



CITY COUNCIL REGULAR MEETING AGENDA

Monday, October 2, 2017, 7:00 PM
City Hall, 616 NE 4th Avenue

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

- A. Approve the September 18, 2017 Camas City Council Regular and Workshop meeting minutes.

 [September 18, 2017 Camas City Council Workshop Meeting Minutes - Draft](#)

[September 18, 2017 Camas City Council Regular Meeting Minutes - Draft](#)

- B. Approve the automated clearing house and claim checks as approved by the Finance Committee.

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. National Disability Employment Awareness Proclamation

 [Disability Employment Awareness Proclamation](#)

VIII. MEETING ITEMS

- A. Resolution No. 17-014 Adopting Salary Scales for Non-Represented Employees
Details: This resolution will create the 2017 salary scales for non-represented employees as a result of the salary study that was conducted for the City and additional

review work.

Presenter: Peter Capell, City Administrator

Recommended Action: Staff recommends Council move to adopt Resolution No. 17-014.

 [Resolution No. 17-014](#)

[Exhibit A](#)

B. Ordinance No. 17-013 Amendments to Title 18 Zoning of the Camas Municipal Code (CMC)

Details: The proposed minor amendments to Title 18 Zoning of the CMC include updates to clarify sections that may have been challenging to administer since the last review update, new additions and corrections, including typos. The Planning Commission conducted a public hearing on June 20, 2017, and continued the hearing on July 18, 2017. The Commission forwarded a recommendation of approval to Council. Council discussed the amendments at a workshop on September 5, 2017, and held a public hearing on September 18, 2017. Council approved the amendments and directed the City Attorney to draft an ordinance for adoption. The ordinance and code amendments are included.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Staff recommends Council move to adopt Ordinance No. 17-013 and publish according to law.

 [Ordinance 17-013 Amendments to Title 18](#)

[Exhibit 1 - Amendments to Title 18](#)

C. Water Service Boundary Adjustment Interlocal Agreement with City of Vancouver

Details: The Columbia Palisades Master Plan is located in the City of Vancouver adjacent to the Camas city limits northwest of the 192nd Avenue and Brady Road intersection and has been in discussions for many years. The City of Vancouver ultimately approved the Columbia Palisades Master Plan in 2016, and the developer is currently designing the first phases of the project to move towards construction. Through the years, the developer and the City of Vancouver approached City of Camas staff in regards to supplying water to the upper elevations of the project along Streets C, D and E in the attached Columbia Palisades Master Plan as the Vancouver water system does not have high enough pressure in this area to fully serve the project. According to the Master Plan, the area in question is proposed to contain approximately 75 single-family homes and the potential for a 5-story multi-family apartment building. The City of Camas water system has adequate pressures and could be expanded to provide service to the project; however, depending on timing of development additional water sources may need to be constructed to serve this area in addition to new development within the City. In order to provide permanent water service to areas of the Master Plan, the City's Water Service Boundary must be modified, which can be accomplished through execution of the attached interlocal agreement with the City of Vancouver. Staff provided a summary of the attached interlocal agreement at the September 5, 2017 Council Workshop.

Presenter: Steve Wall, Public Works Director

Recommended Action: Staff recommends Council approve the interlocal agreement and authorize the Mayor to sign it on behalf of the City.

 [Camas-Vancouver Water Service Area Boundaries Interlocal Agreement](#)
[Columbia Palisades Master Plan](#)

- D. Water System Emergency Intertie Interlocal Agreement with City of Vancouver
Details: The Columbia Palisades Master Plan is located in the City of Vancouver adjacent to the Camas City Limits northwest of the 192nd Avenue and Brady Road intersection and has been in discussions for many years. The City of Vancouver ultimately approved the Columbia Palisades Master Plan in 2016, and the developer is currently designing the first phases of the project to move towards construction. Through the years, the developer and the City of Vancouver approached City of Camas staff in regards to supplying water to the upper elevations of the project and the possibility of constructing a water system intertie between the Vancouver system and the Camas system that could be used to provide water service to either City in the event of an emergency. Staff provided a summary of the attached Emergency Intertie Interlocal Agreement at the September 5, 2017 Council Workshop, which provides the framework for how service through the intertie could be requested by either party. The physical infrastructure associated with the intertie will be installed and paid for by the developer of the Columbia Palisades Project. Additionally, there is a separate interlocal agreement that provides for overall service to the project by the City of Camas.

Presenter: Steve Wall, Public Works Director

Recommended Action: Staff recommends the Council approve the interlocal agreement and authorize the Mayor to sign it on behalf of the City.

 [Camas-Vancouver Emergency Intertie Interlocal Agreement](#)

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, September 18, 2017, 4:30 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen and Melissa Smith

Excused: Steve Hogan and Shannon Turk

Staff: Jerry Acheson, Bernie Bacon, Phil Bourquin, Pete Capell, Jennifer Gorsuch, Shyla Nelson, Cathy Huber Nickerson, Nick Swinhart, Steve Wall and Alicia Pacheco (intern)

Press: No one from the press was present

III. PUBLIC COMMENTS

Scott Culbertson, 4739 NW Aspen Court, Camas, commented about fireworks.

IV. WORKSHOP TOPICS

A. Parks and Recreation Update

Details: Parks and Recreation Department staff provided an update to Council.

Presenter: Jerry Acheson, Parks and Recreation Manager

 [No Smoking Policy in Parks](#)
[Pitt Property Vicinity Map](#)

Acheson provided a Parks and Recreation Department update to Council.

B. 2018 Capital Budget for Readoption Presentation

Details: Staff presented Council the 2018 Capital Budget, which will be recommended for readoption. The Public Works Director and the Parks and Recreation Manager reviewed the projects with Council. The 2018 Capital Budget will be incorporated in the 2018 City of Camas Recommended Budget for Council's consideration at the Council Workshop on October 2, 2017.

Presenter: Cathy Huber Nickerson, Finance Director


 [2018 Re-Adopt Capital Budget](#)

This item will be placed on a future agenda for Council's consideration.

C. Water Service Boundary Adjustment and Water System Intertie Interlocal Agreements with Vancouver

Details: The Columbia Palisades Master Plan is located in the City of Vancouver adjacent to the Camas City Limits northwest of the 192nd Avenue and Brady Road intersection. The City of Vancouver approved the Columbia Palisades Master Plan in 2016, and the developer is currently designing the first phases of the project to move towards construction. The developer and the City of Vancouver have approached Camas staff in regards to supplying water to the upper elevations of the project along Streets C, D and E in the attached Columbia Palisades Master Plan as the Vancouver water system does not have high enough pressure in this area to fully serve the project. According to the Master Plan, the area in question is proposed to contain approximately 75 single-family homes and the potential for a 5-story multi-family apartment building. Additionally, Vancouver has asked that if Camas does serve the area that an Emergency Intertie be installed to provide additional water to their system during large fires or other water related emergencies. The City of Camas water system has adequate pressures and could be expanded to provide service to the project and an emergency intertie between the two water systems; however, depending on timing of development additional water sources may need to be constructed to serve this area in addition to new development within the City. In order to provide service to the Master Plan and construct the intertie, two interlocal agreements have been drafted for consideration. Staff provides a summary of the attached interlocal agreements at the Council Workshop and responded to Council questions.

Presenter: Steve Wall, Public Works Director

 [Columbia Palisades Master Plan](#)
[Camas-Vancouver Water Service Area Boundaries](#)
[Agreement](#)
[Intertie Agreement Camas-Vancouver](#)

This item will be placed on the October 2, 2017 Regular Meeting Agenda for Council's consideration.

D. Public Works Miscellaneous and Updates

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

Presenter: Steve Wall, Public Works Director

Wall updated Council on the LED Illumination and Wastewater Treatment Plant Savings projects; the NW 6th & Norwood Roundabout re-paving; and the paving on NE 3rd Avenue and NW 18th. Wall also commented about the Clark County's Solid Waste Management Plan and the recent Lacamas Park pedestrian bridge installation.

E. 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.

F. Interlocal Agreement with East County Fire and Rescue (ECFR) for Fire Chief Administration and Management Services

Details: In 2016, the City of Camas entered into an interlocal agreement with ECFR to provide Fire Chief Administration and Management Services for a one-year trial period.

That year is almost up and ECFR Commissioners have requested that we continue to provide Fire Chief Services. A new interlocal agreement has been drafted with a four-year term.

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

 [Draft Interlocal Agreement](#)

This item will be placed on a future Regular Meeting Agenda for Council's consideration, after a public hearing.

G. City Administrator Miscellaneous Updates and Scheduling

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

Presenter: Peter Capell, City Administrator

Capell informed Council that staff have made good progress on planning and scheduling the Strategic Plan Initiatives; the first quarterly report to Council is anticipated at the second Workshop meeting in October. Capell announced that he is attending the County Commissioners work session next week regarding their upcoming projects selection. The County Parks Commission recommended the City's North Shore Open Space project as number to the Commissioners.

Mayor Higgins commented about this year's State of the Community event.

V. COUNCIL COMMENTS AND REPORTS

Hazen is attending the upcoming Parks & Recreation meetings.

Chaney commented about development agreements, Camas High School football and Camas Athletics Booster Club.

Anderson attended the C-TRAN meeting.

Carter attended the Library Board of Trustees and the Downtown Camas Association meetings; and will attend the next Planning Commission meeting.

Smith will attend the Camas-Washougal Chamber of Commerce meeting and the GiveMore 24 event.

Chaney commented about fireworks and discussion ensued.

Mayor Higgins commented about the GiveMore 24 upcoming event.

VI. PUBLIC COMMENTS

No one from the public wished to speak.

VII. ADJOURNMENT

The meeting adjourned at 5:45 p.m.

NOTE: Citizens are welcome in public meetings; special needs are accommodated. Call 360.834.6864.



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT

Monday, September 18, 2017, 7:00 PM

City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor 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 and Melissa Smith

Excused: Shannon Turk

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, James Carothers, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Robert Maul, Steve Wall and Alicia Pacheco (intern)

Press: No one from the press was present


IV. PUBLIC COMMENTS

Chris Edwards, 3602 NW Pacific Rim Drive, Camas, commented about neighborhood traffic.

V. CONSENT AGENDA

A. Approved automated clearing house and claim checks numbered 134303-134431 in the amount of \$1,886,248.95.

B. Approved the minutes of the September 5, 2015, Camas City Council Meeting and the Workshop minutes of September 5, 2017.

 [September 5, 2017 Camas City Council Workshop Meeting Minutes - Draft](#)
[September 5, 2017 Camas City Council Regular Meeting Minutes - Draft](#)

C. Authorized the write-off of the August 2017 Emergency Medical Services (EMS) billings in the amount of \$97,518.68. 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. Approved the Final Plat for the Hills at Round Lake Planned Residential Development (PRD), Phase 10.

 [Staff Report Final Plat Approval of Phase 10](#)
[Hills at Round Lake Phase 10 Final Plat](#)
[Master Plan as Updated July 2017](#)
[Phasing Plan as Updated July 2017](#)

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 commented about Scott Campbell, formerly of Waste Connections.

VII. MAYOR

- A. Announcements

Mayor commented about Camas High School football.

- B. Mayor's Volunteer Spirit Award

 [September 2017 John & Judy Hazen](#)

Mayor Higgins presented the September Mayor's Volunteer Spirit Award to John and Judy Hazen.

VIII. MEETING ITEMS

- A. Public Hearing for Minor Amendments to Camas Municipal Code (CMC) Title 18 Zoning Details: As part of a periodic code update, the proposed minor amendments to Title 18 Zoning of the CMC include updates to clarify sections that may have been challenging to administer since the last review update, new additions and corrections including typos. Planning Commission conducted a public hearing on June 20, 2017, and continued the hearing on July 18, 2017. The Commission forwarded a recommendation of approval to Council. Exhibit 1 contains the draft amendments consistent with the recommendations of the Commission. The current CMC is available online at the City's website. Staff provided an overview of the proposed amendments to Council at a workshop on September 5, 2017. Presenter: Sarah Fox, Senior Planner

 [Staff Report to Council](#)
[Exhibit 1 - Draft Title 18 Amendments](#)
[Exhibit 2 - Record of June 20th Public Hearing](#)
[Exhibit 3 - Record of July 18th Continued Public Hearing](#)
[Exhibit 4 - State Environmental Policy Act Determination](#)
[Amendments to Title 18 - Council Workshop Presentation](#)

Mayor Higgins opened the public hearing at 7:14 p.m.

The following members of the public spoke:

Katy High, 640 NW 10th Avenue, Camas

Melanie Poe, 1806 SE 202nd Avenue, Camas

The public hearing was closed at 7:15 p.m.

B. Public Hearing Green Mountain Park Development Agreement

Details: Conduct a public hearing to provide citizens an opportunity to give public testimony regarding a Development Agreement between CLB Washington Solutions LLC, Green Mountain Land LLC and the City of Camas related to the design, development and construction of a Neighborhood City Park within the Green Mountain Planned Development.

Presenter: Phil Bourquin, Community Development Director

 [Green Mountain Park Development Agreement](#)
[Exhibit A Legal Description](#)
[Exhibit B Depiction of Park and Improvements](#)
[Exhibit B Neighborhood Park Cost - Phase 1 & 2](#)
[Appraisal](#)
[Green Mountain Park Development Agreement Notice of Hearing](#)

Mayor Higgins opened the public hearing at 7:21 p.m.

The following members of the public spoke:

Randy Printz, 805 W Broadway, Vancouver

The public hearing was closed at 7:27 p.m.

C. Resolution No. 17-013 Green Mountain Park Development Agreement

Details: A resolution approving a Development Agreement between the City of Camas and CLB Washington Solutions LLC and Green Mountain Land LLC.

Presenter: Phil Bourquin, Community Development Director

 [Resolution No. 17-013 Approving Green Mountain Park Development Agreement](#)

It was moved by Council Member Carter, seconded by Council Member Smith, that Resolution No. 17-013 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, seconded by Council Member Smith, that Resolution No. 17-013 be adopted. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 7:31 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.

~ PROCLAMATION ~

WHEREAS, Americans with disabilities are entitled to the same rights and freedoms as any other citizen including the right to dignity and respect in the workplace; and

WHEREAS, the Americans with Disabilities Act and the Individuals with Disabilities Act provides anti-discrimination protection for our nation's 49 million Americans with disabilities and recognizes their right to be integral, contributing, productive and valued citizens of our country, state, and city; and

WHEREAS, workplaces welcoming of the talents of all people, including people with disabilities, are a critical part of our efforts to build an inclusive community and strong economy; and

WHEREAS, the City of Camas actively supports the goals of equality, opportunity, full participation, independent living and economic self-sufficiency for all people with disabilities; and

WHEREAS, in this spirit, we recognize National Disability Employment Awareness Month to recognize the many ways individuals with disabilities strengthen our workforce and contribute to our community; and

WHEREAS, the theme of this year's Awareness Month is "Inclusion Drives Innovation" in order to raise awareness of disability employment issues and honor the contributions of America's workers with disabilities;

NOW THEREFORE, I, Scott Higgins, Mayor of the City of Camas, do hereby proclaim October, 2017, as:

"National Disability Employment Awareness Month"

in the City of Camas, and urge all citizens in Camas to embrace the talents and skills that individuals with disabilities bring to our community.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 2nd day of October, 2017.

Scott Higgins, Mayor

RESOLUTION NO. 17-014

A RESOLUTION of the Council of the City of Camas authorizing the adoption of salary scales for non-represented employees.

WHEREAS, by Resolution No. 17-010, the City Council of the City of Camas adopted salary scales for non-represented employees, with an effective date of July 1, 2017; and

WHEREAS, by Resolution No. 17-012, the City Council of the City of Camas adopted certain findings concerning salaries and benefits for non-represented employees and resolved that Resolution No. 17-010 be amended at such time as the Council had considered clarifications to the salary study referred to within Resolution No. 17-012; and

WHEREAS, pursuant to Resolution No. 17-012, the City Council of Camas has considered the clarifications to the salary study related to affected non-represented employees and intends by this Resolution to adopt a revised salary schedule, with an effective date of August 1, 2017; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Camas as follows:

I

The salary schedules for non-represented employees shall be as set forth in the salary schedule attached hereto as Exhibit “A”, with an effective date of August 1, 2017. Resolution 17-010 is hereby amended to the extent applicable to the affected non-represented positions as set forth in Exhibit “A”.

II

PASSED by the Council of the City of Camas and approved by the Mayor this 2nd day of October, 2017.

SIGNED: _____
Mayor

RESOLUTION NO. 17-014

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

Exhibit A

	Position							
		1	2	3	4	5	6	7
Non-Represented	Accounting Manager	7279	7519	7759	7999	8239	8479	8719
	Administrative Assistant/Deputy City Clerk	4513	4662	4811	4960	5109	5257	5406
	Administrative Services Director	8813	9104	9394	9685	9975	10266	10557
	Building Division Manager/Building Official	6940	7168	7397	7626	7855	8084	8312
	City Administrator	10670	11022	11374	11726	12077	12429	12781
	Community Development Director	8813	9104	9394	9685	9975	10266	10557
	Division Chief/Emergency Medical Svcs.	8402	8679	8956	9233	9510	9787	10064
	Division Chief/Fire Marshal	8402	8679	8956	9233	9510	9787	10064
	Engineering Manager	7636	7888	8139	8391	8643	8895	9146
	Finance Director	8813	9104	9394	9685	9975	10266	10557
	Fire Chief	9697	10017	10337	10657	10976	11296	11616
	Human Resources Assistant	4513	4662	4811	4960	5109	5257	5406
	Information Technology Director	7636	7888	8139	8391	8643	8895	9146
	Library Director	7636	7888	8139	8391	8643	8895	9146
	Operations Supervisor - W/S	6307	6515	6723	6931	7139	7347	7554
	Operations Supervisor - Wastewater	6307	6515	6723	6931	7139	7347	7554
	Parks and Recreation Manager	6940	7168	7397	7626	7855	8084	8312
	Planning Manager	6940	7168	7397	7626	7855	8084	8312
	Police Captain	7636	7888	8139	8391	8643	8895	9146
	Police Chief	9245	9550	9854	10159	10464	10769	11073
	Public Works Director	8813	9104	9394	9685	9975	10266	10557
	Public Works Operations Supervisor	6940	7168	7397	7626	7855	8084	8312
	Technology and Collections Manager	5732	5921	6110	6299	6488	6677	6866
	Utilities Manager	7636	7888	8139	8391	8643	8895	9146

ORDINANCE NO. 17-013

AN ORDINANCE adopting amendments to Title 18 Zoning of the Camas Municipal Code.

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

Section I

The following sections of the Camas Municipal Code are amended as set forth in the attached Exhibit “A”: 18.03.030 (noted definitions only); 18.03.040 (noted definitions only); 18.03.040 – Figure 18.03-6 and Figure 18.03-8; 18.05.010 B; 18.05.020; 18.05.040; 18.05.060; 18.07.020 G; 18.07.030 Table 1; 18.07.040 Table 2; 18.09.030 Table 1; 18.09.040 ; 18.09.050; 18.09.140 B; 18.11.020 C; 18.13.020; 18.13.050; 18.17.050; 18.17.060; 18.26.090 B1; 18.51.020; 18.51.025; 18.51.030; 18.51.050.

Section II

The following sections of the Camas Municipal Code are hereby repealed: 18.05.040 A, G; and 18.51.040.

Section III

The following section of the Camas Municipal Code is added: 18.13.055 – Landscape buffering standards.

Section IV

The following section titles of the Camas Municipal Code are amended as follows:

- 1) Section 18.17.050 is hereby titled “Fences and walls”.
- 2) Chapter 18.51 is hereby titled “Comprehensive plan and zoning amendments”.
- 3) Section 18.51.010 is hereby titled “Application for amendments to comprehensive plan”.
- 4) Section 18.51.020 is hereby titled “Application review process for comprehensive plan”.
- 5) Section 18.51.025 is hereby titled “Zoning text and map amendments”.

- 6) Section 18.51.030 is hereby titled "Evaluation criteria".

Section IV

This Ordinance shall take force and be in effect five days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this ____ day of _____, 2017.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

DRAFT AMENDMENTS TO TITLE 18 – ZONING

Chapter 18.03 - DEFINITIONS.....	1
Chapter 18.05 - ZONING MAP AND DISTRICTS	3
Chapter 18.07 - USE AUTHORIZATION	5
Chapter 18.09 - DENSITY AND DIMENSIONS	13
Chapter 18.11 - PARKING.....	17
Chapter 18.13 - LANDSCAPING	17
Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS	21
Section 18.26.090 - DEVELOPMENT BONUSES.	24
Chapter 18.51 - COMPREHENSIVE PLAN AND ZONING AMENDMENTS	24

Note to reader: The following proposed amendments are shown as underlined or strike-through ~~text~~. A double underlined phrase indicates that it has been moved to another section of the code, rather than deleted. The full content of each chapter is not included, which means that if changes are not shown in this document then they are not intended. All changes were recommended to be forwarded to Council by the Planning Commission, with the exception of additional changes proposed by Staff at pages 15 and 25. See side bar notes on those pages.

Chapter 18.03 - DEFINITIONS

18.03.030 - Definitions for land uses.

For the purposes of this title, the following definitions shall apply:

"Food carts/ food trucks / food delivery business" means a business in which food is primarily prepared and sold from a vehicle or trailer, rather than a site specific building. Restaurants or fast food restaurants with in a fixed authorized location permanent building are not included in this definition. Food carts are generally not allowed to conduct business within the public right-of-way and must be located on leased or owned property. For more information refer to zoning structure setbacks, uses allowed in the zone, and siting requirements at CMC Chapter 18.18 Site Plan Review.

"Kennel / commercial/ boarding"- (primary use) means any premises or building in which four or more dogs or cats at least four months of age kept commercially for board, propagation or sale. Facilities for kennels / boarding must be entirely indoors, unless otherwise approved with a Type III permit.

Kennel / boarding (incidental use) means any premises or building in which four or more dogs or cats at least four months of age are kept commercially for training or board. Propagation and sale of pets may not occur as an incidental use. Facilities for the boarding of animals may occupy no more than 30 percent of the gross floor area of the primary building and must be indoors. Excessive barking may be considered cause for revocation of permit in accordance with CMC Section 9.32.050 - Public disturbance noises.

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~~"Video rental store" means an establishment engaged primarily in the business of renting video cassettes, DVD's and games.~~

18.03.040 - Definitions for development terms.

As used in this title:

"Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas. Developed/net acreage includes infrastructure, storm drainage facilities and lots and access easements.

"Lot line" means the property line bounding a lot.

Lot Line, Front. "Front lot line" means, in the case of an interior lot, the lot line separating the lot from a street other than an alley, and in the case of a corner lot, the shortest lot line separating the lot from a street other than an alley. ~~See Figure 18.03-8.~~

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line. In the case of an ~~triangular or~~ irregular shaped lot, a line ten feet in length within the lot parallel to and ~~at the maximum distance~~ most distant from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figures 18.03-6 ~~and 18.03-8.~~

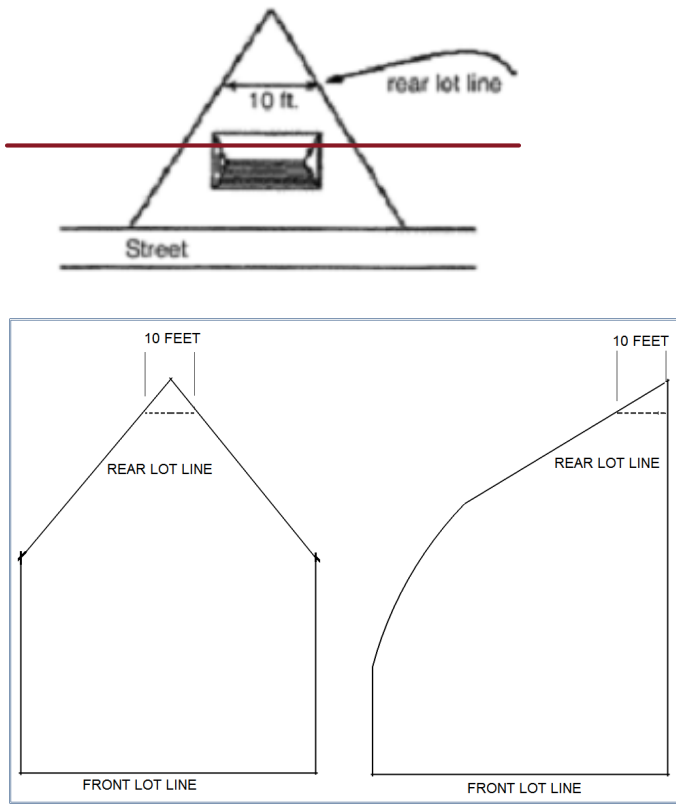


Figure 18.03-6 Rear Lot Line in the Case of ~~a Triangular or~~ Irregular Lot

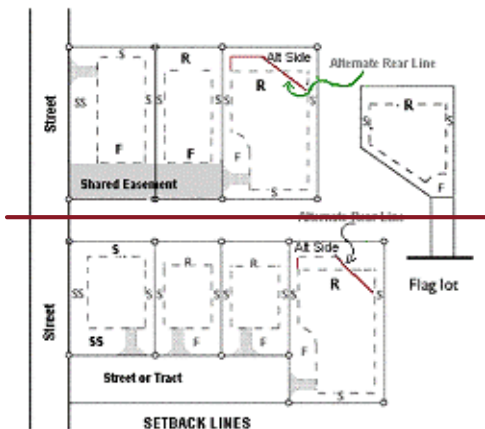


Figure 18.03-8 (1 of 2)

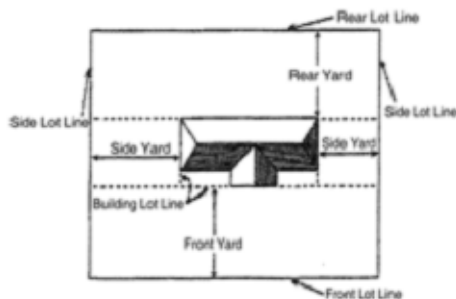


Figure 18.03-8 Yard and Lot Lines (2 of 2)

Chapter 18.05 - ZONING MAP AND DISTRICTS

Sections:

18.05.010 - Zoning maps administration.

- A. This title shall consist of the text titled the "City of Camas Zoning Code," and that certain map or books of maps identified by the approving signatures of the mayor and the city clerk, and marked and designated as "The Zoning Map of the City of Camas," which map or book of maps shall be placed on file in the offices of the city clerk, county auditor, and other city departments. This title, and each and all of its terms and map details, is to be interpreted in light of the context of the book of maps in relationship to the comprehensive plan. In any conflict between the maps and the text of this code the text shall prevail.
- B. Zoning text and map A amendments. Amendments may be proposed by city council ~~or on its own motion, or may be proposed~~ by the planning commission on its own motion, or such an amendment may be proposed by an applicant or city staff pursuant to CMC Chapter 18.55-51 ~~Administration and Procedures~~ Comprehensive Plan and Zoning Amendments.
- C. Administration and Procedures. A correct copy of each amendment to the text or to the map established by this title shall be maintained on file in the offices of the city clerk and the planning official.

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- D. Site Specific Rezones. A site specific rezone involves an application of an owner of a specific parcel or set of contiguous parcels that does not require modification of the comprehensive plan. Site specific rezones are decided by the hearing officer after a public hearing. The criteria for reviewing and approving a site specific rezone are as follows:
1. The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title, and the public interest.
 2. The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.
- E. Timing and Responsibility for Updating Official Zoning Map. All amendments hereafter made to the zoning map by ordinance shall be shown on such map(s), and it shall be the responsibility of the planning official to keep the maps up to date at all times. Any amendments to the zoning map shall be made in accordance with the comprehensive plan map, as amended.

18.05.020 - Districts designated.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential 20,000	R-20	Single-family Low
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Residential 5,000	R-5	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily-24	MF-24	Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Light Industrial/Business Park Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space I Green space

18.05.040 - Residential and multifamily zones.

- ~~A. R-20 Residential 20,000. This zone is intended to ensure that the rural character of certain portions of the city is maintained. Residential development is expected to consist of large custom single family dwellings on uniquely~~

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~~configured lots which are designed to be sensitive to topographic and environmental considerations. The average lot size is twenty thousand square feet at densities of one to two dwellings per acre.~~

- ~~BA.~~ R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.
- ~~CB.~~ R-12 Residential-12,000. This zone is intended for single-family dwellings with densities of three to four dwelling units per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The average lot size is twelve thousand square feet.
- ~~DC.~~ ~~R-10~~ R-10 Residential-10,000. This zone is intended for single-family dwellings with densities of four to five dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is ten thousand square feet.
- ~~ED.~~ R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six dwellings per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.
- ~~FE.~~ R-6 Residential-6,000. This zone is intended for single-family dwellings with densities of six to seven dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
- ~~G.~~ ~~R-5 Residential-5,000. This zone is intended for single-family dwellings, either attached or detached, with densities of up to eight and one-half dwellings per acre. The slope of property is less than other medium density residential zones. Like the R-6 district, this zone serves as a transition to multifamily or commercial zones. The average lot size is five thousand square feet.~~
- ~~HF.~~ MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- ~~IG.~~ MF-18 ~~and MF-24~~ Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- ~~JH.~~ MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

18.05.060 - Overlay zones/special planning areas.

Overlay zones implement the goals and values expressed in the comprehensive plan, ~~or special planning areas such as the North Dwyer Creek master plan.~~ Uses within this area may be subject to standards which deviate from those in the primary zone.

Chapter 18.07 - USE AUTHORIZATION

Sections:

18.07.020 - Interpretation of land use tables.

The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal rows of these tables.

- A. If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to review procedures in accordance with CMC Chapter 18.55 "Administration and Procedures."

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- C. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 18.43 "Conditional Use Permits," and the general requirements of the Camas Municipal Code.
- D. If the letter "T" appears in the box at the intersection of the row, the use is temporarily permitted under the procedures of Chapter 18.47 "Temporary Use Permits." Other temporary uses not listed may be authorized as provided in Chapter 18.47.
- E. If a number appears in a box at the intersection of the column and the row, the use is subject to the requirements specified in the note corresponding with the number immediately following the table.
- F. Uses accessory to a use permitted or conditionally permitted in any zone may be authorized subject only to those criteria and/or processes deemed applicable by the head of the planning department.
- G. If a use is not listed under either Section 18.07.030 Table 1 or 18.07.040 Table 2, and is not an accessory or temporary use, then the use shall be subject to a zoning code text amendment. Notwithstanding a zoning code text amendment, or whatever review process is deemed more applicable by the community development director, shall may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director shall take into consideration the following when making a determination:

1. Whether or not the proposed use in a particular zone is similar impact to other permitted or conditional uses or is compatible with other uses; and

2. Whether or not the proposed use is consistent with the zone's purpose.

A use listed in one table but not the other shall be considered a prohibited use in the latter.

18.07.030 - Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use

C = Conditional Use

X = Prohibited Use

T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Commercial Uses									
Animal kennel, commercial boarding ⁶	X	X	X	C P ¹¹	X	C P ¹¹	X	X P ¹¹	X P ¹¹
Animal shelter ⁶	X	X	X	C	X	C	X	C	P
Antique shop ⁶	P	P	P	P	P	C	X	X	P
Appliance sales and service ⁶	X	P	P	P	P	P	X	C	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	X	P	P
Automobile service station ⁶	X	P	C	P	X	P	X	P	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	C
Bakery (wholesale) ⁶	X	X	X	P	X	P	P ⁵	P	P
Bakery (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Banks, savings and loan	X	P	P	P	P	P	P ⁵	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	P ⁵	P	P
Boat building ⁶	X	X	X	C	X	C	X	C	P
Boat repair and sales ⁶	X	P	X	P	X	P	X	P	P
Book store ⁶	C	P	P	P	P	P	P ⁵	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	X	P	P
Bus station ⁶	X	C	C	P	C	P	X	P	P

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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P ⁵	P	P
Candy; confectionery store ⁶	P	P	P	P	P	P	P ⁵	P	P
Cart vendors ⁶	C	P	C	P	C	P	P ⁵	P	P
Cemetery ⁶	X	X	X	C	X	X	X	C	P
Clothing store ⁶	C	P	P	P	P	P	X	P	P
Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P ⁵	P	P
Convention center ⁶	X	P	X	C	C	P	P	C	X
Day care center ⁶	C	P	P	C	P	C	P ⁵	C	C
Day care, adult	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	X	P ⁵	P	X
Day care, mini-center ⁶	P	P	P	P	P	P	P ⁵	P	X
Delicatessen (deli) ⁶	P	P	P	P	P	P	P ⁵	P	P
Department store ⁶	X	P	C	P	P	P	X	P	X
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	P	P ⁵	P	P
Event center	X	P	C	P	C	P	P	P	P
Feed store ⁶	X	X	X	P	X	C	X	P	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P ⁵	P	P
Funeral home ⁶	X	P	C	P	P	X	X	X	X
Florist shop ⁶	P	P	P	P	P	P	P ⁵	P	X
Food cart/ Food truck / Food delivery business ⁶	X-C	P	C	P	C	P	X-C	P	X
Furniture repair; upholstery ⁶	X	P	C	P	P	P	X	P	P
Furniture store ⁶	X	P	C	P	P	P	X	P	X
Gas/fuel station ⁶	X	P	C	P	X	P	X	P	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	X	P	P
Grocery, large scale ⁶	X	P	C	P	P	C ⁸	X	P	P
Grocery, small scale ⁶	P	P	C	P	P	P	X	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P ⁵	P	X
Hospital, emergency care ⁶	X	C	P	P	P	P	X	P	X
Hotel, motel ⁶	X	C	C	P	P	P	X	P	X
Household appliance repair ⁶	X	P	C	P	P	P	X	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	X	C	P
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Laundry (self-serve)	P	P	P	P	P	P	X	P	P
Liquor store ⁶	X	P	C	P	C	C	X	C	C
Machine shop ⁶	X	X	C	C	C	C	P ⁵	C	P
Marijuana processor	X	X	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	P ⁵	P	P
Mini-storage/vehicular storage ⁶	X	X	C	C	X	P	X	P	P
Manufactured home sales lot ⁶	X	X	X	P	X	X	X	P	P
Newspaper printing plant ⁶	X	P	C	C	X	X	X	P	P

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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Nursery, plant ⁶	X	P	C	C	C	C	X	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X	X
Office supply store ⁶	X	P	P	P	P	X	P ⁵	P	P
Pawnshop ⁶	X	X	X	X	X	X	X	C	C
Parcel freight depots ⁶	X	P	X	P	X	P	P ⁵	P	P
Pet shops ⁶	X	P	P	P	P	P	X	P	C
Pharmacy ⁶	X	P	P	P	P	P	P ⁵	P	P
Photographic/electronics store ⁶	X	P	P	P	P	P	P ⁵	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	X	P	P
Printing, binding, blue printing ⁶	C	P	P	P	P	P	P ⁵	P	P
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	P	T	P	P
Recycling center ⁶	X	X	X	X	X	X	X	P	P
Recycling collection point ⁶	T or C	P	T or C	T or C	C	C	P ⁵	P	P
Recycling plant ⁶	X	X	X	X	X	X	X	C	P
Research facility ⁶	X	P	C	C	X	P	P	P	P
Restaurant ⁶	C	P	P	P	C	P	P ⁵	P	P
Restaurant, fast food ⁶	X	P	C	P	C	P	P ⁵	P	P
Roadside produce stand ⁶	T	T	T	T	C	X	T	T	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	C	P
Second-hand/consignment store ⁶	C	P	P	P	P	P	X	P	P
Sexually oriented business ^{1,5}	X	X	X	X	X	X	P	X	X
Shoe repair and sales ⁶	P	P	P	P	P	P	X	P	P
Smoke shop/head shop ⁹	X	X	P	P	X	X	X	X	X
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	P	X	P	P
Theater, except drive-in ⁶	X	P	C	P	P	P	X	P	P
Truck terminals ⁶	X	C	X	C	X	X	X	C	P
Veterinary clinic ⁶	X	P	C	P	P	P	X	P	P
Video rental store ⁶	P	P	P	P	P	P	X	P	X
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P ⁵	P	P
Warehousing, bulk retail ⁶	X	X	X	C	C	X	X	P	P
Manufacturing and/or processing of the following:									
Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P
Food production or treatment	X	X	X	C	C	P	X	P	C
Foundry	X	X	X	X	X	X	X	C	C
Furniture manufacturing	X	P	X	X	C	C	X	P	P
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C
Gravel pits/rock quarries	X	X	X	X	X	X	X	C	P
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Paper, pulp or related products	X	X	X	X	X	X	X	X	P
Signs or other advertising structures	X	X	X	C	C	C	P	C	P
Electronic equipment	X	P	X	X	X	X	P	P	P
Industrial Uses									
High-tech industry	X	P	X	X	P	P	P ²	X	X
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	X	P	P
Optical goods	X	C	C	C	C	P	P ⁵	P	P
Packaging of prepared materials	X	X	C	P	C	C	P ⁵	C	P
Scientific and precision instruments	X	P	X	X	X	P	P	P	P
Recreational, Religious, Cultural Uses									
Auditorium ⁶	C	P	P	P	P	P	X	P	P
Community club ⁶	C	P	P	P	P	P	X	P	P
Church ⁶	P	P	P	P	P	P	X	P	P
Golf course/driving range ⁶	P	X	P	P	X	P	P ⁵	P	P
Library ⁶	C	P	P	P	P	P	X	P	P
Museum ⁶	C	P	P	P	P	P	X	P	P
Recreational vehicle park ⁶	X	X	X	C	X	X	X	P	P
Open space ⁶	P	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P
Sports fields ⁶	C	X	P	P	P	P	X	P	P
Trails	P	P	P	P	P	P	P	P	P
Educational Uses									
College/university ⁶	P	P	P	P	P	P	X	P	P
Elementary school ⁶	P	P	P	P	P	P	X	P	P
Junior or senior high school ⁶	P	P	P	P	P	P	X	P	P
Private, public or parochial school ⁶	P	P	P	P	P	P	X	P	P
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P	P
Residential Uses									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X	P	X	X	X	X
Housing for the disabled	P	P	P	X	P	X	X	X	X
Apartment	X	P	X	X	P	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X	P	X	X	X	X
Single family attached (e.g. rowhouses)	X	C/P ⁷	X	X	P	X	X	X	X

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Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI
Single-family dwelling	X	X	X	X	P	X	X	X	X
Residential Uses in Commercial and Industrial Zones									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X/P ¹⁰	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X/P ¹⁰	P	X	X	X	X
Housing for the disabled	P	P	P	X/P ¹⁰	P	X	X	X	X
Apartment, multifamily development, <u>row houses</u>	X	C/P ⁷	X/P ¹⁰	X/P ¹⁰	P-C	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X/P ¹⁰	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X
Communication, Utilities and Facilities									
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P
Major telecommunication facility 6	X	X	X	X	X	X	X	X	C
Minor telecommunication facility	P	P	P	P	P	P	P	C	P
Wireless communications facility 3,6	Refer to Chapter 18.35 X-C-C-P-C-P-P-P								
Facilities, minor public	P	P	P	P	C	P	P	C	P
Facility, essential 6	X	X	C	C	C	C	P	C	C
Railroad tracks and facilities 6	C	X	C	C	C	X	X	C	C
Temporary Uses									
Temporary sales office for a development 4	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. ~~See CMC Chapter 18.35 "Telecommunication Ordinance" for wireless communication uses permitted according to the zone district. Reserved.~~
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.
9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;

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B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and

C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.

10. ~~Allowed as approved in a mixed use planned development (MXPD) overlay area. On tracts 10 acres or more, subject to approval by City Council of a master plan and development agreement, a mixed use development may be approved provided no less than 51% of the net developable acreage is committed to commercial uses.~~

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

18.07.040 - Table 2—Residential and multifamily land uses.

KEY: P=Permitted Use

C=Conditional Use

X = Prohibited Use

T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	<i>R</i>	<i>MF</i>
Residential Uses		
Adult family home, residential care facility, supported living arrangement, or housing for the disabled 1	P	P
Apartments	P 2	P
Assisted living 1	C	P
Designated manufactured homes	P	P
Duplex or two-family dwelling	C	P
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent, retirement home 1	C	P
Single-family Residential attached housing for three or more units (e.g., rowhouses)	X / P 2	P
Single-family dwelling (detached)	P	P
Incidental Uses		
Accessory dwelling unit	P	P
Animal training, kennel, boarding	X	C
Day care center 1	C	P
Day care, family home	P	P
Day care, minicenter 1	C	P
Electric vehicle battery charging station and rapid charging stations	P	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast 1	C	C
Recreation/Religious/Cultural		
Church 1	C	C
Community clubs, private or public 1	C	C
Library 1	C	C
Museum 1	C	C
Open space 1	P	P
Public or semi-public building 1	C	C
Park or playground	P	P
Sports fields 1	C	C

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	<i>R</i>	<i>MF</i>
<i>Trails</i>	P	P
<i>Educational Uses</i>		
<i>Private, public or parochial school 1</i>	C	C
<i>Trade, technical, business college 1</i>	X	XC
<i>College/university 1</i>	X	X
<i>Communication and Utilities</i>		
<i>Major communication facility 1</i>	X	X
<i>Minor communication facility</i>	C	C
<i>Wireless communication facility 1</i>	Refer to Chapter 18.35	
	C	C
<i>Facilities, minor public</i>	C	C
<i>Public utilities, minor</i>	C	C
<i>Pumping station 1</i>	C	C
<i>Railroad tracks and facilities 1</i>	C	C
<i>Temporary Uses</i>		
<i>Sales office for a development in a dwelling 1, 4</i>	T	T
<i>Sales office for a development in a trailer 3, 4</i>	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted in the R zones as part of a planned development only.
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.

Chapter 18.09 - DENSITY AND DIMENSIONS

18.09.030 - Table 1—Density and dimensions for commercial and industrial zones.

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 4} ₂
Bulk Regulations									
Maximum Density (dwelling units/net acre)	<u>n/a</u>	<u>None</u>	<u>n/a</u>	<u>n/a</u>	<u>24</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Minimum lot area (square feet)	5,000	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	1,800	10,000	½ acre	^{Note 1} <u>None</u>	10 acres
Minimum lot width (feet)	40	<u>None</u> ^{Note 1}	<u>None</u> ^{Note 1}	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	100	100	^{Note 1} <u>None</u>	Not specified
Minimum lot depth (feet)	40	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	100	^{Note 1} <u>None</u>	Not specified
Setbacks:									
<u>Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.</u>									
Minimum front yard (feet) ^{Note 3}	15'	^{Note 5-4}	^{Note 5-4}	^{Note 5-4}	^{Note 36}	Not specified <u>None</u>	15	^{Note 1} <u>None</u>	5' per 1 foot of building height (200' minimum)
Minimum side yard (feet)	^{Note 1} <u>None/10'</u> ^{Note 12}	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>10'</u>	15' or 25' if abutting a residential area	15	^{Note 1} <u>None</u>	100' for building; 25' for parking
Minimum rear yard (feet)	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>25'</u>	25'	50	^{Note 1} <u>None</u>	100' for building; 25' for parking area
Lot Coverage									
Lot coverage (percentage)	85%	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>1 story (60%) 2 stories or more (50%)</u>	70%	50%	^{Note 1} <u>None</u>	1 story (30%) 2 stories (40%) 3 stories (45%)
Building Height									
Maximum building height (feet)	2.5 stories; or 35	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	acre or less: 35'; 1 to 2 acres: 45'; 2 acres or more: 60'	^{Note 1} <u>None</u>	^{Note 1} <u>None</u>	60

Notes: ~~1. No limitation.~~

~~12.~~ If along a flanking street of corner lot.

~~3. On corner parcels, (parcels bordered by two or more streets), the setback requirements shall be the same for all street frontages. Front setback restrictions shall apply.~~

~~24.~~ The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapters ~~18.20 North Dwyer Creek Residential Overlay and~~ 18.21 Light Industrial/Business Park.

~~36.~~ Maximum setback at front building line is ten feet.

~~54.~~ Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.

18.09.040 - Table ~~21~~—Density and dimensions—Single-family residential zones.

Density and Dimensions for Single-family Residential Zones ¹

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/ gross-net acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet) ⁵⁴	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet) ⁴³	6,000	7,200 9,000	9,000 12,000	12,000 14,000	14,400 18,000	18,000 24,000	24,000
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Maximum building lot coverage ⁵	45%	40%	40%	35%	30%	30%	30%
Maximum building height (feet) ³²	35	35	35	35	35	35	35
B. Density Transfer Lots ¹							
Maximum density (dwelling units/ netgross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet) ⁴³	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet) ¹	40	50	60	60	70	80	90
Minimum lot depth (feet) ¹	80	80	80	90	90	100	100
Maximum building lot coverage	45%	40%	40%	40%	35%	35%	30%
Maximum building height (feet) ³²	35	35	35	35	35	35	35

Notes:

1. For additional density and dimension provisions, see CMC Sections 18.09.060 through 18.09.180.

~~32.~~ Maximum building height: three stories and a basement, not to exceed height listed.

43. For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.

54. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.

~~6-5~~ The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.

18.09.040 - Table 2—Building setbacks for single-family residential zones¹.

Lot Area Setbacks based on average lot sizes (not zone specific)- ²	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 9,999 sq. ft.	10,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 to 19,999 sq. ft.	20,000 or more sq. ft.
Minimum front yard (feet)	15-20	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	30	35	40	40

Note:

~~1. For additional density provisions, see CMC Sections 18.09.060 through 18.09.180.~~

~~21.~~ Setbacks may be reduced to be consistent with average the lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.

~~3. Maximum building height: three stories and a basement, not to exceed height listed.~~

~~4. For parcels with an existing dwelling, a one time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.~~

~~5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.~~

~~6. The maximum building lot coverage for single story homes may be up to forty five percent in R-6 and R-7.5 zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single story home cannot include a basement or additional levels.~~

18.09.050 – Table 3-1 Density and dimensions for multifamily residential zones.

	MF-10	MF-18	MF-24	MF-C Overlay
Density				
Maximum density (dwelling units per gross-net acre)	10	18	24	18 <u>24</u>
Minimum density (dwelling units per netgross acre)	6.0	6.0	6.0	6.0
Standard lots				
Minimum lot area (square feet)	3,000	2,100	1,800	None
Minimum lot width (feet)	30-36	20-26	20	0-None
Minimum lot depth (feet)	70	60	60	0-None
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 ^{Note 4}
Setbacks				
Minimum front yard/at garage front (feet)	15/ 20 <u>18</u>	10/ 20 <u>18</u>	10/20 <u>18</u>	0/ 20 <u>18</u>
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	3-Note 1	0 / <u>If abutting R-zone than setback is 10'</u>
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0 / <u>If abutting R-zone than setback is 10'</u>
Lot coverage				
Maximum building lot coverage	55%	65%	75%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
Building height				
Maximum building height (feet)	35 ^{Note 2}	45-50 Note 2-5	45-Note 2	18 ^{Note 3}

Table 3 Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum ~~building height~~: three stories and a basement but not to exceed height listed ~~above~~.
3. Maximum ~~building height~~: one story and a basement but not to exceed height listed ~~above~~.
4. Gross Floor Area (GFA) in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.
5. Maximum four stories but not to exceed height listed.

18.09.140 - Front yard—Exception.

- A. Commercial and Industrial Districts. For a lot in a NC, CC, RC, LI or HI district proposed for commercial or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.
- B. Sloping Lot in any Zonezone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the setback be less than ten feet. The front of a garage shall not be closer than 18 feet from the back of the sidewalk.

Chapter 18.11 - PARKING

Sections:

18.11.020 - Design.

The design of off-street parking shall be as follows:

- A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
- B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. ~~The city is directed to promulgate and enforce standards for maneuvering aisles and parking stall dimensions, and to make such standards available to the public.~~
 - 1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:
 - a. Standard spaces shall be a minimum of 9.0 feet in width;
 - b. Standard spaces shall be a minimum of 18.0 feet in length.
 - 2. Aisle width dimensions shall be as follows or as otherwise approved by the director:
 - a. One-way aisle width shall be 15 feet
 - b. Two-way aisle width shall be 24 feet
- D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

Chapter 18.13 - LANDSCAPING

Sections:

18.13.010 - Purpose.

The purpose of this chapter is to establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of parking areas, provide for shade, minimize erosion, and to implement the comprehensive plan goal of preserving natural beauty in the city.

18.13.020 - Scope.

Landscaping standards shall apply to all new multifamily, commercial, industrial, ~~and~~ governmental uses, including change of use, and parking lots ~~of with greater than~~ four spaces, and any development that is subject to Design Review (Refer to Chapter 18.19 Design Review) or more. For conditional uses permitted in residential and multifamily districts, such as churches, schools, civic organizations, etc., the standards for landscaping will be the same as the landscaping standards in community commercial zones.

18.13.030 - Expansion.

In a case where a site expands, landscaping shall be provided only for the percentage of expansion.

18.13.040 - Procedure.

Detailed plans for landscaping shall be submitted with plans for building and site improvements. Included in the plans shall be type and location of plants and materials.

18.13.050 - Landscaping standards.

- A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
- B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character. The required landscaping must be a combination of trees, shrubs, and ground cover to achieve these purposes.
- ~~C. Plants that minimize upkeep and maintenance shall be selected.~~
- ~~D. Plants shall complement or supplement surrounding natural vegetation.~~
- ~~E. Plants chosen shall be in scale with building development.~~
- ~~FC.~~ Minimum landscaping as a percent of gross site area shall be as follows:

Zone	Percent of Landscaping Required
HI	20%
RC, LI	15%
CC	10 15%
MX	10 15%
NC, MF	5 10% on lots less than 10,000 square feet; 10 15% on lots greater than 10,000 square feet
BP	(see Section 18.37.040 "Landscaping standards")
LI/BP	(see Section 18.21.070 "Landscaping standards")
Parking lots	(see Section 18.13.060 of this chapter)

- ~~GD.~~ Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of ~~one and one-half~~two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.
- ~~HE.~~ Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.
- ~~I-F.~~ Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).
- ~~J-G.~~ Ground cover, defined as living material and not including bark chips or other mulch, shall at planting, have a maximum spacing of twelve inches on center for flats, and a maximum twenty-four inches on center between mature plants from containers of one gallon or larger.
- ~~KH.~~ Appropriate measures shall be taken, e.g., installations of ~~watering-irrigation~~ systems, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.
- ~~L. Trees shall not be planted closer than twenty-five feet from the curb line of the intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.~~
- ~~M. Street trees shall not be planted closer than twenty feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least twenty feet distant.~~
- ~~N. Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.~~
- ~~O. Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.~~

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~~P.~~ Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional area and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable nonpermanent hard surfaces such as grates, bricks on sand, paved blocks, cobblestones, or ground cover.

~~Q.~~ Required Trees, as they grow, shall be pruned ~~to their natural form to in accordance with the International Society of Arboriculture. The pruned tree will~~ provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.

~~R.~~ Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.

~~S.~~ Vision clearance hazards shall be ~~avoided~~ prohibited.

~~L.~~ Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

18.13.055 - Landscape buffering standards.

A. Landscape buffers shall be in compliance with the below referenced table:

Table 1- Landscape Buffers

Abutting zone ➡	<i>Residential</i>		<i>Commercial</i>		<i>Business Park</i>		<i>Industrial</i>	
Uses on Site ⬅	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Multifamily Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

- a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
- b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.

- a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
- b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.

a. F1, Partially Sight-Obscuring Fence.

- i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.
- ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

b. F2, Fully Sight-Obscuring Fence.

- i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.
- ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:

- a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.
- b. The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.
- c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

Chapter 18.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS

18.17.050 — Fences and walls.

A. Purpose. The purpose of this section is to provide minimum regulations for fences and masonry walls, with the desired objectives of privacy and security for residents, and safety for motorists and pedestrians using the streets and sidewalks.

B. Permits. If a fence or wall is over six feet high then a building permit will be required, and the fencing/wall must meet required setbacks.

BC. Heights and Location.

1. Fences/walls not more than six feet in height may be maintained along the side yard or rear lot lines fully within the property; provided, that such wall or fence does not extend into the front yard area. The height of the fence/wall shall be measured from the finished grade.

1-2. A fence/wall shall not exceed 42 inches high in the front yard. The front yard area is the distance between the front property line and the nearest point of the building specified in the zone districts under this title. See Figure 18.17.050-1.

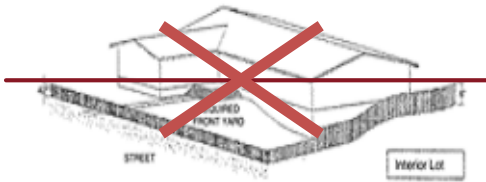


Figure 18.17.050-1 Fence Heights

G. A fence shall not exceed three and one-half feet (forty-two inches) in height in the front yard.

D. Access. No fence/wall shall be constructed so as to:

1. (1) block-Block or restrict vehicular access to a dedicated alley, access or way, or

2. (2) create-Create a traffic hazard by impairing or obstructing vision clearance from any driveway, alley, or access.

1. Fences over three and one-half feet shall not be placed in the vision clearance area on corner lots.

E. Prohibited Materials. Fiberglass sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing or wall material. unless otherwise allowed in commercial and industrial zones.

F. Temporary Fences. Vacant property and property under construction may be fenced with a maximum six-foot high, nonview-obscuring fence.

G. Measurement of Fence and Wall Height. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of such wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such wall or fence exceed the maximum height permitted for that location.

HG. Agriculture/Ranching (A/R) Exception. Barbed wire and electric fences shall be permitted on land classified A/R. All electric fences in such instances shall be clearly identified. Maintenance, repair and replacement of existing fences shall be governed by state law.

1-H Security fencing may be permitted with the following limitations:

1. The security fencing shall consist of not more than four strands of barbed wire located on the top of a six-foot high fence; and
2. The security fencing shall be associated with a commercial or industrial development.

18.17.060 - Retaining walls.

- A. Permits required. Building permits are required for retaining walls over 4'-0" in height, and for retaining walls that support additional weight (e.g. steep slopes, buildings, parking areas). Retaining walls are measured from the bottom of the footing to the top of the wall.
- B. Drainage required behind retaining wall to relieve build-up of water pressure.
- C. Exterior Facing Retaining Walls are those walls that are supporting fill. The exposed side is facing the neighboring property or right-of-way and the fill side is within the subject property. (Refer to Figure 18.17.060 1 Exterior Facing Retaining Walls).
 - a. When fence is atop the retaining wall, then the total height of wall and fence shall not exceed 42" (front yard) or 6'-0" (side and rear yards), or setback a distance of one foot for every foot in height of fence in excess of allowed height.
 - b. When retaining wall is over 30" above grade, then guards are required if on the property line.
 - c. Retaining walls over 6'-0" in height will be subject to Design Review approval.

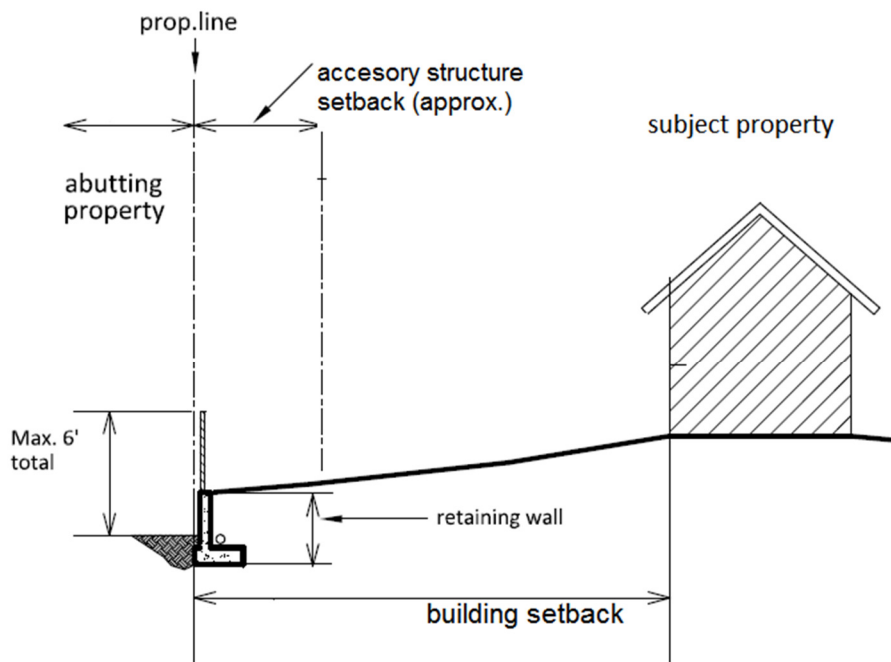


Figure 18.17.060-1 Exterior Facing Retaining Wall

D. Interior Facing Retaining Walls are those walls that are supporting cuts. The fill side of the retaining wall is facing the neighboring property and the exposed side is facing the subject property. (Refer to Figure 18.17.060 2 Interior Facing Retaining Walls)

- a. When fence is atop the retaining wall, then the total height of fence shall not exceed 42" (front) or 6'-0" (side and rear) depending on location, unless fence meets setbacks.
- b. When retaining wall is over 30" above grade, then guards are required if on the property line.

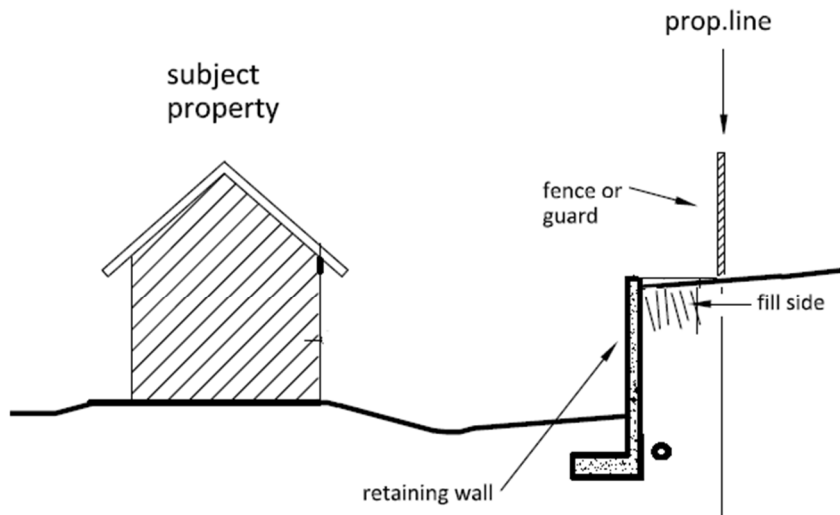


Figure 18.17.060-2 Interior Facing Retaining Wall

~~A. Where a retaining wall protects a cut below the natural grade and is located within a required yard, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at that location if no retaining wall existed. See Figure 18.17.060-1(A) Retaining Walls.~~

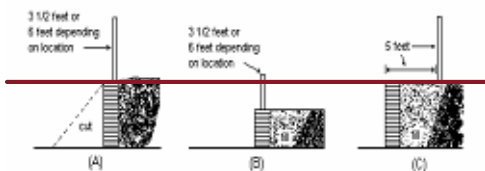


Figure 18.17.060-1 Retaining Walls

~~B. Where a retaining wall contains a fill above the natural grade, and is located within a required yard, the height of the retaining wall shall be considered as contributing to the permissible height of a fence or wall at that location. A nonsight obscuring fence up to three and one-half feet in height may be erected at the top of the retaining wall for safety. See Figure 18.17.060-1(B) Retaining Walls.~~

~~C. Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall shall be setback a distance of one foot for each one foot in height of such wall or fence. The area between the wall or fence and the retaining wall shall be landscaped and continuously maintained. See Figure 18.17.060-1(C) Retaining Walls.~~

18.26.090 - Development bonuses.

B. Residential development:

1. May increase density of residential development in accordance with the Density Transfer Standards of CMC Section 18.09.03-040 ~~(Table 2)~~ of the underlying zone, or, if a multifamily zone, then standards may reflect those of the MF-24-18 ~~attached~~ zone of CMC Section 18.09.050 ~~(Table 3)~~, if landscaping is not sacrificed.

Chapter 18.51 - COMPREHENSIVE PLAN AND ZONING AMENDMENTS

Sections:

18.51.010 - Application ~~and criteria therein~~ for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

- A. A detailed statement of what is proposed and why;
- B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;
- C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;
- D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;
- E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;
- F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;
- G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and
- H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

18.51.020 - Application review process for comprehensive plan.

The comprehensive plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW 35A.63.070—073, unless there is an emergency, with the following procedure:

- A. In the months of November and December, city staff and applicants shall complete preapplication meetings;
- B. In the month of January of each year, applicants shall submit an application form containing all of the information required by Section 18.51.010 of this chapter;
- C. The city may take as much as sixty days from the closing of the application period (January thirty-first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period. ~~In the months of February and March of each year, the city shall review all proposed changes (including any changes initiated by the city). If no amendments are received, the chairman of the planning commission shall so report to the mayor and city council, and the annual review of the comprehensive plan shall be considered completed. The city may take as much as sixty days from the closing of the application period (January thirty first) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period.~~

18.51.025 – Zoning code map and text and map amendments.

- A. Amendments to the zoning code text or other development regulations shall follow procedures for a Type IV decision legislative process per CMC 18.55.030.G, which may be adopted by the city council at any time after public notice and hearings, and planning commission consideration and recommendations as provided by law, except as provided in this chapter with respect to the official zoning map.

October 2, 2017

B. Requests for zoning map amendments shall follow procedures for a Type III decision, and include the following information with an application per CMC 18.55.030.C:

1. An application form indicating the applicant(s), application date, property information (including address, size, zoning, and current use), specific map amendment request, and other pertinent information.

2. Narrative that addresses the following criteria:

a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;

b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;

c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;

d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;

e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;

f. Specific information about the intended use and development of the property.

18.51.030 - ~~Staff report~~ Evaluation Criteria.

For consideration for any proposed amendment to either the comprehensive plan, zoning code text or, or development regulations, the planning department shall prepare and submit to the planning commission a staff report which addresses evaluates the following:

~~A. The issues set forth in this chapter;~~

~~B. Impact upon the City of Camas comprehensive plan and zoning code;~~

~~C. Impact upon surrounding properties, if applicable;~~

~~D. Alternatives to the proposed amendment; and~~

~~E. Appropriate Relevant code citations and other adopted relevant documents that may be affected by the proposed change.~~

~~F. The SEPA checklist and determination.~~

The report shall include a copy of the application for each proposed amendment, any written comments on the proposals received by the department, and shall contain the department's recommendation on adoption, rejection or deferral of each proposed change; and the SEPA checklist with the determination.

18.51.040 - Notification and hearing.

~~Upon consideration of any amendment, modification, or alteration to the comprehensive plan or zoning code, the planning commission shall hold at least one public hearing on the proposed amendment. Any person can submit written comment to the department prior to the public hearing, and/or present oral testimony at the public hearing. Notice of the time, place, and purpose of such public hearing shall be published in the official newspaper of the city in accordance with CMC Section 18.55.320 Type IV - Legislative hearing process. The hearing may be continued from time to time at the discretion of the planning commission, but no additional notices need be published.~~

18.51.050 - Council consideration and decision.

Subsequent to planning commission review and recommendation, the city council shall consider each request for an amendment to the comprehensive plan or zoning code at a public meeting, at which time the applicant will be allowed to make a presentation. Any person submitting a written comment on the proposed change shall also be allowed an opportunity to make a responsive oral presentation. Such opportunities for oral presentation shall be subject to reasonable time limitations established by the council.

October 2, 2017

- A. At minimum, the criteria the city council shall use to make a decision on a proposed amendment are as follows:
 - 1. The application and criteria established therein;
 - 2. The staff report and recommendation;
 - 3. The planning commission recommendation;
 - 4. The public interest.
- B. The city council shall make a decision by motion, resolution, or ordinance as appropriate. The city council decision on a planning commission recommendation following a public hearing shall include one of the following actions:
 - 1. Approve as recommended;
 - 2. Approve with additional conditions;
 - 3. Modify, with or without the applicant's concurrence;
 - 4. Deny (resubmittal is not allowed until the next year for comprehensive plan amendments);
 - 5. Remand the proposal back to the planning commission for further proceedings.

**INTERLOCAL AGREEMENT FOR ADJUSTING
WATER UTILITY SERVICE BOUNDARIES AND WATER
SERVICE SHUT OFF**

BETWEEN

City of Vancouver and City of Camas

THIS AGREEMENT, entered into by and between City of Vancouver (“Vancouver”) and City of Camas (“Camas”), (hereinafter referred to collectively as the Water Purveyors), WITNESS THAT:

WHEREAS, Clark County and the Water Purveyors conduct capital facilities and land use planning under the Growth Management Act as adopted by the State of Washington and subsequently amended; and

WHEREAS, RCW 70.116, *Public Water System Coordination Act*, and WAC 246-293-250 require development of a Coordinated Water System Plan, including establishment of service area boundaries by written agreement among purveyors; and

WHEREAS, the designation of water service area boundaries helps facilitate efficient planning and delivering of water services within Clark County, avoid unnecessary duplication of water services, and provide water operation predictability to the water purveyors, Clark County, and the residents served by the public water system; and

WHEREAS, the designation of water service area boundaries helps assure that available water supply sources of the Water Purveyors will be utilized in an efficient manner; and

WHEREAS, Vancouver and Camas entered an Interlocal Agreement for Adjusting or Confirming Future Water Utility Service Boundaries, effective January 10, 2012, which designated service area boundaries for the east boundary for Vancouver and the west boundary for Camas; and which was reviewed and approved by the Clark County Board of Commissioners pursuant to RCW 70.116.040; WAC 246-293-250; and 246-293-290; and

WHEREAS, without the installation of additional tanks and pumps, Vancouver cannot provide reliable water service at an adequate pressure to a portion of land currently located within Vancouver’s water service area boundary, which is shown as the “Area Proposed to be Transferred to Camas” in Exhibit ‘A’ (hereinafter “Affected Area”); and

WHEREAS, Camas’s water system has water supply at adequate pressure to provide the Affected Area with reliable water service; and

WHEREAS, it is in the best interests of Vancouver and Camas to make adjustments to the water service area boundaries such that Camas will now provide water service to the Affected Area; and

WHEREAS, Vancouver will provide sewer, stormwater and other municipal services within the Affected Area; and

WHEREAS, Vancouver engages in a lengthy process including multiple steps and actions to collect delinquent sewer and stormwater service charges. This process consists of the following, (1) past due reminder sent 25 days after the bill date to both the service address and the property owner of record, (2) past due final notice is sent 37 days after the bill date to both the service address and the property owner of record to notify that water service will be shut-off if payment is not received, (3) after the 45th day the account is past due, water service is shut-off, (4) after 12 months of non-payment, a notice of intent to file lien is mailed, (5) 30 days after the intent to file lien is sent, lien is filed with the Clark County Auditor and property owner notified, (8) after 24 months of non-payment, foreclosure process commences; and

WHEREAS, almost all of the delinquent sewer and stormwater service charges are paid during this lengthy collection process, and prior to the filing of a foreclosure action; and

WHEREAS, when other efforts fail, a cost effective mechanism for collecting payment of delinquent sewer and stormwater service charges is Vancouver's ability to shut off (terminate) water service to a property; and

NOW THEREFORE, in consideration of covenants, conditions, performances, and promises hereinafter contained the undersigned Water Purveyors hereto agree as follows:

I. Purpose

The purpose of this Agreement is to adjust Water Service Area boundaries of the Water Purveyors that are parties to this Agreement and to provide a mechanism for shut off of water service by Camas at the request of Vancouver for delinquent sewer and/or stormwater service charges.

II. Effective Date

This Agreement shall become effective upon the occurrence of the approval of this Agreement by the individual Water Purveyors' governing bodies, execution of this document by their authorized representatives, the approval of this Agreement by the Clark County Board of County Council, and recording with the County auditor.

III. Duration

This Agreement shall remain in effect with regard to the individual Water Purveyors until terminated. Such termination shall occur through the establishment of future water service boundaries with the next update of the Coordinated Water System Plan.

IV. Property

Nothing in this Agreement shall create or transfer any interest in real or personal property among Water Purveyors. In the event any adjustment of a Future Water Service Area boundary requires transfer of water facility assets from one Water Purveyor to another Water Purveyor, a separate written agreement shall address the transfer of such assets.

V. Administration

No new or separate legal or administrative entity is created to administer the provisions of this Agreement. This Agreement shall be individually administered by the respective Water Purveyors, which shall each be individually responsible for financing its own actions under this Agreement.

VI. Scope

1. **Service Area Boundaries.** The undersigned acknowledge that the map attached to this agreement identified as Exhibit 'A' clearly identifies the current western water service boundary for Camas and eastern water service boundary for Vancouver as well as the proposed water service boundary to be established through this Agreement. In addition, Exhibits B and C identify the final service boundaries for Vancouver and Camas, respectively, which will become effective upon execution of this Agreement. This signed Interlocal Agreement verifies that there are no service area conflicts with adjacent water utilities.

2. **Boundary Adjustments.** If, at some time in the future, it is in the best interests of the undersigned parties to make service area boundary adjustments, such modifications must have the written concurrence of all involved parties and the proper legislative authority/authorities, and must be noted and filed with Clark County and Washington State Department of Health.

3. **Water Service Shut Off.** After Vancouver has completed its delinquent sewer and/or stormwater service charge collection process for property that has delinquent charges, Vancouver's Public Works Director or designee may file a written request with the Camas Public Works Director or designee to shut off water service for such property. Upon receipt of the request, the Camas Public Works Director or designee will shut off the water service following the Camas procedure and requirements for shutting off water service for nonpayment of Camas water service charges. The water service shall remain shut off until the delinquent sewer and/or stormwater service charges, plus penalties, interest and fees, have been paid in full or the property owner and Vancouver have entered into a payment arrangement. The Vancouver Public Works Director or designee shall notify the Camas Public Works Director or designee when the charges have been

paid in full or the payment arrangement has been entered into. Vancouver estimates that requests to shut off water service will be infrequent.

VII. Interpretation

This Agreement has been and shall be construed as having been made and delivered in the State of Washington and it is mutually agreed and understood by the Water Purveyors that this Agreement shall be governed by the laws of the State of Washington. Venue for any lawsuit arising from or related to this Agreement shall be the Superior Court of Clark County, Washington.

VIII. Amendments/Modification

The provisions of this Agreement may be amended only upon the mutual consent of the Water Purveyors. No amendments to the terms of this Agreement shall be valid unless made in writing and formally approved and executed by the duly authorized agents of the Water Purveyors and Clark County, and recorded with the Clark County Auditor.

IX. Severability

If any section or part of this Agreement is held by a court to be invalid, such action shall not affect the validity of any other part of this Agreement.

X. Entire Agreement

This Agreement contains all of the agreements of the Water Purveyors with respect to the subject matter covered or mentioned herein, and no prior Agreement shall be effective to the contrary.

XI. Counterparts

This Interlocal Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

XII. Document Filing

The Water Purveyors agree that there shall be one (1) original of this Agreement procured and distributed for signature by the necessary officials of the Water Purveyors. Upon execution, this Agreement shall be retained by the Clark County Community Planning and each Water Purveyor shall retain one (1) copy. The Parties shall cause a copy of this Agreement to be recorded with the Clark County Auditor.

As specified in WAC 246-293-250, Service Area Agreements-Requirements, this Agreement shall become effective once this document is approved by the Clark County

Board of County Council. The Parties will ensure this Agreement is filed with the County auditor within five (5) days of approval by the Clark County Board of County Council.

This Interlocal Agreement for Adjusting Water Utility Service Boundaries and Water Service Shut Off is hereby approved.

CITY OF VANCOUVER

CITY OF CAMAS

By: _____
City Manager

By: _____
Mayor

Approved as to form:

Approved as to form:

City Attorney

City Attorney

Attest:

Attest:

City Clerk

City Clerk

APPROVED BY CLARK COUNTY BOARD OF COUNTY COUNCIL, CLARK COUNTY, WASHINGTON

Marc Boldt, Chair

John Blom, Councilor

Jeanne E. Stewart, Councilor

Eileen Quiring, Councilor

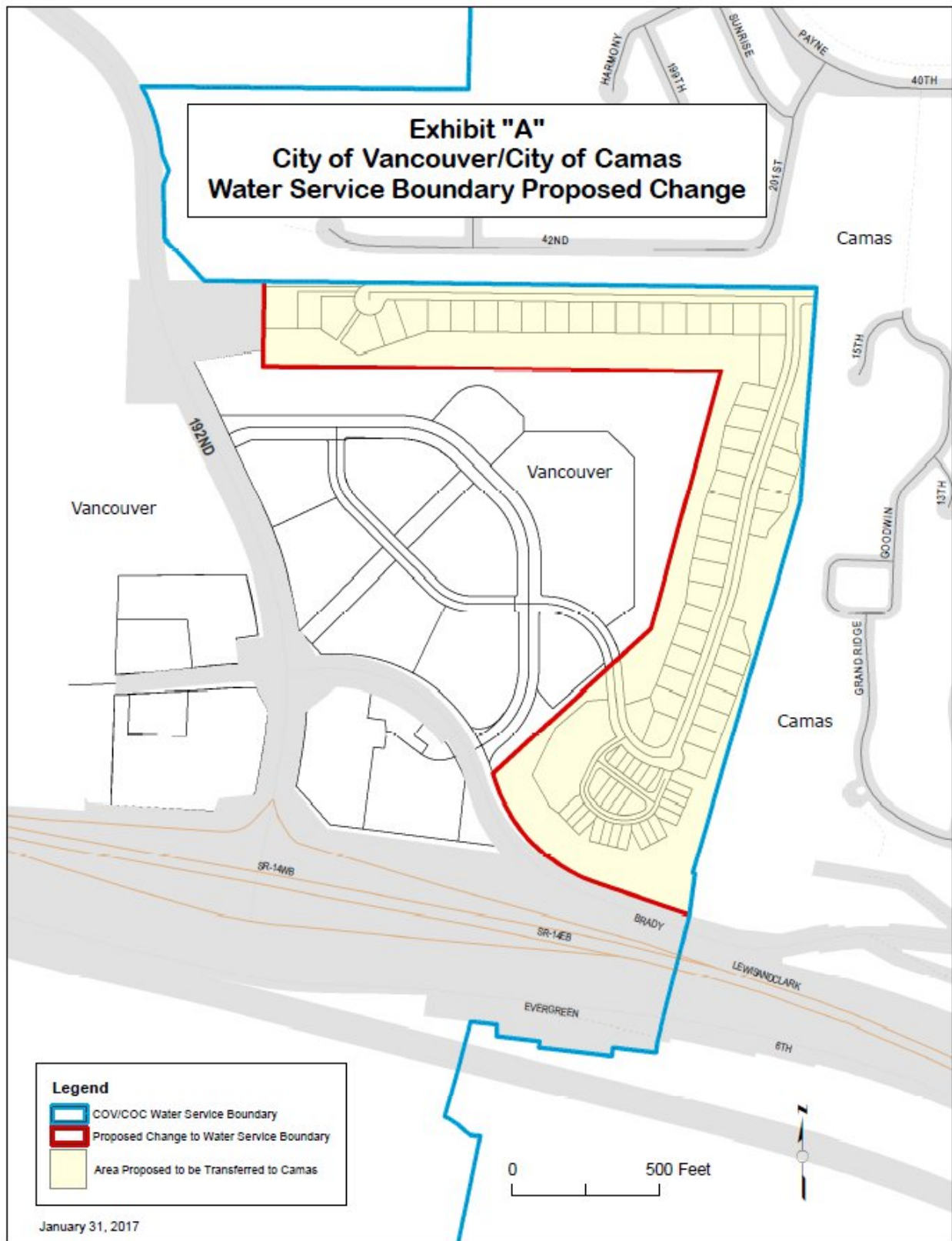
Julie Olson, Councilor

Anthony F. Golik, Clark County Prosecutor

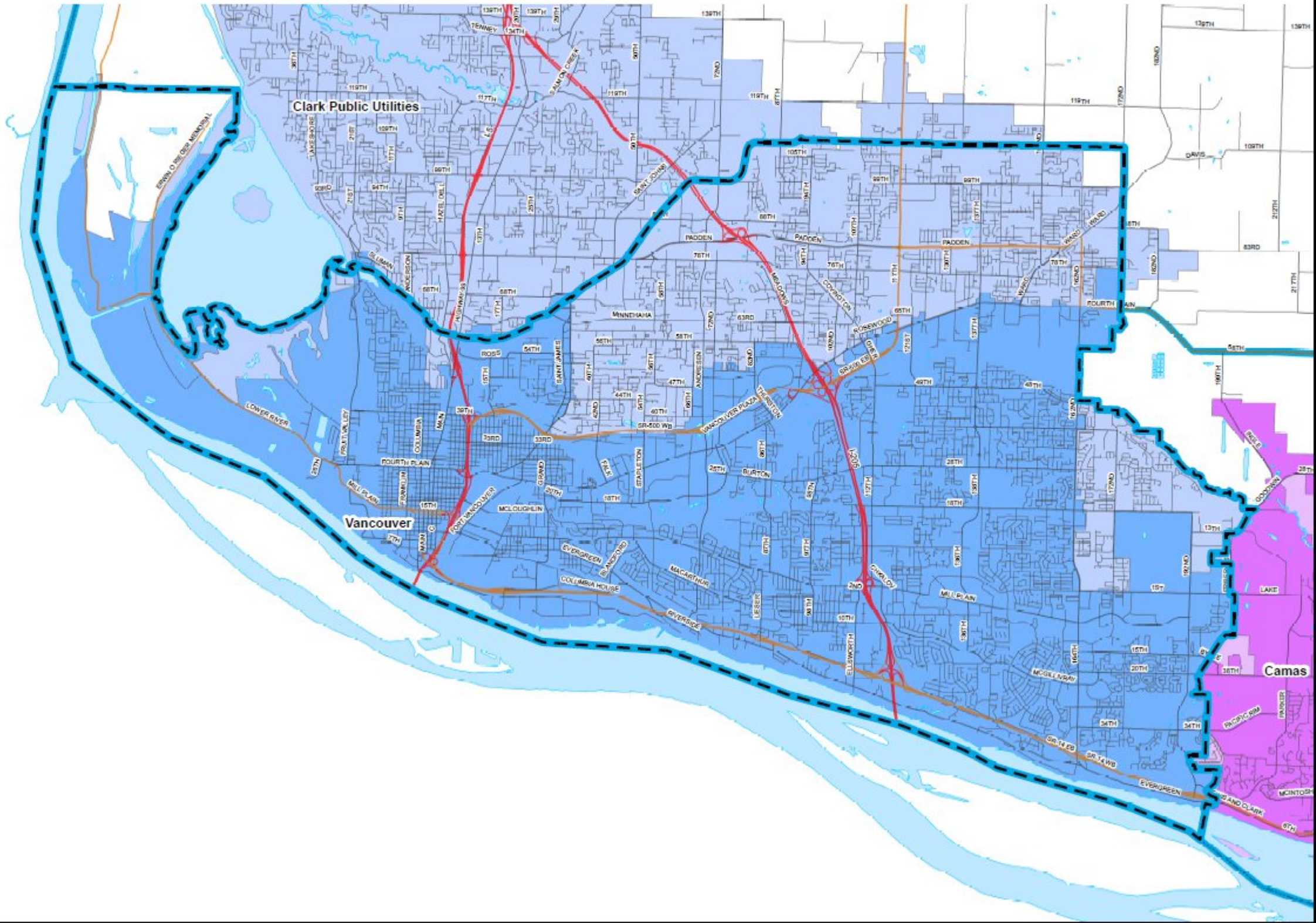
Resolution No. _____

By: _____
Christine Cook, Senior Deputy Prosecuting Attorney

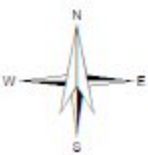
Date: _____



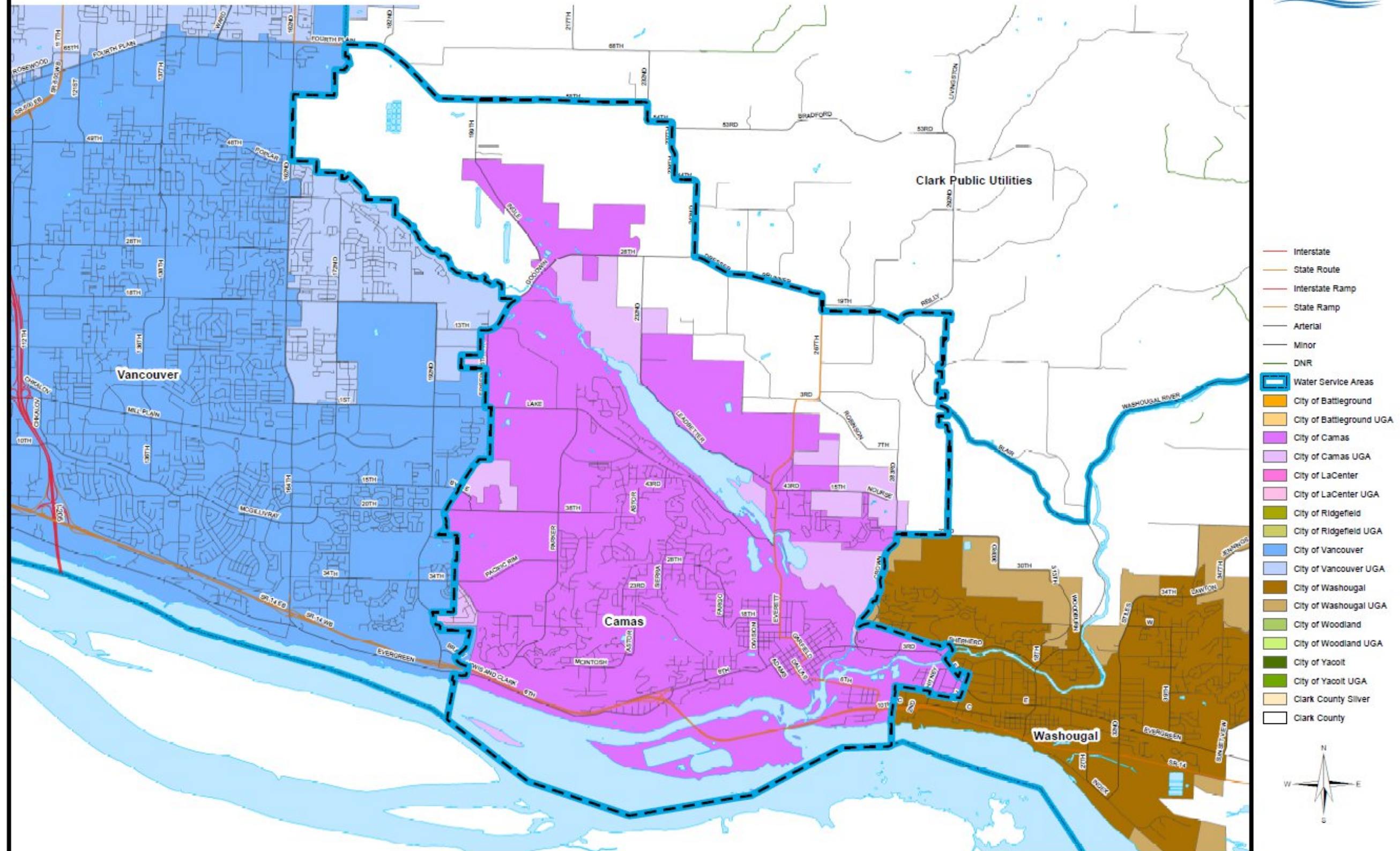
Vancouver Water Service Area - Exhibit B

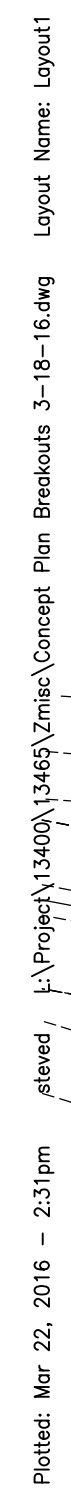


- Interstate
- State Route
- Interstate Ramp
- State Ramp
- Arterial
- Minor
- DNR
- Water Service Areas
- City of Battleground
- City of Battleground UGA
- City of Camas
- City of Camas UGA
- City of LaCenter
- City of LaCenter UGA
- City of Ridgefield
- City of Ridgefield UGA
- City of Vancouver
- City of Vancouver UGA
- City of Washougal
- City of Washougal UGA
- City of Woodland
- City of Woodland UGA
- City of Yacolt
- City of Yacolt UGA
- Clark County Silver
- Clark County



Camas Water Service Area - Exhibit C





**INTERLOCAL AGREEMENT: EMERGENCY INTERTIE
BETWEEN WATER SYSTEM OPERATIONS OF
THE CITY OF VANCOUVER
AND
THE CITY OF CAMAS**

THIS AGREEMENT is made and entered into this ____ day of September, 2017, by and between the City of Camas, a municipal corporation of the State of Washington, and the City of Vancouver, a municipal corporation of the State of Washington, hereinafter referred to as the “Parties”.

IN CONSIDERATION of the mutual promises, agreements, and covenants contained herein, it is hereby agreed, by and between the Parties, as follows:

RECITALS

WHEREAS, the Parties have developed a Coordinated Water System Plan (“CWSP”) pursuant to the Public Water System Coordination Act of 1977, RCW Chapter 70.116; and

WHEREAS, the CWSP designates individual water service areas to avoid unnecessary duplication; and

WHEREAS, the CWSP anticipates the development of physical interconnection of those water systems at points known as interties; and

WHEREAS, water system interties provide mutual benefits to water system operators by creating water supply redundancies; and

WHEREAS, the City of Vancouver and the City of Camas are authorized by Chapter 39.34 RCW, the Interlocal Cooperation Act, to enter into cooperative agreements to jointly exercise their powers, privileges and authorities; and

WHEREAS, the Parties are entering into this Agreement to provide water service to each other during emergency conditions.

NOW THEREFORE, the City of Vancouver and the City of Camas having entered into this Agreement by their signature, agree with the following:

Section 1. PURPOSE

The purpose of this Agreement is to provide emergency water service to the requesting Party at a mutually acceptable intertie location. The intertie location is identified on Exhibit ‘A.’

Section 2. CONDITIONS OF SERVICE

A. Metering

A water meter that can serve water flowing in both directions will be installed at the intertie location. The City of Vancouver will set, own and maintain the water meter.

B. Other Infrastructure

Each purveyor will own and maintain the intertie infrastructure on its respective side up to the intertie meter, including all fittings, valves, pressure reducing valves, booster pumps, piping, electrical connections, and pressure gauges. The City of Vancouver will own and maintain the meter and the meter vault and all other associated appurtenances within the vault.

C. Cost of Service

The cost of the water supplied though an intertie shall be based on the supplying Party's then current service rates, as follows:

1. When the City of Camas supplies water to the City of Vancouver, the usage charge will be based on the most current schedule of rates for the size of the meter installed based on the Inside City Commercial rate.
2. When the City of Vancouver supplies water to the City of Camas, the usage charge will be based on the inside city limits commercial rate.

Charges will be limited to water usage. There will be no monthly or system development charges.

D. Service Limitations

The Parties will use the intertie only for emergency water service. Emergency water service is defined as service during any event that requires either Party's water supply to be augmented on a temporary emergency basis and is not intended to supply base or peak supply. Because this Agreement covers only emergency water service, there is no specific time period in which water will be provided; emergency water service may be requested at any time.

Either Party can refuse to provide emergency water service if such use could result in a degradation of water quality. The City of Vancouver and the City of Camas will monitor water quality at the intertie and each water purveyor will continue to be responsible for water quality monitoring within their system. Each Party shall immediately notify the other in the event of any failed coliform bacteria sample within the system and shall discuss any potential necessary actions.

Either Party can refuse to provide emergency water service if the water is needed for their own system.

Each Party shall use reasonable efforts to provide an uninterrupted supply of water. However, neither Party guarantees the availability of water through the intertie at all times because of each Party's respective needs and water demands. Further, either Party may close the intertie until sufficient water supply exists to make water available for use by the other Party.

The volume of water made available by the supplying utility will be dependent on the size of the intertie meter and the capacity available from the supplying water system.

Neither Party will be liable for any loss or damage attributed to their failure to provide water through the intertie.

Either Party can choose to abandon the intertie if the cost to alter, maintain or replace the connection exceeds the benefit to either Party.

The City of Vancouver and the City of Camas will work together to design, construct and maintain future interties where financially feasible.

Operation of the intertie shall be under the mutual consent of the City of Vancouver Water Operations Superintendent and City of Camas Utilities Manager. Each Party shall notify the other Party in writing at least twelve (12) hours in advance of the time either party desires to receive water through the intertie. Such notice shall be delivered in person to ensure it is timely received. If an emergency requires immediate use of the intertie, verbal notification and approval will be permitted, with follow-up written notification to occur as soon as practicable under the circumstances. Follow-up written notification of such emergency request shall be made by each Party to the other party within not more than three (3) days after the initiation of such emergency water usage. Upon receiving a request, the responding Party will provide available water service within a reasonable amount of time.

Section 4. GENERAL TERMS

A. Force Majeure

Notwithstanding anything contained in this Agreement to the contrary, neither Party will be deemed liable or to be in default for any delay or failure in performance under this Agreement deemed to result from acts of God, acts of civil and military authority, acts of public enemy, war, or any like cause beyond the Parties reasonable control.

B. Parties' Interests

Neither Party shall by virtue of this Agreement acquire any proprietary or governmental interest in the water system of the other Party. Each Party shall be solely responsible for the operation and maintenance of its own system of water distribution.

C. Water Use Efficiency Programs

Water use efficiency programs, data collection, water demand forecasting and other operational matters will be coordinated between the City of Vancouver and the City of Camas through the CWSP. Additional coordination activities are not necessary for emergency interties.

D. Severability

Should any provision of this Agreement be held by a tribunal of competent jurisdiction to be invalid or unenforceable, the remainder of the Agreement will remain in full force and effect.

E. Assignment

Neither Party shall assign this Agreement, or any rights under it, or delegate any obligations under it, without first obtaining the written consent of the other Party.

F. Amendments

This Agreement may only be changed, modified, or amended upon the unanimous written approval of both parties.

G. Third Parties

The terms of this Agreement are not intended to establish or create any rights in any persons or entities other than the Parties to this Agreement.

H. Employment Status

In providing services under this Agreement, none of the officers, officials, agents or employees of the parties hereto are employees of the other party to this Agreement for any purpose, including responsibility for any Federal or State tax, industrial insurance, or Social Security liability.

I. Administration

No new or separate legal or administrative entity is created to administer the provisions of this Agreement. This Agreement shall be administered by the respective parties to this Agreement, which shall each be individually responsible for financing its own actions pursuant to this Agreement.

J. Choice of Law

This Agreement is made and entered in the State of Washington. Any dispute concerning its terms shall be determined by the courts of competent jurisdiction in and for Clark County, Washington.

K. Effective Date and Duration

This Agreement shall become effective upon the occurrence of the approval of this Agreement by the Parties' respective governing bodies, execution of this document by their authorized representatives, and recording with the County auditor. This Agreement shall remain in effect until terminated by either Party in accordance with this Agreement.

L. Termination

Either party may terminate this Agreement by providing sixty (60) days prior written notice to the other party. Upon termination, each party continues to own, is responsible for, and may dispose of the intertie infrastructure for which they are the designated owner through this Agreement.

M. Notices

Any notice to be given or any documents to be delivered by any party to the other shall be delivered in person or, if not urgent, sent by regular U.S. mail and addressed to the parties to this Agreement at the following addresses:

For the City of Vancouver:

Director of Public Works
City of Vancouver
415 W. 6th Street
P.O. Box 1995
Vancouver, WA 98668-1995

For the City of Camas:

Public Works Director
City of Camas
616 NE 4th Avenue
Camas, WA 98607

N. Entire Agreement

This Agreement comprises the entire understanding between the City of Vancouver and the City of Camas with respect to the subject matter hereof, and there are no

representations, inducements, promises, or agreements, oral or otherwise, not embodied herein. Any and all prior negotiations, discussions, commitments, and understandings relating hereto are merged herein.

O. Counterparts

This Interlocal Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

P. Filing

The Parties agree that there shall be two (2) duplicate originals of this Interlocal Agreement procured and distributed for signature by the necessary officials of the parties. Upon execution, one executed original of this Interlocal Agreement shall be retained by each Party. Within five (5) days from the date of execution of this Interlocal Agreement, the Parties will cause a copy of this Agreement to be filed with the County auditor in accordance with Chapter 32, Laws of Washington 2006 (RCW 39.34.040). Upon execution of the originals and filing of a copy with the County auditor, each such duplicate original shall constitute an agreement binding upon all Parties.

IN WITNESS WHEREOF, the parties have executed this agreement at Vancouver, Washington this _____ day of September, 2017.

CITY OF VANCOUVER

CITY OF CAMAS

By: _____
City Manager

By: _____
Mayor

Approved as to form:

Approved as to form:

City Attorney

Attest:

City Clerk

City Attorney

Attest:

City Clerk

