION NO. 16-005

A RESOLUTION approving a Development Agreement with associated Master Plan between the City of Camas and Parklands at Camas Meadows, LLC.

WHEREAS, Parklands at Camas Meadows, LLC, is the owner of certain real property located within the City of Camas; and

WHEREAS, the City has established a Mixed Use Plan Development Overlay Zone (MXPD) applicable to a portion of the property; and

WHEREAS, development under the MXPD requires approval of a Master Plan and Development Agreement; and

WHEREAS, the parties have negotiated a Development Agreement relating to said property with an associated Master Plan; and

WHEREAS, the Development Agreement sets forth certain development standards that will govern the development of the property and incorporates the Parklands at Camas Meadows Master Plan dated January 14, 2016; and

WHEREAS, the City Council has conducted a public hearing on the proposed Development Agreement on March 7, 2016, at which time it considered testimony from all interested parties; and

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

WHEREAS, the City Council desires to approve the Development Agreement and associated Master Plan and authorize the Mayor to sign the Agreement on behalf of the City.

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

I

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

II

Upon execution by all parties thereto, the Development Agreement shall be recorded with the Clark County Auditor, pursuant to the requirements of RCW 36.70B.190.

ADOPTED BY THE COUNCIL OF THE CITY OF CAMAS AND APPROVED BY
THE MAYOR this 21st day of March, 2016.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

After recording, return to:

Aaron Barr
Parklands at Camas Meadows
1903 SE 12th Ave
Camas, WA 98607

Space Above for Recording Information Only

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is made and entered into by and between the CITY OF CAMAS, a Washington Municipal Corporation (hereinafter referred to as the “City”) and Parklands at Camas Meadows, LLC (hereinafter referred to as the “Owner”) (and collectively referred to as “Parties”).

RECITALS

WHEREAS, Owner owns or controls certain real property that is located within the City’s municipal boundary and that is more fully described within the Master Plan and attached Exhibit “A”, (hereinafter referred to as the “Property”); and,

WHEREAS, the City and the Owner recognize this area will develop with multiple uses and wish to provide predictability about the development standards that will apply to the Property over the course of its full development in order to increase efficient use of urban services and land, and provide compatibility amongst the various phases of the Property as they develop; and,

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

WHEREAS, the City has established a Mixed Use Planned Development Overlay Zone (hereinafter referred to as “MXPD”) applicable to a portion of the property; and,

WHEREAS, development of land under the MXPD requires approval of a Master Plan and Development Agreement; and

WHEREAS, the Washington State Legislature has authorized the execution of Development Agreements between local governments and a person having ownership or control of real property within its jurisdiction pursuant to RCW 36.70B.170(1); and,

WHEREAS, pursuant to RCW 36.70B.170, a Development Agreement may set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement; which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement shall be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW; and

WHEREAS, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources escalate housing costs for consumers and discourage the commitment to comprehensive planning that would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements; and

WHEREAS, for the purposes of this Agreement, "Development Standards" includes, but is not limited to, all of the standards listed in RCW 36.70B.170(3); and,

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement. This Agreement is a Development Agreement to be implemented under the authority of and in accordance with RCW 36.70B.170 through RCW 36.70B.210. It shall become a contract between the Owner and the City upon its approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170; and upon execution by all parties.

Section 2. Term of Agreement. This Agreement shall commence upon the Effective Date, and shall be valid for a period of Ten (10) years; unless extended or terminated by mutual consent of the Parties; provided however, if this Agreement or any initial land use applications related to the Property and filed within one year of the effective date of this Agreement, are appealed, the term of this Agreement shall be tolled for the time during which the appeal is pending or 18 months, whichever is less. The "Effective Date" shall be the date of recording, which shall occur within thirty days of the date of the adopting Resolution.

Section 3. Vesting. Any land use applications submitted with respect to the Property during the term of this Agreement, shall be vested to the following land use regulations and Development Standards in effect on the effective date of this Agreement CMC title 16.01-16.21; CMC 16.31; CMC Title 17 and CMC Title 18 (through Ordinance 15-017), unless otherwise provided for in this Agreement through Exhibit "B" Dimensional Standards or Exhibit "C" MXPD Employment Uses. Any land use approvals affecting the Property issued after the effective date of this Agreement shall remain in effect during the term of this Agreement; provided however, that preliminary plat approvals shall be valid for a period of seven years from the date of the approval, regardless of whether the end of such seven years occurs during or after the term of this Agreement. The vesting provided for under this Agreement shall not apply to System Development Charges, Impact Fees or application or review fees.

Section 4. Master Plan. Parties agree to incorporate by reference Exhibit D The Parklands at Camas Meadows Master Plan (Master Plan) dated *January 14, 2016* as the Master Plan for development of the Property. The Master Plan provides the Parties with predictability regarding the future development of the Property. Minimum dimensional standards that the Owner shall utilize for development under the Master Plan are provided for in Exhibit "B". Owner agrees to make best efforts to obtain permits and construct a natural loop path and wetland interpretive overlook within a public access easement, to be maintained by the Owner consistent with the Master Plan. The trail and overlook will be constructed concurrent with the subdivision improvements for the initial phase. Consistent with Camas Municipal Code (CMC) 18.09.060 D. the lot size, width, depth and setback standards applicable to the R-15 portion of the site as shown on Exhibit "B" are herein negotiated consistent with the preservation of open space and trail development. The property may be developed with a maximum 42 single family lots, maximum 24 residential units in Building 2 of the business park, and a minimum of 90,000 square feet of business park building space. A number of studies have been completed that aided in the master plan as well as subdivision application already submitted to the city. Those studies include:

Phase 1 Environmental Site Assessment, Columbia West Engineering, Inc., August 31, 2015

Existing Conditions & Boundary Survey – without Trees (Sheets 1 and 2), Minister-Glaeser Surveying, Inc., December 10, 2015.

Existing Conditions & Boundary Survey – with Trees (Sheets 1 and 2), Minister-Glaeser Surveying, Inc., December 10, 2015.

City of Camas Archaeological Predetermination Survey of 542 NW 218th Ave, Camas, Washington, Applied Archaeological Research, Inc., March 17, 2015.

Parklands Executive Residential Subdivision And Parklands Business Park: Preliminary Stormwater Design Report (TIR), Kessi Consulting, January 24, 2016.

Parklands at Camas Meadows Traffic Impact Study, H. Lee & Associates, November 18, 2015

Wetland Delineation Report for Parklands at Camas Meadows Camas (Final Report), Washington, Ecological Land Services, Inc., December 15, 2015.

Geotechnical Site Investigation Parklands at Camas Meadows Camas, Washington, Columbia West Engineering, Inc., June 23, 2015.

Section 4.1 SEPA. The City issued a SEPA determination of nonsignificance regarding this Agreement and the Master Plan (SEPA 15-14). Impacts that are identified at future stages of the development that have been previously analyzed through this SEPA process shall not be re-analyzed, provided the future identified adverse impacts are substantially similar to and of the same or less intensity as those previously analyzed under this or other SEPA processes. Nothing in this Section shall preclude the City from requesting information on the potential adverse environmental impacts associated with a substantial change in the master plan that have not been previously analyzed as required under the State Environmental Policy Act.

Section 4.2 Flood Plain & Floodways. The Property includes land designated by the National Flood Insurance Programs (NFIP), Map Number 53011C0414D, with an effective date of September 5, 2012, as a Special Flood Hazard Area Subject To Inundation by the 1% Annual Chance Flood (Zone AE). Parties recognize the area under Zone AE are “frequently flooded areas” as defined in the Camas Municipal Code and as such no lot or portion of a newly created lot will be proposed, designed or platted to include any portion of the site Zoned AE under the aforementioned NFIP Map. All portions of the Property Zoned AE shall be placed in an Open Space tract at the time of plat approval.

Section 4.3 Phasing. Only the single family residential shall be required to build structures in phases. With the exception of the half-width street improvements along the entire frontage and all street-scaping per the submitted plan, which shall be completed prior to final platting of any residential lots, the Owner will have the ability to install roads, utilities, etc. as one complete project, provided a grading plan is submitted in advance to the City. The lots within the existing R-15 area shall be released upon subdivision approval. The ten (10) lots within Phase 2 shall be released upon the business park being graded, platted and ready for a prospective user to submit for site plan review. The final eight (8) lots within Phase 3 shall be released once building permit is acquired on either business park Building 2, 3, 4 (4A), or 5 (4B).

Section 4.4 Streetscape. Owner agrees to incorporate into its development application submittal package streetscape standards for primary streets within the Property addressing street specifications, tree spacing and species, sidewalk separation, trash receptacles, benches and other street amenities that will create an inviting, safe passage for not only vehicular but pedestrian and bicycle traffic. Streetscape standards will be consistent with the streetscape standards identified in the Master Plan. The Business Park Owners (or representative building association) are responsible to privately maintain all of the public streetscape and vegetation along their half street frontage of Camas Meadows Drive, including the pedestrian path and full width of any street center or median planter strips.

Section 4.5 NW Larkspur Street. All road barricades preventing circulation on NW Larkspur Street shall remain in place pending analysis of traffic and roadway conditions in the vicinity of the Property, and shall only be removed at the sole discretion of the City.

Section 5. Remedies. Should a disagreement arise between the City and Owner regarding the interpretation and application of this Agreement, the parties agree to attempt to resolve the

disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

Section 6. Performance. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 7. Venue. This Agreement shall be construed in accordance with and, governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 8. Severability. If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 9. Inconsistencies. If any provisions of the Camas Municipal Code or Master Plan are deemed inconsistent with the provisions of this Agreement, the provisions of this Agreement shall prevail.

Section 10. Binding on Successors and Recording. The rights and obligations created by this Agreement are assignable and shall be binding upon and inure to the benefit of Owner, the City, and their respective heirs, successors and assigns. Only Owner and the City or their assigns shall have the right to enforce the terms of this Amendment. This Agreement shall be recorded against the real property indicated in the Master Plan with the Clark County Auditor.

Section 11. Recitals. Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

Section 12. Amendments. This Agreement may only be amended by mutual agreement of the parties. While nothing contained herein shall be construed to obligate either party to amend the Master Plan, it is recognized that future evolution of the City may warrant consideration of such issues. The City reserves authority to impose new or different regulations to the extent required by a serious threat to public health and safety pursuant to RCW 36.70B.

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

CITY OF CAMAS

PARKLANDS @ CAMAS MEADOWS, LLC

By _____
Title _____

By _____
Title _____

CHINOOK LAND OWNERS GROUP OF VANCOUVER, WASHINGTON, LLC

By _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

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

DATED: _____, 2015.

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

STATE OF WASHINGTON)
) ss.
County of Clark)

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

DATED: _____, 2016.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expire

EXHIBIT A: PROPERTY DESCRIPTION

The project site is located just east of Camas Meadows Golf Course Club House and just north of Camas Meadows Drive, in Camas, Washington 98607, in the SE & SW $\frac{1}{4}$ of Sec. 28, T2N, R3E, W.M. The site is comprised of two (2) parent parcels plus the existing 74 foot wide public City ROW for Camas Meadows Drive. The abbreviated legal description for the two parcels is:

Parcel 175948-000

#21 SEC 28 T2NR3EWM 15.72A

Parcel 986031-650

#68 SEC 28 T2NR3EWM 20.97A

EXHIBIT "B" DIMENSIONAL STANDARDS

The master plan community will implement the following development standards that provide for flexibility in creating a high quality design. The master plan includes 42 executive single-family lots, 24 mixed-use living units on upper stories of Building #2, and at least 90,000 square feet of business space.

Development Standard	Single Family (R-15)	Single Family (BP)	Non-Single Family (BP)
A. New Lot Dimensions			
Minimum lot size (square feet)	15,000	15,000	8,000
Maximum lot size (square feet)	Note 1	Note 1	Note 1
Minimum lot width (feet)	80	80	80
Minimum lot depth (feet)	90	90	100
Maximum building lot coverage ²	50% 60% with ADU	50% 60% with ADU	50%
Maximum building height (feet)	35	35	100
B. Setbacks			
Minimum front yard (feet)	25	25	15 ⁴
Minimum side yard and corner lot rear yard (feet)	10 5 (ADU or accessory buildings)	10 5 (ADU and accessory buildings)	15 ^{4, 6}
Minimum side yard flanking a street (feet)	10	10	10 ⁴
Minimum rear yard (feet)	25 5 (ADU or accessory buildings)	25 5 (ADU or accessory buildings)	50 ³
Minimum lot frontage or access easement on a cul-de-sac or curve (feet)	40 ⁵	40 ⁵	N/A
Minimum flag lot width	20	20	N/A

Note 1: No Limitation.

Note 2: Includes all covered buildings and structures accepting therefrom accessory dwelling units (ADU's).

Note 3: May be reduced to ten feet if a transition element is utilized that includes natural vegetation for screening.

Note 4: Right of way to building face. Parking areas can be setback five feet from property line, per the landscaping plan contained within the approved master plan.

Note 5: Access to two lots or less may be designed and established as an easement rather than a tract.

Note 6: No commercial building may be located closer than 75 feet to a residential lot existing on the effective date of this Agreement.

EXHIBIT "C" MXPDP EMPLOYMENT USES

The following are a list of permitted uses within the MXPDP Employment area. Similar uses are permitted in the zone district at the discretion of the community development director. Unless otherwise listed or permitted as a similar use, a use shall be prohibited or subject to amendment of the Development Agreement.

Uses
Antique shop
Appliance sales and service
Bakery (wholesale)
Bakery (retail)
Banks, savings and loan
Barber and beauty shops
Book store
Bowling alley/billiards
Building, hardware and garden supply store
Cabinet and carpentry shop
Candy; confectionery store
Cart vendors
Clothing store
Coffee shop, cafe or kiosk
Convention center
Day care center
Day care
Delicatessen (deli)
Department store
Electric vehicle battery charging station and rapid charging stations
Equipment rental
Event center
Fitness center/sports club
Funeral home/crematorium
Florist shop
Food delivery business
Furniture store
Grocery, neighborhood, small or large scale
Hospital, emergency care

Uses
Hotel, motel
Laundry/dry cleaning (retail)
Laundry (self-serve)
Liquor store
Machine shop
Medical or dental clinics (outpatient)
Nursery, plant
Nursing, rest, convalescent, retirement home, memory care, assisted living
Office supply store
Pawnshop
Parcel freight depots
Pet shops
Pharmacy
Photographic/electronics store
Printing, binding, blue printing
Professional or Business office(s)
Public agency
Recycling collection point
Research facility
Restaurant
Restaurant, fast food
Roadside produce stand
Second-hand/consignment store
Shoe repair and sales
Specialty goods production (e.g. brew pub; does not include marijuana).
Taverns, pubs, bars
Theater, except drive-in
Veterinary clinic
Warehousing, bulk retail
Manufacturing and/or processing of the following:
Cotton, wool, other fibrous material
Food production or treatment
Foundry

Uses
Furniture manufacturing
Metal fabrication and assembly
Signs or other advertising structures (Billboards prohibited)
Electronic equipment
Industrial Uses:
High-tech industry
Manufacturing of miscellaneous goods (e.g. medical, musical instruments, toys, vehicle parts)
Optical goods
Packaging of prepared materials
Scientific and precision instruments
Recreational or Organizational Uses:
Auditorium
Community club
Church
Golf course/driving range
Library
Open space
Park or playground
Sports fields
Trails
Educational Uses:
College/university
Junior or senior high school
Trade, technical or business college
Residential flats, apartments or condos (up to 24 units on third floor and above of Building #2 only; bottom two floors commercial or light industrial employment uses only)
Electrical vehicle infrastructure
Facilities, minor public
Temporary Uses (as per Camas Municipal Code)

EXHIBIT D: PARKLANDS AT CAMAS MEADOWS MXPD MASTER PLAN

PROJECT NARRATIVE

The proposed Parklands at Camas Meadows combines a 20.9-acre site parcel zoned single-family 15,000 square foot lots (R-15) with a 15.5-acre parcel zoned Business Park (BP). A feasible, high quality development can be achieved by joining the two properties into a single master plan community. Leaving the two parcels to develop separately would result in a lower quality residential neighborhood with very little market interest in the business park, as the infrastructure costs would make commercial development prohibitive.

This mixed-use master plan development proposes to subdivide the business park into five commercial buildings totaling at least 90,000 square feet of business space, 24 living units integrated into one of the commercial buildings, and 18 single-family residential lots. The R-15 property will provide another 24 single-family lots, while preserving 11 acres of natural open space and buffers. A natural surface walking trail may be constructed within the wetland buffer to provide a nature trail system for the project and the community. All single-family lots will be integrated into a single gated neighborhood providing high-end executive living. The single-family lots will have a minimum size of 15,000 square feet.

The commercial buildings will house a diversity of business operations that are anticipated to create at least 300 jobs. Building 1 has approximately 3,000 square foot floor plate with the potential for a second or third floor and a drive-thru. Building 2 is a minimum 19,000 square feet per floor, with two floors of commercial space, 24 residential living units above the commercial space. Building 3 is approximately 20,000 square feet with tuck under parking on the north side. Building 4 (areas A & B) is approximately 31,000 square feet per floor, if constructed as a single building, with the opportunity of loading bays for potential distribution center users. The applicants envision an artisan market that would occur on weekends during late spring through early fall.

Several new private internal roads will be constructed to serve the newly created lots. A half-width road of NW Camas Meadows Drive will be extended from the existing cul-de-sac to the eastern property line of the PP&L easement along the southern site boundary.

All lots will be connected to municipal water and sewer systems. Storm water runoff from the new impervious surface will be collected and routed to a regional storm water facility where it will be treated and released or infiltrated where possible in accordance with City standards.

The subdivision will be developed in multiple independent phases as noted on the Site Plan.

LEGAL DESCRIPTION

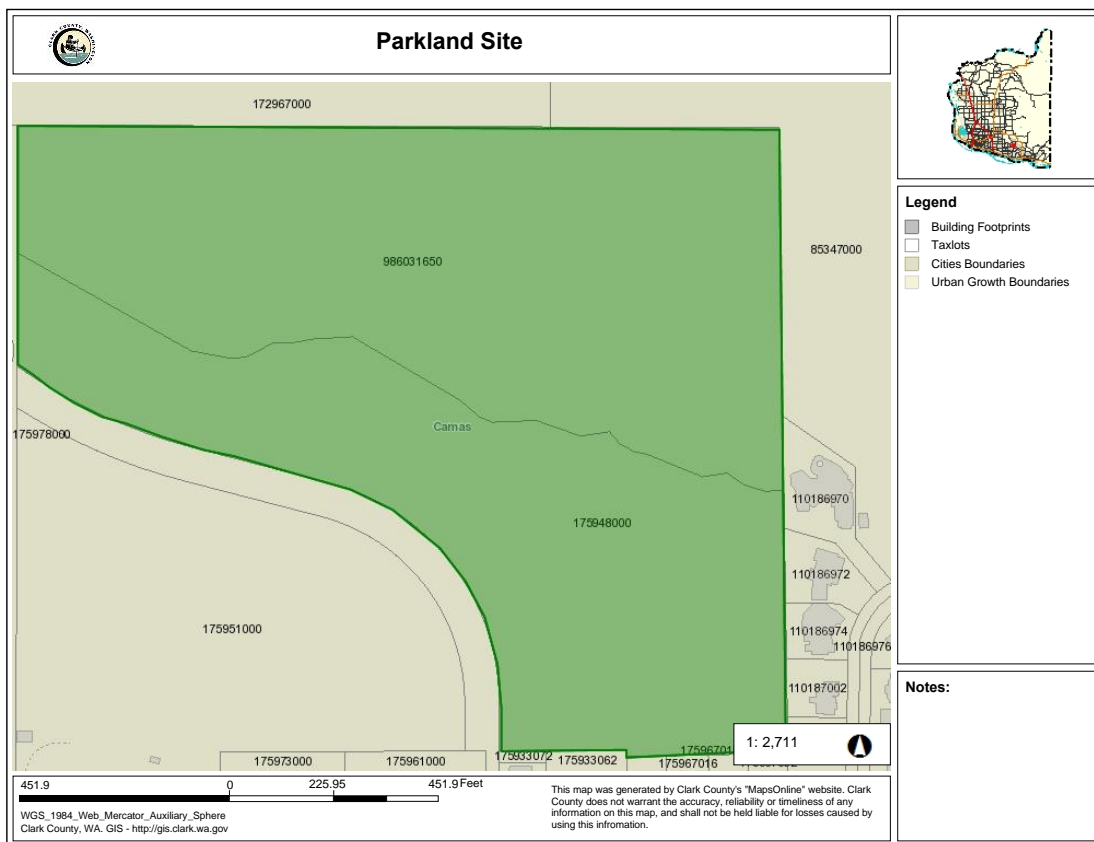
The project site is located just east of Camas Meadows Golf Course Club House and just north of Camas Meadows Drive, in Camas, Washington 98607, in the SE & SW ¼ of Sec. 28, T2N, R3E, W.M. The site is comprised of two (2) parent parcels plus the existing 74 foot wide public City ROW for Camas Meadows Drive. The abbreviated legal description for the two parcels is:

Parcel 175948-000

#21 SEC 28 T2NR3EWM 15.72A

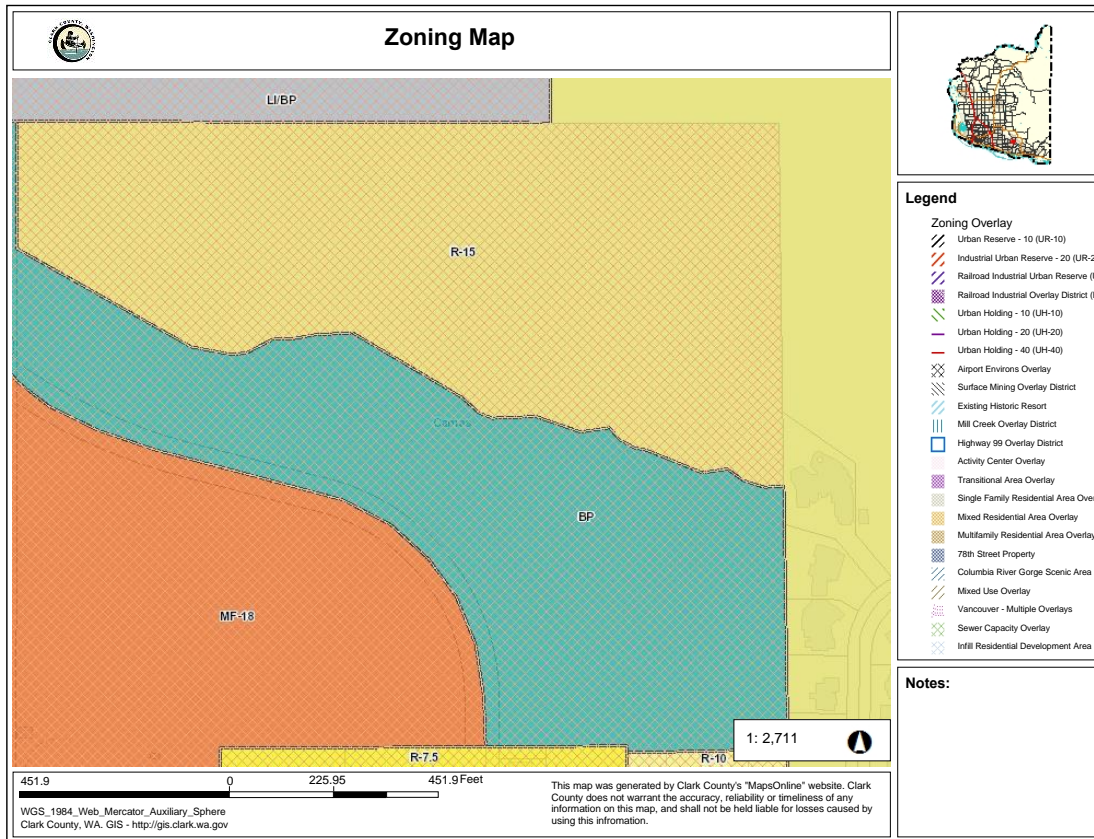
Parcel 986031-650

#68 SEC 28 T2NR3EWM 20.97A



EXISTING LAND USES & ON-SITE STRUCTURES

Neither of the two parcels have any existing structures. Tax parcel 986031-650 is zoned single-family 15,000 square foot lots (R-15). Tax parcel 175948-000 is zoned Business Park (BP).



SITE MAP SHOWING EXISTING CONDITIONS

The subject site has both topography and wetland areas that will be incorporated into the development. The BP parcel has slopes that fall 30 feet across the property with the highest point along Camas Meadows Drive extension (south property line). The slopes are not steep enough to be considered “Critical”. Nevertheless, developing commercial buildings within varying grades is financially infeasible. There is a flat 3.5 acre area in the southeast portion of the site. However this area abuts an existing residential neighborhood that could require a substantial setback to mitigate the introduction of a higher intensity use. This would likely further reduce the buildable area to less than three (3.0) acres and result in only one commercial building with no more than a 30,000 square foot floor plate. This is substantially less than the proposed plan. By approving the proposed mixed-use master plan, the new single family lots within the BP area create a transition between the new development and the existing neighborhood as well as produce the financial resources to develop the rest of the BP area into commercial buildings, thereby maximizing the job creation opportunities. At least 90,000 square feet of building space is intended under the proposed master plan.

The 20.9-acre R1-15 single-family site has an 11-acre wetland (including 50 foot buffer). A wetland determination and mitigation study has been completed by ELS for the wetland and buffers as shown on the plan. The applicant is proposing to enhance the wetland and buffer areas. Due to the level of enhancement proposed, the required buffer between the proposed development areas and the wetland itself will be 50 feet.

With more than half the parcel impacted by the wetland, the only feasible option to develop the parcel is either integrate the site with the BP parcel or develop as a smaller lot Planned Residential Development (PRD); as a PRD, the site could be developed with over 60 housing units. The applicant has chosen to proceed with maintaining large executive lots and integrate the wetland as a centerpiece into the master plan community as well as a backdrop to the business park. Without the wetland, the site could be developed with approximately 45 lots, after accounting for roads and infrastructure. The proposed master plan has 42 large executive lots.

The Existing Conditions Survey is presented on pages 13-14.

Planning Solutions completed a tree survey of both parcels identifying all trees outside of the wetland. The site has historically been a part of an archery club, where sportsmen and hunters could hone in their bow skills. The trees have always been managed (i.e. cut, thinned, etc.) by the archery club. Development of the site will require extensive grading and the placement of roads and structures that will require removal of trees within the development area. Tree replanting will occur along streetscapes, parking lots, landscaping, wetland, wetland buffer, and open space. The following map depicts the trees currently onsite and those that will be removed to accommodate the planned structures.

The Tree Survey Maps are contained on pages 15-17.

LEGEND:

- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES CONTROL VALVE
- INDICATES WATER STAND PIPE
- INDICATES TELEPHONE PEDESTAL
- INDICATES STORM SEWER MANHOLE
- INDICATES CURB INLET
- INDICATES COMBINATION CURB INLET
- INDICATES CATCH BASIN
- INDICATES SANITARY CLEANOUT
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES LIGHT POLE
- INDICATES ELECTRIC VAULT
- INDICATES ELECTRIC SERVICE BOX
- INDICATES ELECTRIC METER
- INDICATES GAS RISER
- INDICATES BOLLARD
- INDICATES SIGN "NO PARKING ON PAVEMENT" UNLESS OTHERWISE NOTED
- INDICATES TEST PIT
- INDICATES WETLAND FLAG
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE
- INDICATES ELECTRIC LOCATE
- INDICATES SANITARY LOCATE
- INDICATES WATER LOCATE

HORIZONTAL DATUM:
NAD83(2011) (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM
SOUTH ZONE, U.S. SURVEY FEET

VERTICAL DATUM:
ELEVATIONS WERE ESTABLISHED USING A TRIMBLE R10 RECEIVER OPERATING IN A
REAL TIME KINEMATIC MODE (RTK), RECEIVING CORRECTIONS FROM THE
WASHINGTON STATE REFERENCE NETWORK (WSRN).
ELEVATION = NAVD 88 DATUM, GEOID12AUS.

NOTES:
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14346094 (LARKSPUR ST.) AND 14346097 (NW PAYNE ST & CAMAS MEADOW
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APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES
BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN.
SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC
RECORDS. M.G.S. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
PER FEMA FIRM PANEL 53011C0414D A PORTION OF THIS SITE IS LOCATED WITHIN
A SPECIAL FLOOD HAZARD AREA. THE BASE FLOOD ELEVATION MAY BE SUBJECT
TO CHANGE PER HYDROLOGICAL STUDY TO BE PERFORMED BY OTHERS.

EXISTING CONDITIONS SURVEY

OF
THE PARKLANDS AT CAMAS MEADOWS
TAX LOTS 21 & 68
IN THE SW 1/4 OF SECTION 28,
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WA
JOB NO.: 15-185
DATA COLLECT: 06-08-15 THROUGH 07-06-15
DRAWING DATE: 12-10-15
SHEET 1 OF 2

LINE	BEARING	DISTANCE
L1	N 85°13'42" E	32.11'
L2	S 86°45'13" E	37.93'
L3	N 81°48'50" E	52.24'
L4	N 88°19'54" E	81.99'
L5	S 66°59'51" E	30.60'
L6	N 83°17'02" E	62.85'
L7	S 39°23'28" E	33.79'
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L9	S 76°42'16" E	29.74'
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L13	N 89°37'17" E	39.98'

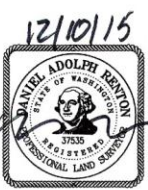
"END OF PUBLIC STREET"

STORM MH
RM=228.45'
IE 12" ADS(N)=218.65'
IE 8" ADS(E)=221.15'
IE 12" ADS(N)=218.35'

CATCH BASIN
RM=228.07'
IE 8" ADS(W)=228.45'

STORM MH
RM=236.23'
IE 12" ADS(E)=230.55'
IE 12" ADS(E)=230.63'
IE 12" ADS(N)=230.34'

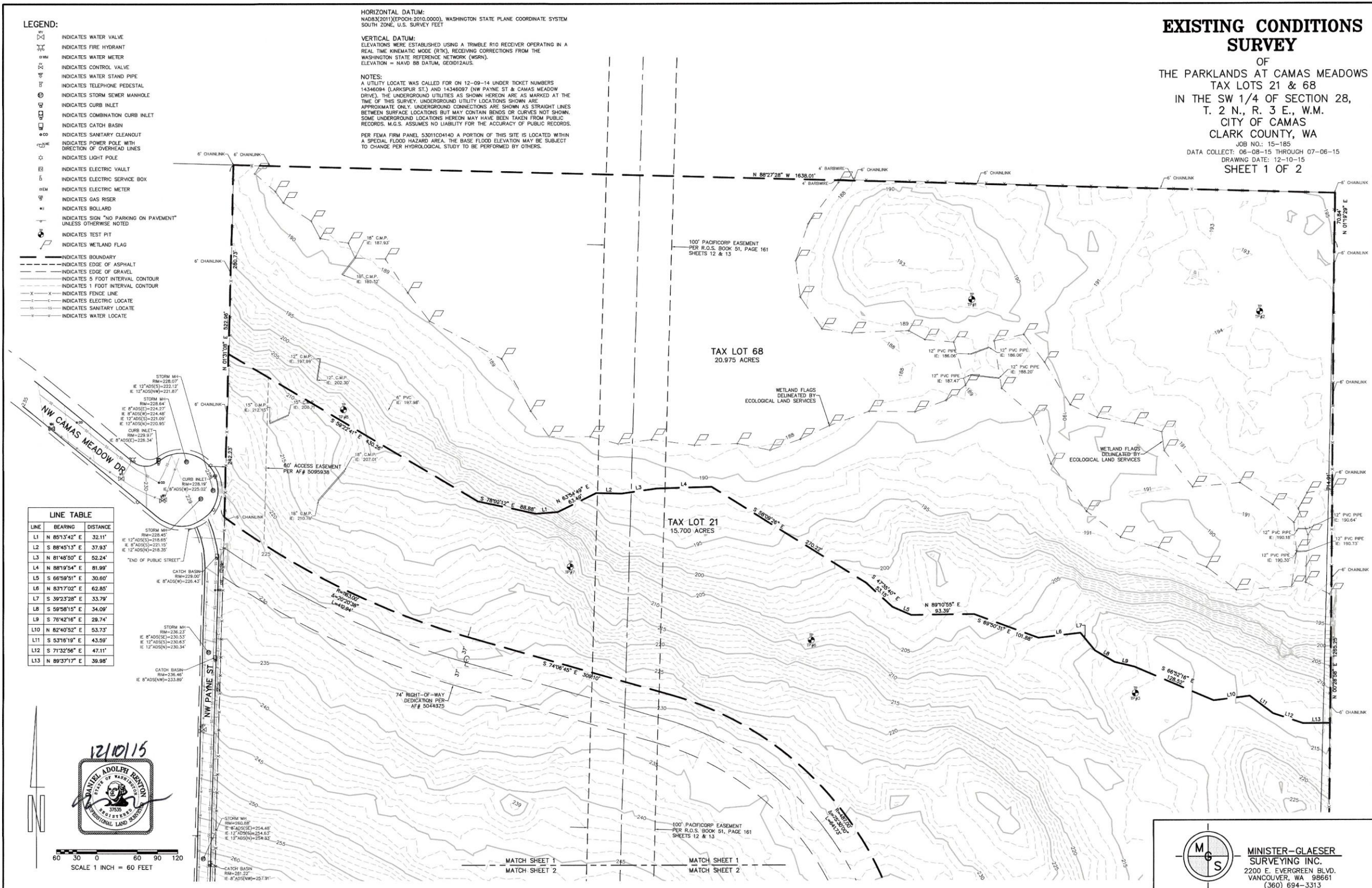
CATCH BASIN
RM=235.46'
IE 8" ADS(W)=233.89'



SCALE 1 INCH = 60 FEET

MATCH SHEET 1
MATCH SHEET 2

MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313



EXISTING CONDITIONS
SURVEY

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SHEET 2 OF 2

LEGEND:

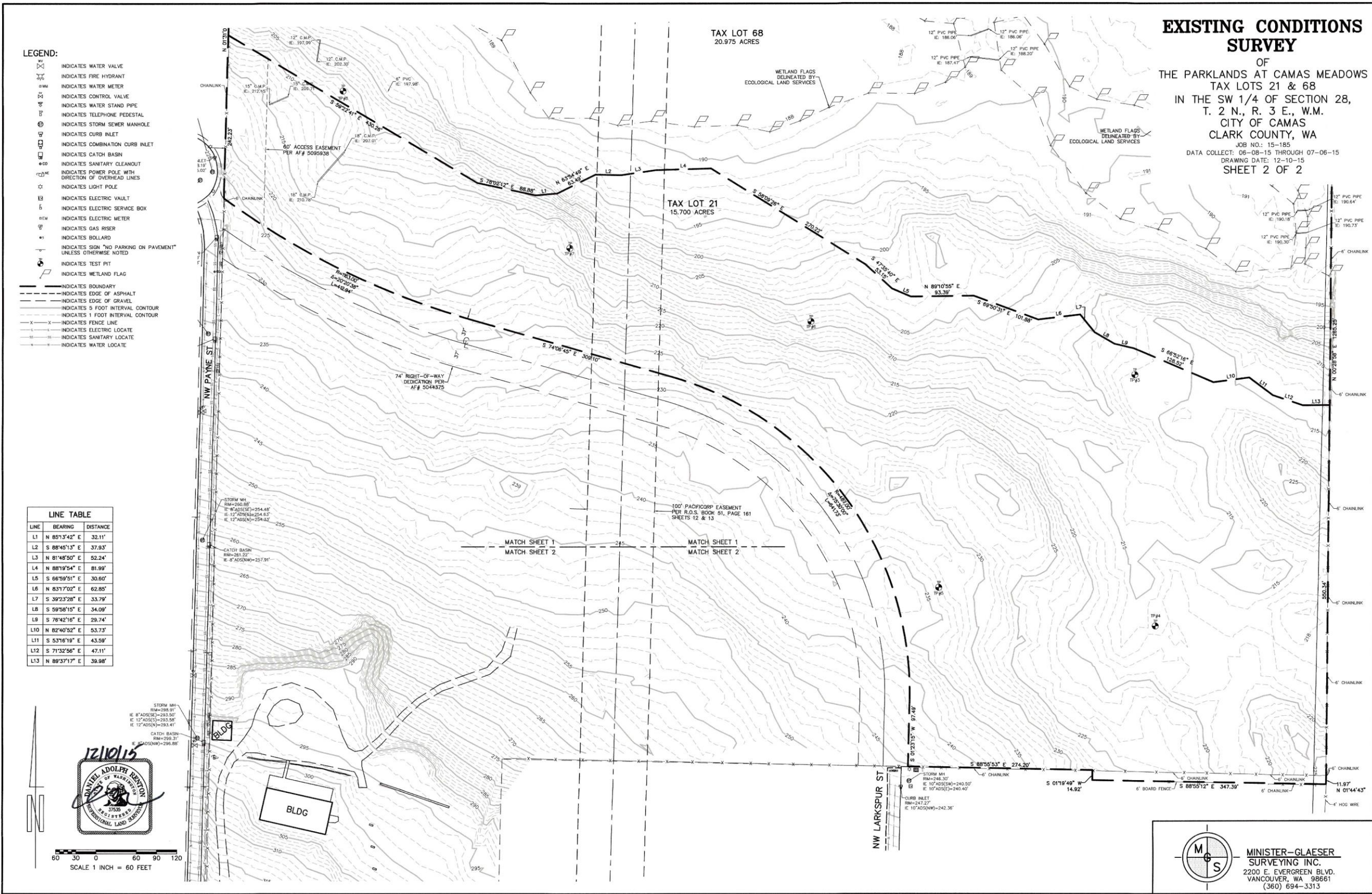
- INDICATES WATER VALVE
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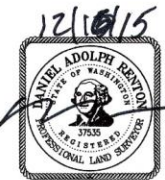
VERTICAL DATUM:
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ELEVATION = NAVD 88 DATUM, GEOID2015

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EXISTING CONDITIONS SURVEY

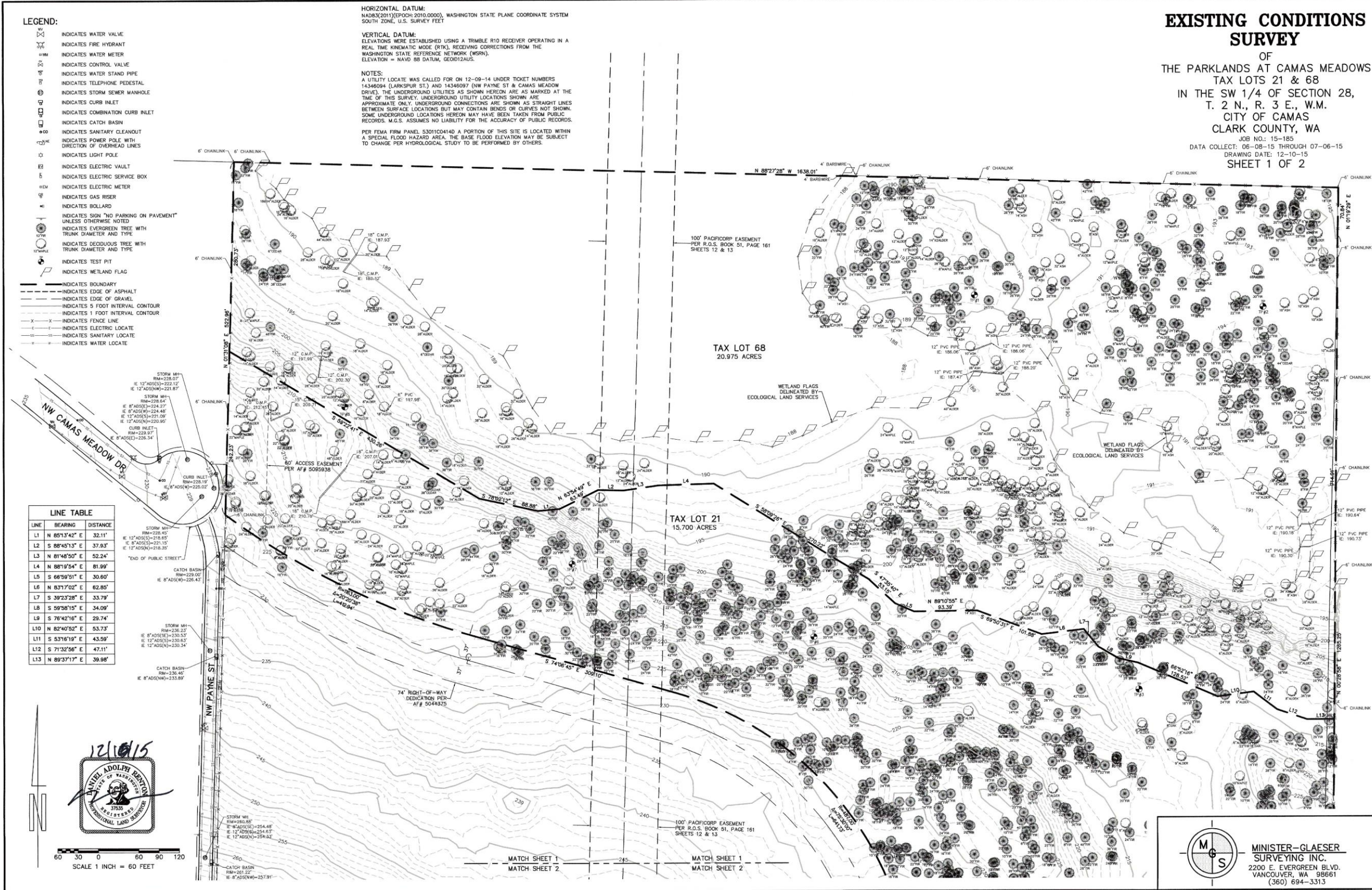
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CLARK COUNTY, WA
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SHEET 1 OF 2

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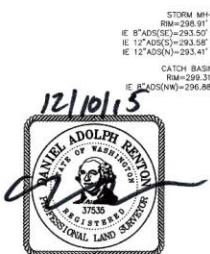
MINISTER-GLAESER
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LEGEND:

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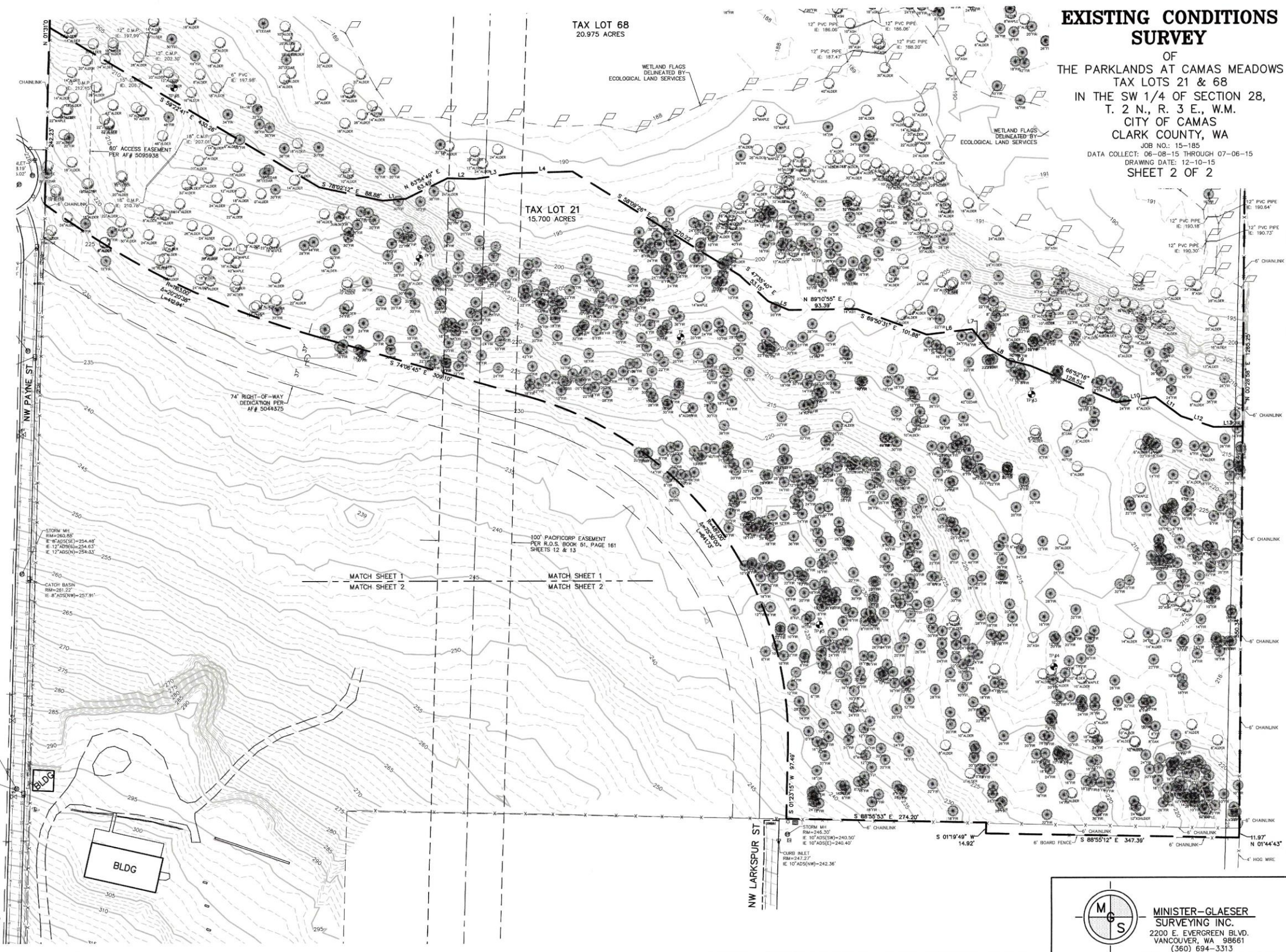
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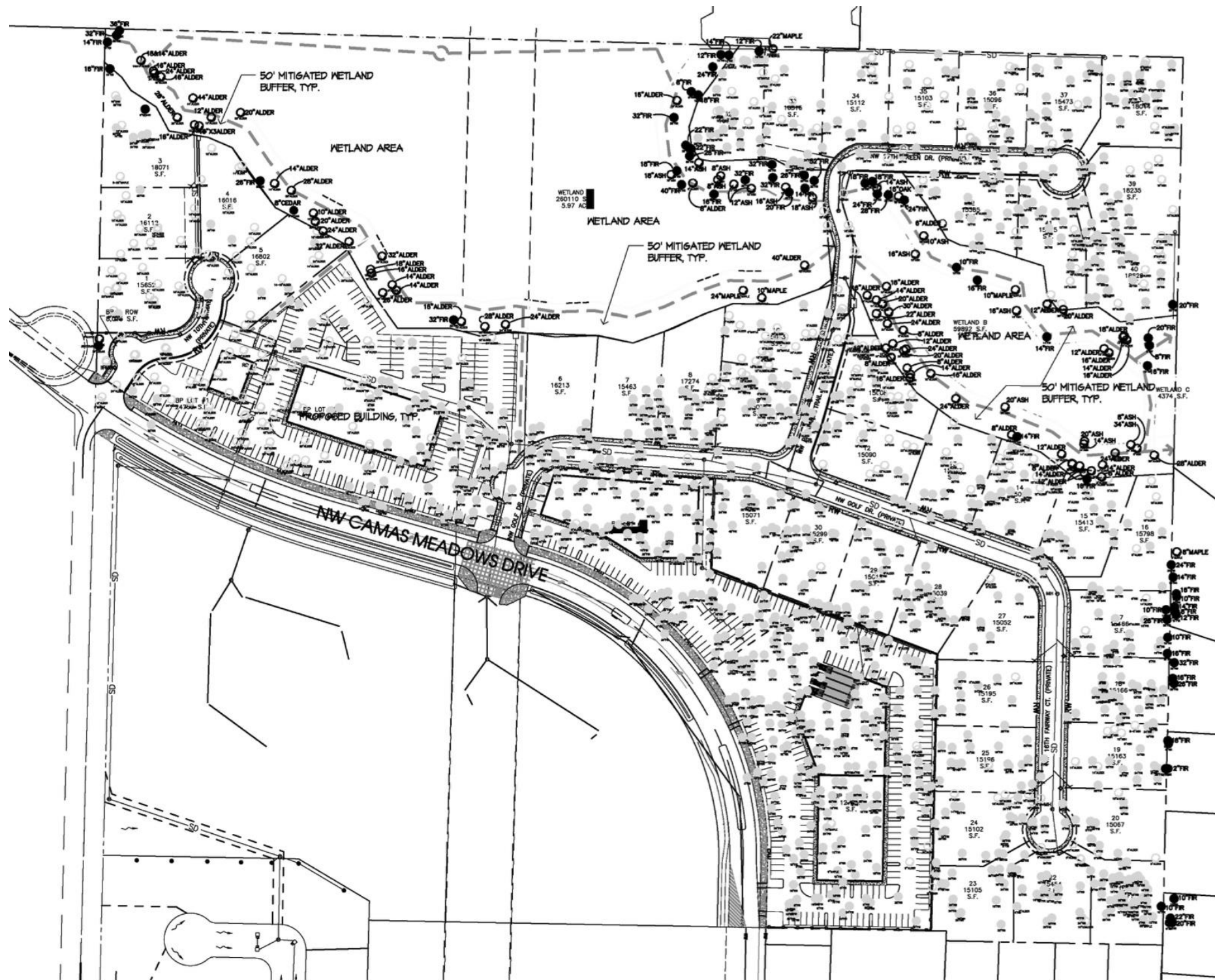
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SHEET 2 OF 2



MINISTER-GLAESER
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2200 E. EVERGREEN BLVD.
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SYMBOL LEGEND	
SYMBOL	DESCRIPTION
● ○	EXISTING TREE TO BE RETAINED
● ○	EXISTING TREE TO BE REMOVED, REFER TO TREE SURVEY FOR SPECIES AND SIZES.

TREE LOCATIONS AND SIZES HAVE BEEN OBTAINED FROM AN EXISTING CONDITIONS SURVEY PROVIDED BY M&G SURVEYING.

SURVEYOR TO LOCATE TREES ALONG PROPERTY LINE. NO TREE WITH ANY PORTION OF THE TREE TRUNK ON NEIGHBORING PROPERTY OR OFF-SITE SHALL BE CUT DOWN WITHOUT CONSENT OF CO-TENANT NEIGHBOR.

ALL TREES WITHIN WETLAND AREAS (NOT SHOWN) SHALL BE RETAINED.

TREE PROTECTION STANDARDS	
WHERE NOTED BELOW THE CRITICAL ROOT ZONE SHALL BE DEFINED AS A RADIUS AROUND EACH TREE EQUAL TO ONE FOOT OF RADIUS PER 1 INCH OF TREE DBH (DIA. AT BREST HEIGHT).	
A.	PLACING MATERIALS NEAR TREES. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE PROTECTED AREA OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT AND LOCATING BURN HOLES.
B.	ATTACHMENT TO TREES. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR PROTECTION.
C.	PROTECTIVE BARRIERS. BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION, THE APPLICANT:
1.	SHALL ERECT AND MAINTAIN READILY VISIBLE PROTECTIVE TREE FENCING ALONG THE OUTER EDGE AND COMPLETELY SURROUNDING THE PROTECTED AREA OF ALL PROTECTED TREES OR GROUPS OF TREES. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK OR OTHER APPROVED MATERIAL AND AT LEAST FOUR FEET HIGH, UNLESS OTHER TYPE OF FENCING IS AUTHORIZED BY THE CITY OF CAMAS.
2.	MAY BE REQUIRED TO COVER, WITH MULCH TO A DEPTH OF AT LEAST SIX (6) INCHES OR WITH PLYWOOD OR SIMILAR MATERIAL, THE AREAS ADJOINING THE CRITICAL ROOT ZONE OF A TREE IN ORDER TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
3.	SHALL PROHIBIT EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE BARRIERS.
4.	MAY BE REQUIRED TO MINIMIZE ROOT DAMAGE BY EXCAVATING A TWO (2) FOOT DEEP TRENCH TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED.
5.	SHALL MAINTAIN THE PROTECTIVE BARRIERS IN PLACE UNTIL THE CITY OF CAMAS AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
6.	SHALL ENSURE THAT ANY LANDSCAPING DONE IN THE PROTECTED ZONE SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR.
D.	GRADE
1.	THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED WITHOUT THE CITY OF CAMAS' AUTHORIZATION. COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR OR LANDSCAPE PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE MAY BE ALLOWED. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.
2.	IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR ERODE INTO THE TREE'S CRITICAL ROOT ZONE, IT SHALL BE PERMANENTLY STABILIZED TO PREVENT SUFFOCATION OF THE ROOTS.
3.	THE APPLICANT SHALL NOT INSTALL AN IMPERVIOUS SURFACE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE TO BE RETAINED.
4.	TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE RETAINED.
5.	TREES AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL TO EROSION FOR THE LEAST POSSIBLE TIME. TO CONTROL EROSION, SHRUBS, GROUND COVER AND STUMPS SHALL BE MAINTAINED ON THE INDIVIDUAL LOTS, WHERE FEASIBLE. WHERE NOT FEASIBLE APPROPRIATE EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED.
E.	DIRECTIONAL FELLING. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREE DESIGNATED FOR RETENTION.
F.	AS RESULT OF FURTHER REVIEW, SOME EXISTING TREES MARKED FOR PRESERVATION MAY NEED TO BE REMOVED TO ACCOMMODATE FINAL GRADING PLANS AND STORMWATER FACILITIES. IN THE EVENT IT BECOMES NECESSARY TO REMOVE A TREE THAT IS PROPOSED TO BE RETAINED, APPROVAL SHALL BE OBTAINED FROM THE CITY OF CAMAS AND ADDITIONAL MITIGATION TREES MAY BE REQUIRED.

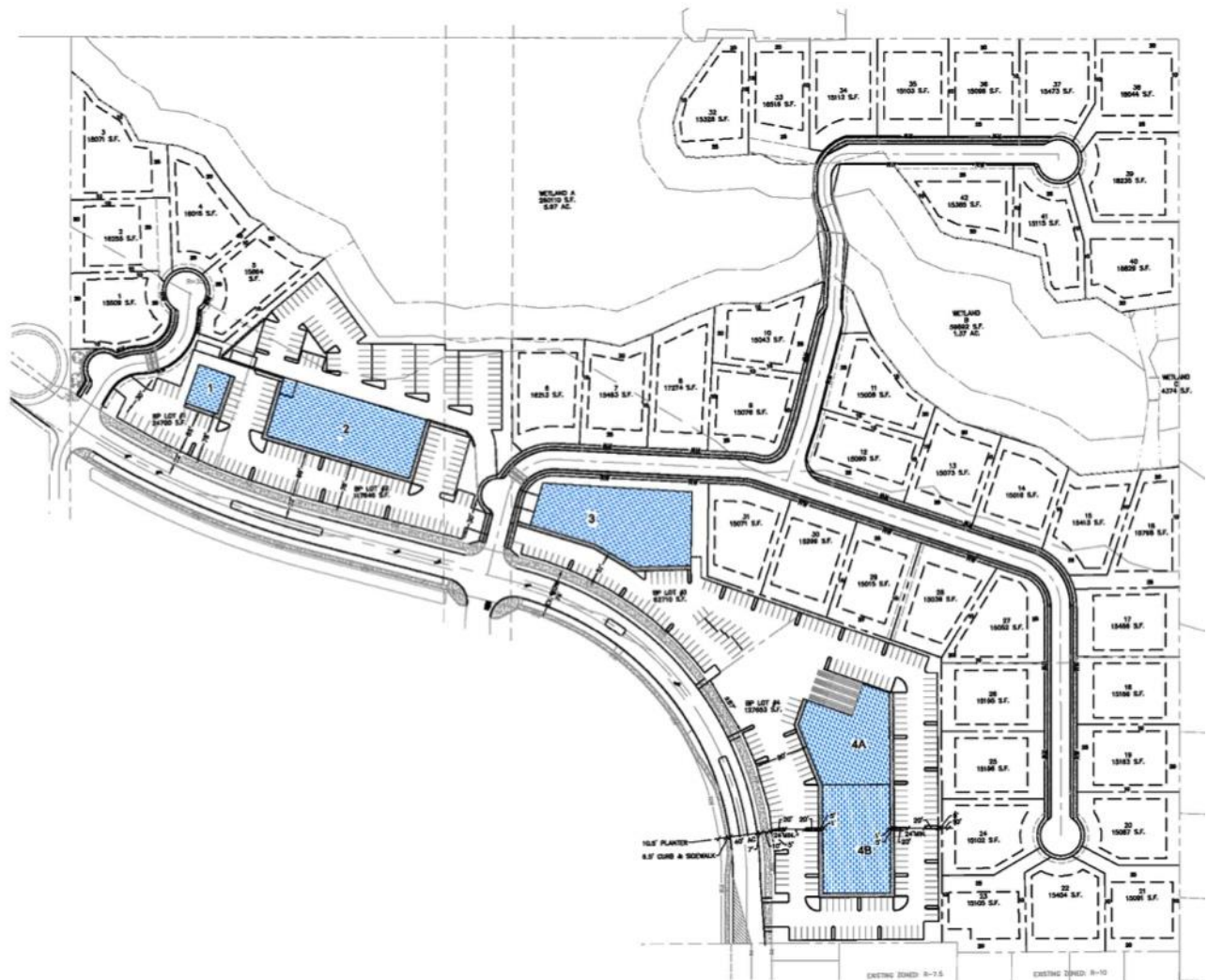
TREE PRESERVATION NARRATIVE	
ALL TREES WITHIN THE WETLAND & WETLAND BUFFER AREAS AS WELL AS THE PROJECT PERIMETER ARE PROPOSED TO BE RETAINED.	
TREES ARE PROPOSED TO BE REMOVED CONFLICT WITH STREET IMPROVEMENTS, SITE GRADING, UTILITIES, AND BUILDING ENVELOPES.	

PROPOSED LAND USES & STRUCTURES

This master plan proposes 42 large single family lots developed in 3 phases, four industrial/commercial buildings totaling at least 50,400 square feet, a 39,600 square foot commercial building with 24 living units above. The following map depicts the single family area versus mixed-use business park.



The following map depicts approximate locations (or building envelopes) for the business park and single family structures. Note: the 24 mixed-use living units are incorporated into Building #2 of the business park.



PROPOSED RESIDENTIAL UNITS & DEVELOPMENT STANDARDS

The master plan community will implement the following development standards that provide for flexibility in creating a high quality design. As noted in earlier sections, the master plan includes 42 executive single-family lots, 24 mixed-use living units on upper stories of Building #2, and at least 90,000 square feet of business space.

Development Standard	Single Family (R1-15)	Single Family (BP)	Non-Single Family (BP)
A. New Lot Dimensions			
Minimum lot size (square feet)	15,000	15,000	8,000
Maximum lot size (square feet)	Note 1	Note 1	Note 1
Minimum lot width (feet)	80	80	80
Minimum lot depth (feet)	90	90	100
Maximum building lot coverage ²	50% 60% with ADU	50% 60% with ADU	50%
Maximum building height (feet)	35	35	100
B. Setbacks			
Minimum front yard (feet)	25	25	15 ⁴
Minimum side yard and corner lot rear yard (feet)	10 5 (ADU or accessory buildings)	10 5 (ADU and accessory buildings)	15 ⁴
Minimum side yard flanking a street (feet)	10	10	10 ⁴
Minimum rear yard (feet)	25 5 (ADU or accessory buildings)	25 5 (ADU or accessory buildings)	50 ³
Minimum lot frontage or access easement on a cul-de-sac or curve (feet)	40 ⁵	40 ⁵	N/A
Minimum flag lot width	20	20	N/A

Note 1: No Limitation.

Note 2: Includes all covered buildings and structures accepting there from accessory dwelling units (ADU's).

Note 3: Maybe reduced to ten feet if a transition element is utilized that includes natural vegetation for screening.

Note 4: Right of way to building face. Parking areas can be setback five feet from property line, per the landscaping plan contained within the approved master plan.

Note 5: Access to two lots or less may be designed and established as an easement rather than a tract.

The following are a list of permitted uses within the MXPDP Employment area. Similar uses are permitted in the zone district at the discretion of the community development director. Unless otherwise listed or permitted as a similar use, a use shall be prohibited or subject to amendment of the Development Agreement.

Uses
Antique shop
Appliance sales and service
Bakery (wholesale)
Bakery (retail)
Banks, savings and loan
Barber and beauty shops
Book store
Bowling alley/billiards
Building, hardware and garden supply store
Cabinet and carpentry shop
Candy; confectionery store
Cart vendors
Clothing store
Coffee shop, cafe or kiosk
Convention center
Day care center
Day care
Delicatessen (deli)
Department store
Electric vehicle battery charging station and rapid charging stations
Equipment rental
Event center
Fitness center/sports club
Funeral home/crematorium
Florist shop
Food delivery business
Furniture store

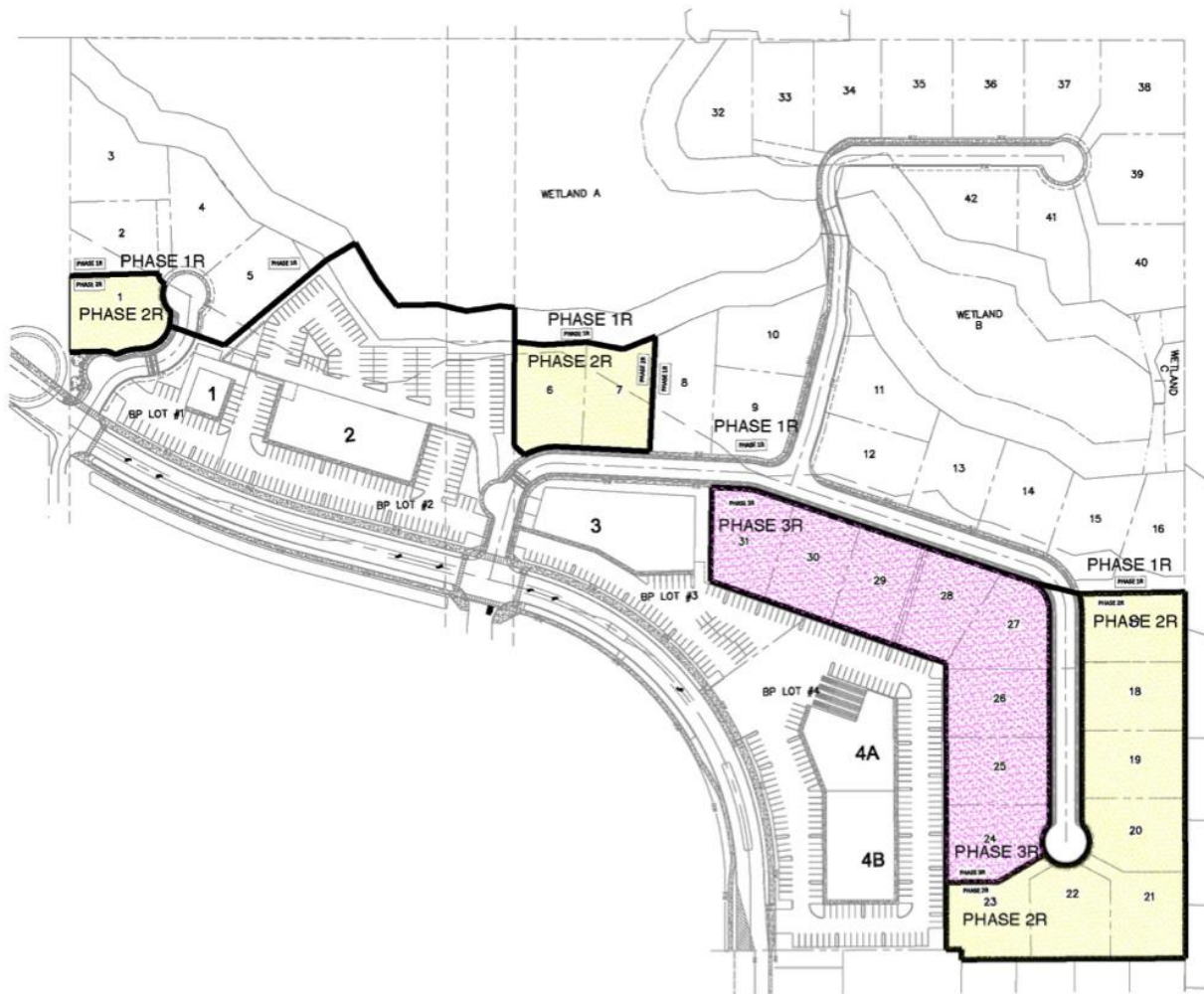
Uses
Grocery, neighborhood, small or large scale
Hospital, emergency care
Hotel, motel
Laundry/dry cleaning (retail)
Laundry (self-serve)
Liquor store
Machine shop
Medical or dental clinics (outpatient)
Nursery, plant
Nursing, rest, convalescent, retirement home, memory care, assisted living
Office supply store
Pawnshop
Parcel freight depots
Pet shops
Pharmacy
Photographic/electronics store
Printing, binding, blue printing
Professional or Business office(s)
Public agency
Recycling collection point
Research facility
Restaurant
Restaurant, fast food
Roadside produce stand
Second-hand/consignment store
Shoe repair and sales
Specialty goods production (e.g. brew pub; does not include marijuana).
Taverns, pubs, bars
Theater, except drive-in
Veterinary clinic
Warehousing, bulk retail

Uses
Manufacturing and/or processing of the following:
Cotton, wool, other fibrous material
Food production or treatment
Foundry
Furniture manufacturing
Metal fabrication and assembly
Signs or other advertising structures (Billboards prohibited)
Electronic equipment
Industrial Uses:
High-tech industry
Manufacturing of miscellaneous goods (e.g. medical, musical instruments, toys, vehicle parts)
Optical goods
Packaging of prepared materials
Scientific and precision instruments
Recreational or Organizational Uses:
Auditorium
Community club
Church
Golf course/driving range
Library
Open space
Park or playground
Sports fields
Trails
Educational Uses:
College/university
Junior or senior high school
Trade, technical or business college
Residential flats, apartments or condos (up to 24 units on third floor and above of Building #2 only; bottom two floors commercial or light industrial employment uses only)
Electrical vehicle infrastructure

Uses
Facilities, minor public
Temporary Uses (as per Camas Municipal Code)

REQUIRED DEVELOPMENT PHASES

Only the single family residential shall be required to build structures in phases. The applicant will have the ability to install roads, utilities, etc. as one complete project, provided a grading plan is submitted in advance to the City. The lots within the existing R-15 area shall be released upon subdivision approval. The ten (10) lots within Phase 2 shall be released upon the business park being graded, platted and ready for a prospective user to submit for site plan review. The final eight (8) lots within Phase 3 shall be released once building permit is acquired on either business park Building 2, 3, 4 (4A), or 5 (4B). The following map delineates each phase of the single-family development:



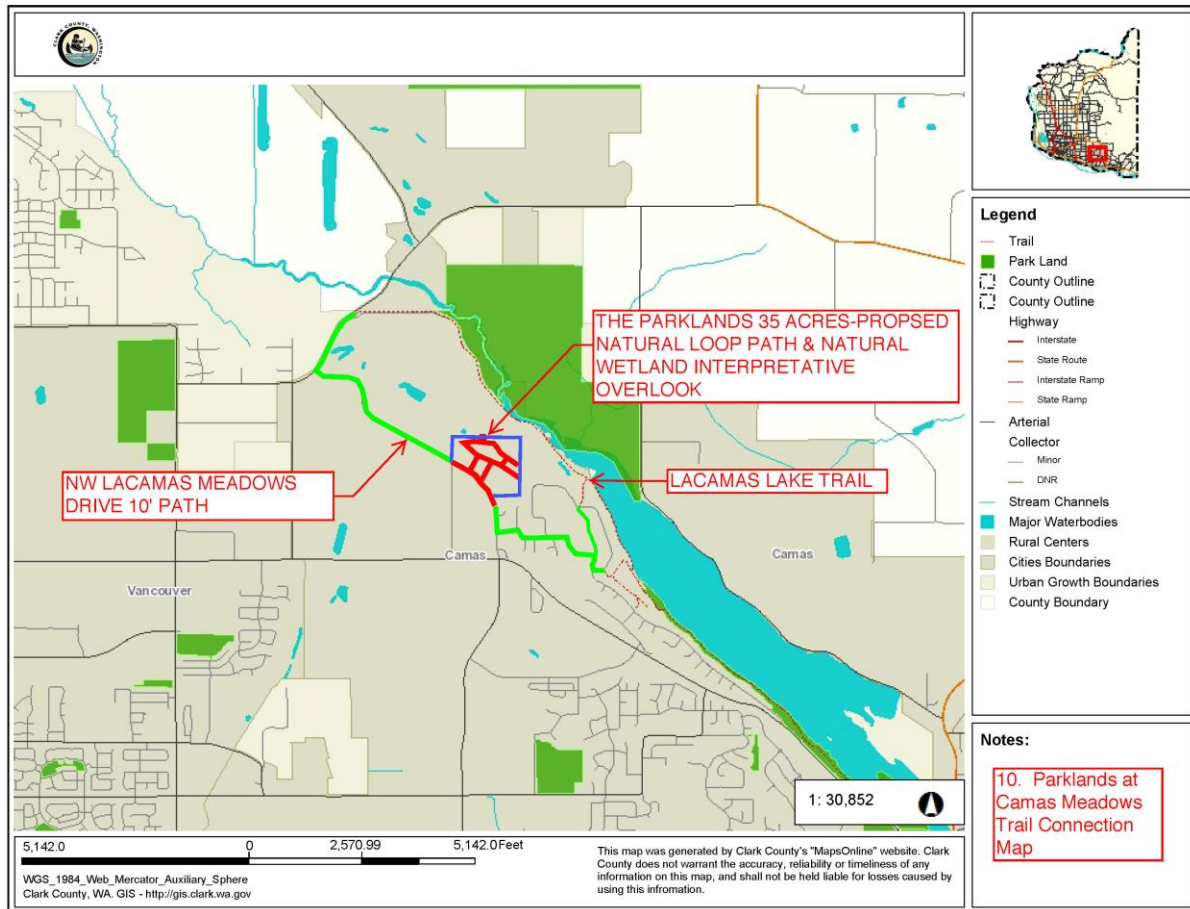
STREETS, TRAILS, COMMON AREAS & PARKING SITE PLAN

The following map delineates the location of all areas to be conveyed, dedicated, or maintained as public vs. private including streets, utilities, parking areas, pedestrian walkways/trails, open space/natural areas, wetlands (including buffer), and landscaping.



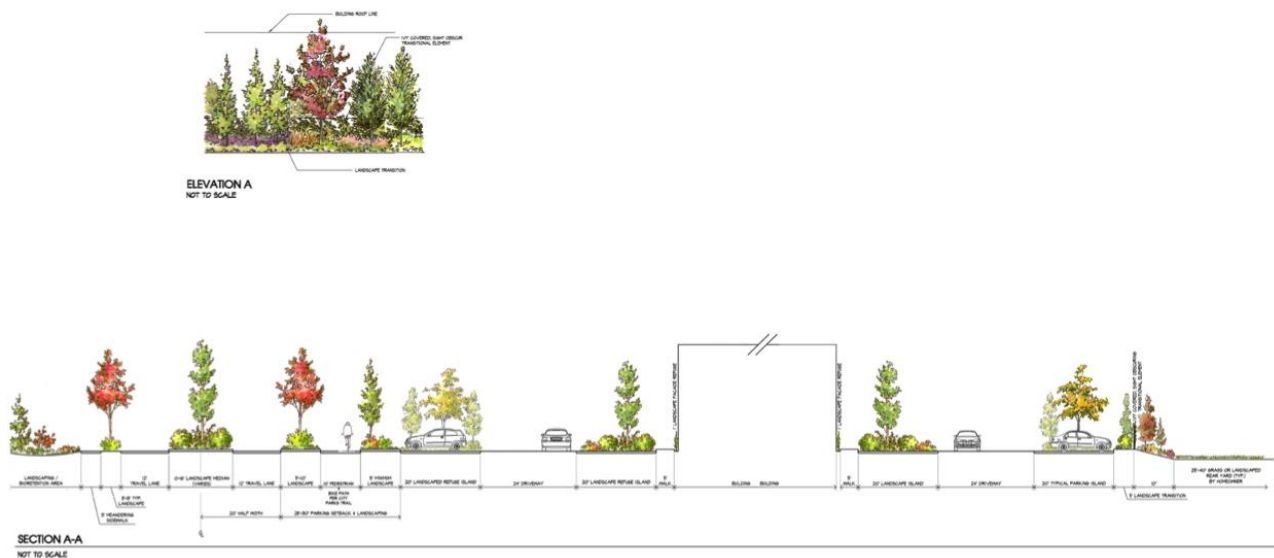
MAP OF OPEN SPACE NETWORK

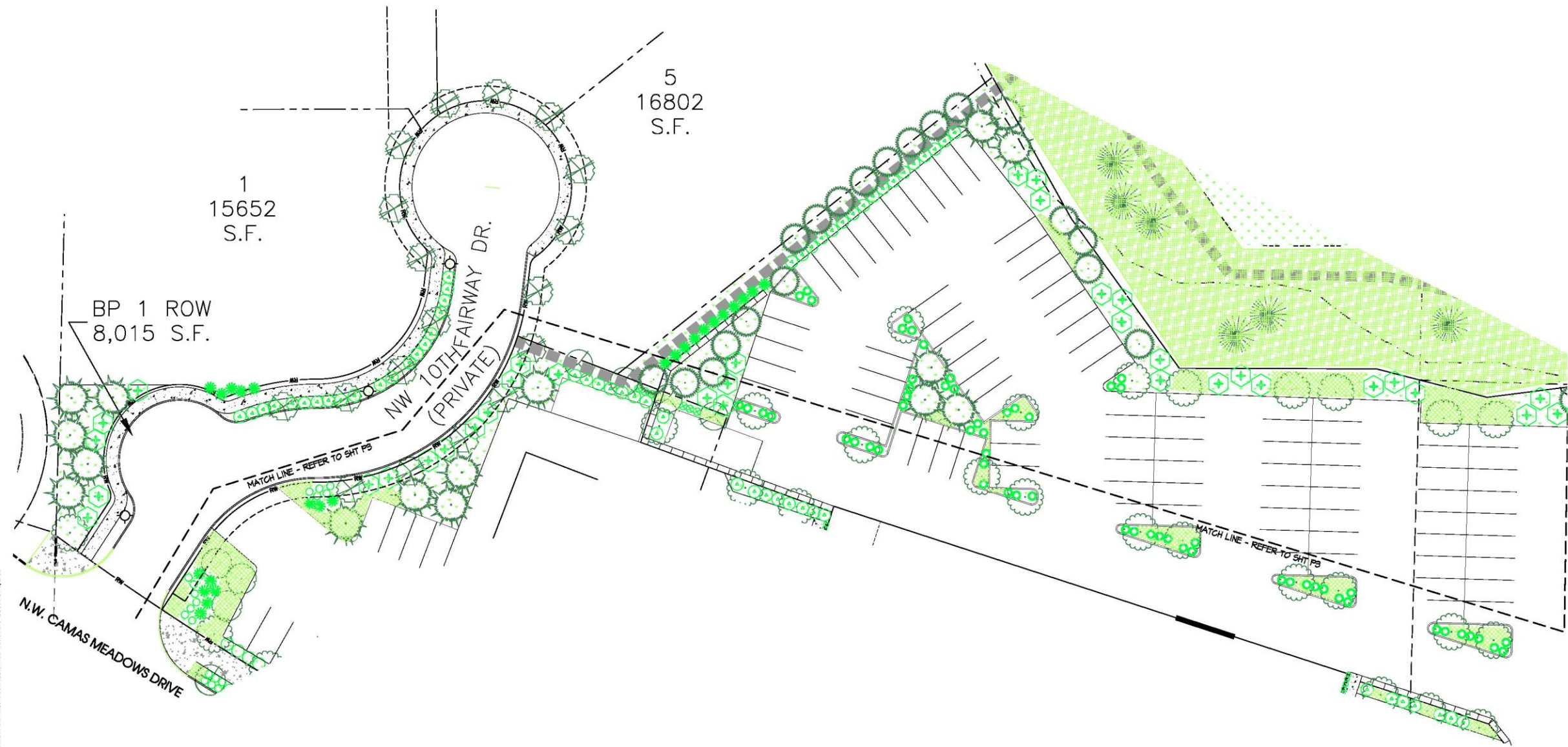
The following map depicts the connectivity of the open space and 3.5 acre trail network with existing set aside network. The purpose is to show how the master plan community fits within the context of the larger Camas Area.



LANDSCAPING PLAN

The following landscaping plan is drawn to scale and demonstrates compliance with CMC Chapter 18.13. The landscape plan provides a rendering of the proposed streetscape along the extension of Camas Meadows Drive, landscaping to occur along all streets, within designated parking areas, and transition element areas. Also provided is a rendering of the proposed transition element.





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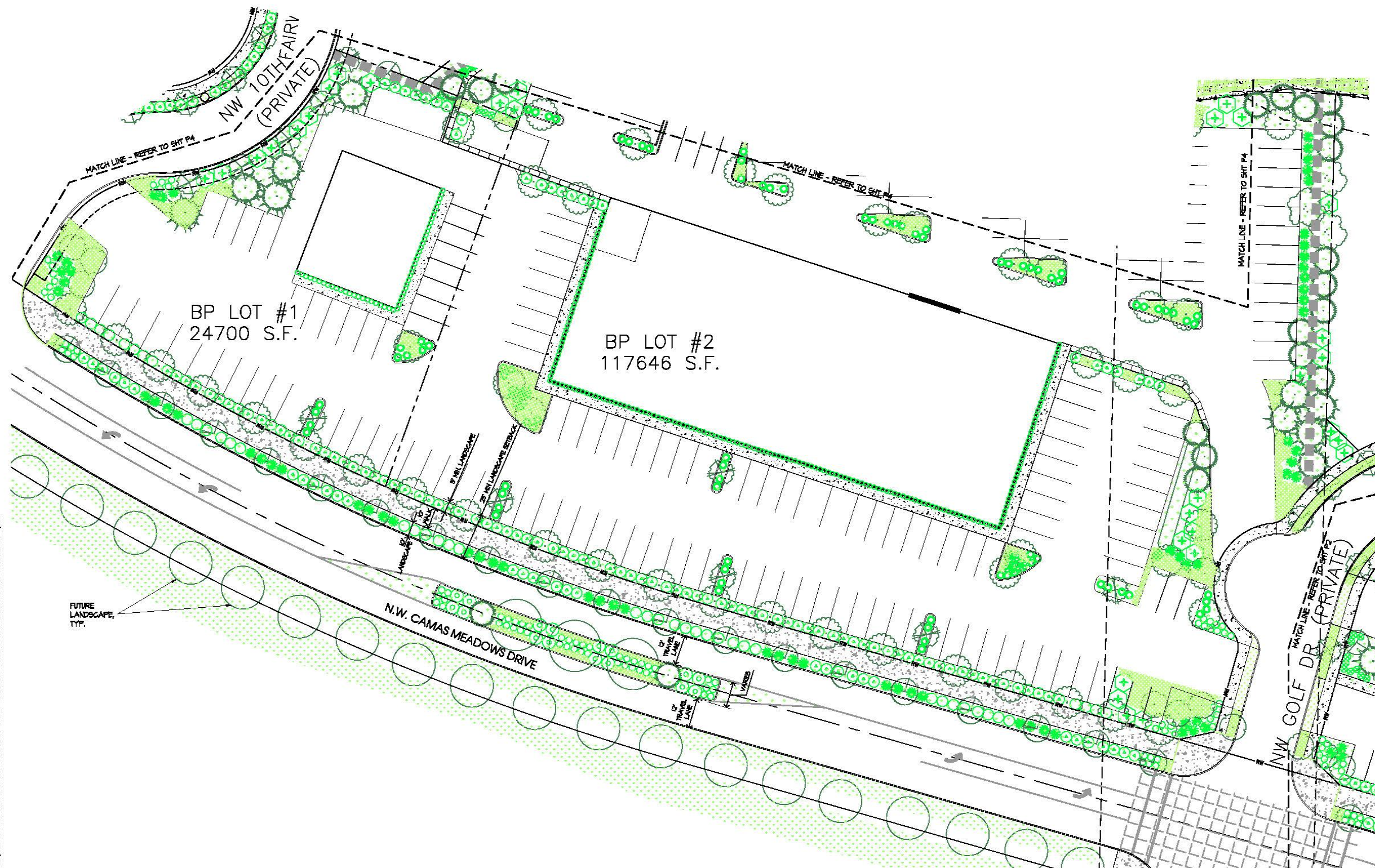
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The Archery @ Camas Meadows
NW Camas Meadows Drive
Camas, Washington

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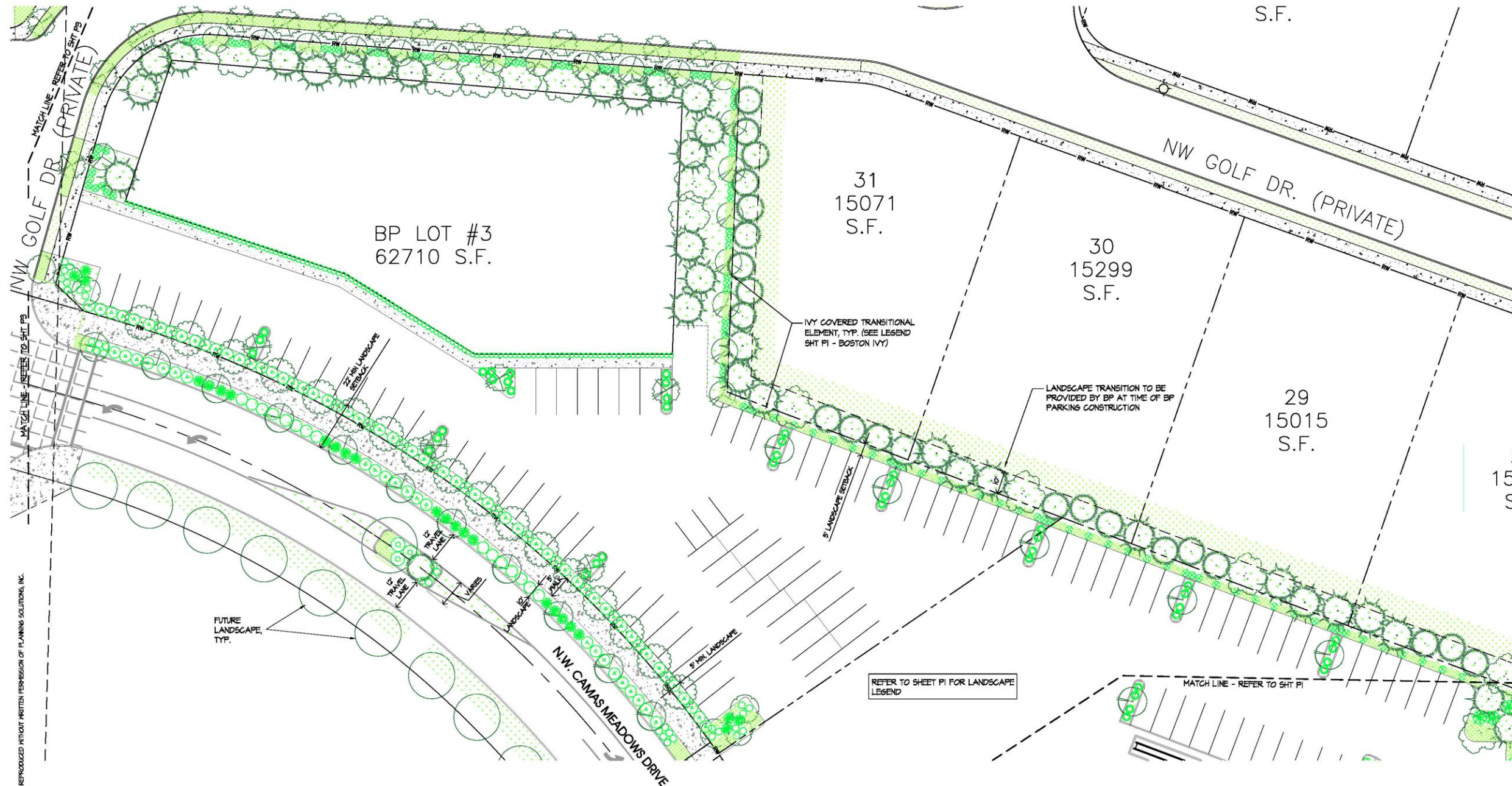
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SHEET 4 OF 5

REFER TO SHEET P1 FOR LANDSCAPE LEGEND
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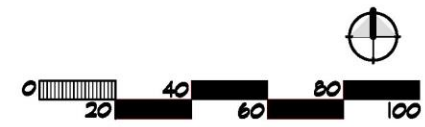
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The Archery @ Camas Meadows
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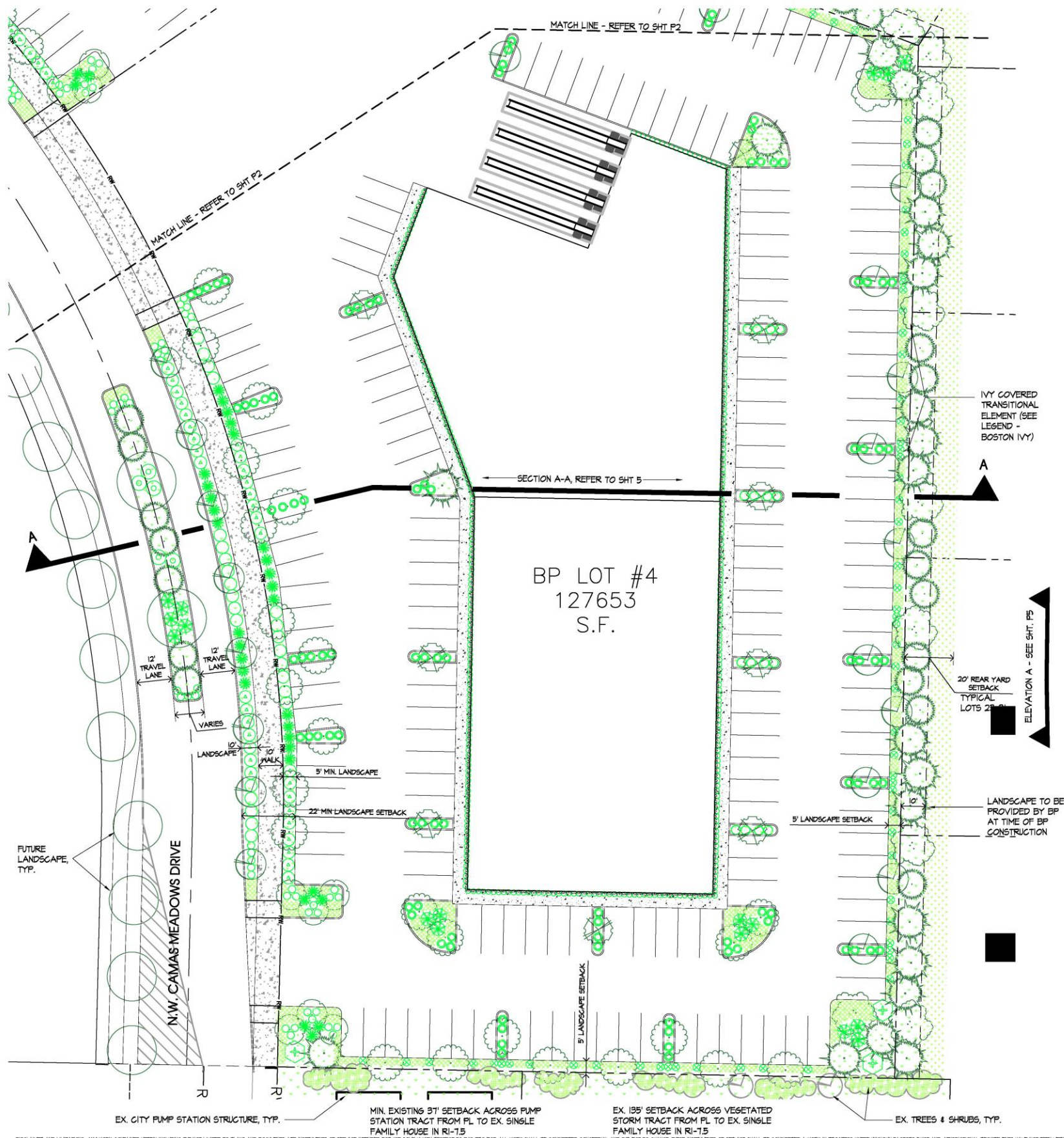
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TREE LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY	NATIVE
	CORNUS ALTERNIFOLIA 'ARGENTEA' / ARGENTEA DOGWOOD	2" Cal. Min.	6	✓
	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / TULIP TREE - FASTIGIATE	6' ht. Min.	60	
	CALOCEDRUS DECURRENS / INCENSE CEDAR	6' ht. Min.	16	✓
	QUERCUS ROBUR 'FASTIGIATA' / COLUMNAR ENGLISH OAK	2" Cal. Min.	47	
	THUJA PLICATA 'HOSAN' / HOSAN WESTERN RED CEDAR	6' ht. Min.	12	✓
	ACER CIRCINNATUM / VINE MAPLE	6' ht. Min.	23	✓
	ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE	2" Cal. Min.	14	
	PYRUS CALLERYANA 'CAPITAL' / CAPITAL PEAR	2" Cal. Min.	57	
	CORNUS FLORIDA / EASTERN DOGWOOD	2" Cal. Min.	24	✓

SHRUB & GROUND COVER LEGEND*				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY	
	ILEX X MESERVEAE 'BLUE GIRL' / BLUE GIRL MESERVE HYBRID HOLLY	2 GAL. min.	84	
	ILEX X MESERVEAE 'BLUE BOY' / BLUE BOY MESERVE HYBRID HOLLY	2 GAL. min.	249	
	CORNUS ALBA 'HALLO' / IVORY HALO DOGWOOD	2 GAL. min.	140	✓
	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TIGER DOGWOOD	2 GAL. min.	167	
	PHYSOCARPUS OPULIFOLIUS / PACIFIC NINEBARK	2 GAL. min.	54	✓
	SYMPHORICARPOS ALBUS / NATIVE SNOWBERRY	2 GAL. min.	23	✓
	RIBES SANGUINEUM / RED FLOWERING CURRANT	2 GAL. min.	24	✓
	MAHONIA REPENS / CREEPING MAHONIA	1 GAL. min.	234	✓
	THUJA OCCIDENTALIS 'SHARBO' / EMERALD GREEN ARBOVITAE	5' TALL min.	178	
	GAULTHERIA SHALLON / SALAL	2 GAL. min.	16	✓
	ACCENT SHRUB 'TED'	1 GAL. min.	12" O.C.	
	PARTHENOCESSUS TRICUSPIDATA / BOSTON IVY	1 GAL. min.	10" O.C.	

GROUND COVER & ORNAMENTAL GRASSES				
	ARCTOSTAPHYLOS UVA-URSI 'MASS.' MASSACHUSETTS KINICKINNICK	1 GAL. min.	30" O.C. max.	✓
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL. min.	24" O.C. max.	✓

* QUANTITIES NOTED ARE FOR ENTIRE PROJECT. FINAL SPECIES & QUANTITIES TO BE DETERMINED AT FINAL DESIGN

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