



## **City Council Regular Meeting Agenda Tuesday, January 02, 2024, 7:00 PM Council Chambers, 616 NE 4th AVE**

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*NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)*

### **To observe the meeting** (no public comment ability)

- go to [www.cityofcamas.us/meetings](http://www.cityofcamas.us/meetings) and click "Watch Livestream" (left on page)

### **To participate in the meeting** (able to public comment)

- go to <https://us06web.zoom.us/j/81528202496>

(public comments may be submitted to [publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us))

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## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **OATH OF OFFICE**

1. Oath of Office - Mayor Hogan  
Presenter: Shawn MacPherson, City Attorney  
Time Estimate: 5 minutes
2. Oath of Office - Council Member Carter  
Presenter: Shawn MacPherson, City Attorney  
Time Estimate: 5 Minutes
3. Oath of Office - Council Member Nohr  
Presenter: Shawn MacPherson, City Attorney  
Time Estimate: 5 Minutes
4. Oath of Office - Council Member Senescu  
Presenter: Shawn MacPherson, City Attorney  
Time Estimate: 5 Minutes
5. Oath of Office - Council Member Svilarich  
Presenter: Shawn MacPherson, City Attorney  
Time Estimate: 5 Minutes

## **PUBLIC COMMENTS**

This is the public's opportunity to comment about any item on the agenda, including items up for final Council action.

## **CONSENT AGENDA**

*NOTE: Consent Agenda items may be removed for general discussion or action.*

6. [December 18, 2023 Camas City Council Regular and Workshop Meeting Minutes](#)
7. Automated Clearing House and Claim Checks Approved by Finance Committee
8. [Final Plat Approval for Green Mountain Estates Phase 6 Subdivision  
\(Submitted by Madeline Sutherland, Planner\)](#)
9. [\\$2,082.08 Unpaid Final Utility Bill Write-off from Previous Property Owner  
\(Submitted by Cathy Huber Nickerson, Finance Director\)](#)

## **NON-AGENDA ITEMS**

10. Staff
11. Council

## **MAYOR**

12. Mayor Announcements
13. [2024 Council Appointments](#)
14. Mayor Pro Tem Appointment

## **MEETING ITEMS**

## **PUBLIC COMMENTS**

## **CLOSE OF MEETING**



**City Council Workshop Minutes - Draft**  
**Monday, December 18, 2023, 4:30 PM**  
**Council Chambers, 616 NE 4th AVE**

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*NOTE: Please see the published Agenda Packet for all item file attachments*

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## **CALL TO ORDER**

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

## **ROLL CALL**

**Present:** Council Members Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein, Leslie Lewallen, John Nohr, and Jennifer Senescu

**Staff:** Sydney Baker, James Carothers, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Trang Lam, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Madeline Sutherland, Connie Urquhart, and Steve Wall

**Press:** Kelly Moyer, Camas-Washougal Post Record (joined at 4:40 p.m.)

## **PUBLIC COMMENTS**

Madeline Lyne, Camas, commented about litter along Northwest Brady Road.

## **WORKSHOP TOPICS**

1. Downtown Camas Association (DCA) Report to Council  
 Presenter: Carrie Schulstad and Sarah Laughlin

This item was for Council's information only.

2. Northwest 38<sup>th</sup> Avenue Wetland Mitigation Professional Services Agreement Amendments  
 Presenter: James Carothers, Engineering Manager

This item was placed on the December 18, 2023 Regular Meeting Consent Agenda for Council's consideration.

3. Introduction of Clark County Ordinance 2023-11-02 Camping and Outside Habitation  
 Presenter: Doug Quinn, City Administrator

This item was for Council's information. Mayor Hogan asked the Homelessness Strategy Ad Hoc Committee which includes Council Members Boerke, Carter, and

Lewallen to bring forward recommendations at the January 16, 2024 City Council Workshop Meeting.

4. State Requirements for Middle Housing and Accessory Dwelling Units  
Presenter: Alan Peters, Community Development Director and Madeline Sutherland, Planner

This item was for Council's information only.

5. Staff Miscellaneous Updates  
Presenter: Doug Quinn, City Administrator

Due to time constraints, this item was moved to the December 18, 2023 City Council Regular Meeting.

## **COUNCIL COMMENTS AND REPORTS**

Due to time constraints, this item was moved to the December 18, 2023 City Council Regular Meeting.

## **PUBLIC COMMENTS**

Cassi Marshall, Camas, commented about the Port of Camas-Washougal.

Noelle Lovern, Vancouver, commented about state required housing policies.

Marie Tabata-Callerame, Vancouver, commented about Lacamas Shores.

## **CLOSE OF MEETING**

The meeting closed at 6:32 p.m.



**City Council Regular Meeting Minutes – Draft**  
**Monday, December 18, 2023, 7:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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*NOTE: Please see the published Agenda Packet for all item file attachments*

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**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Council Members Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein, Leslie Lewallen, John Nohr, and Jennifer Senescu

Staff: Sydney Baker, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Trang Lam, Shawn MacPherson, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Connie Urquhart, and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post Record (joined at 7:09 p.m.)

**PUBLIC COMMENTS**

Stephen Dabasinskas, Camas, commented about equipment purchasing.

Steve Kern, Camas, commented about Crown Park.

Greg Anderson, Camas, commented about Council Member Chaney.

Jane Fielding, Camas, commented about the Weakley Road Annexation.

Katie Fielding, Camas, commented about the Weakley Road Annexation.

Margaret Tweet, Camas, commented about the bid process.

**CONSENT AGENDA**

1. December 4, 2023 Camas City Council Regular and Workshop Meeting Minutes
2. \$1,226,496.37 Automated Clearing House 700311-700338 and Claim Checks 156375-156541 Approved by Finance Committee
3. Interlocal Agreement for 2023-2029 Commute Trip Reduction (Submitted by James Carothers, Engineering Manager)

4. \$598,900.00 Windsor Engineering Inc. City Facilities HVAC, Electrical and Plumbing Improvements  
(James Carothers, Engineering Manager)
5. Interlocal Agreement with Clark County for an Update to the Comprehensive Solid Waste Management Plan  
(Submitted by Steve Wall, Public Works Director)
6. \$21,000.00 Ecological Land Services (ELS) Northwest 38th Avenue Phase 1 Wetland Mitigation and Monitoring Professional Services Agreement Amendment 3  
(Submitted by James Carothers, Engineering Manager)
7. \$49,450.00 Ecological Land Services (ELS) Northwest 38th Avenue Phase 2 Wetland Mitigation and Monitoring Professional Services Agreement Amendment 4 (Submitted by James Carothers, Engineering Manager)
8. Department of Commerce Middle Housing Planning Grant Agreement  
(Submitted by Alan Peters, Community Development Director)
9. Crown Park and South Lacamas Creek Trailhead Improvement Projects Equipment Purchase  
(Submitted by Trang Lam, Parks & Recreation Director)

**Council Member Lewallen asked that item number eight (8) Department of Commerce Middle Housing Planning Grant Agreement and item number nine (9) Crown Park and South Lacamas Creek Trailhead Improvement Projects, be removed from the Consent Agenda for further discussion.**

**It was moved by Hein, and seconded, to approve the Consent Agenda as amended. The motion carried unanimously.**

#### **NON-AGENDA ITEMS**

10. Staff  
  
Quinn commented about the Camas-Washougal Fire Department Interlocal Agreement.  
  
MacPherson thanked Council Member Chaney for his service to the City of Camas.
11. Council

Carter attended the Finance Committee, Port of Camas-Washougal, and the Joint Policy Advisory Committee (JPAC) meetings and commented about a volunteer coordinator position. Carter thanked Council Member Chaney for his service to the City of Camas.

Hein participated in the Wreaths Across America event and attended the City of Camas employee holiday luncheon, and the Finance Committee Meeting. Hein commented about a

volunteer coordinator position and thanked Council Member Chaney for his service to the City of Camas.

Lewallen attended the Wreaths Across America event and the City of Camas employee holiday luncheon. Lewallen thanked volunteers for their efforts during the holiday season and thanked Council Member Chaney for his service to the City of Camas.

Boerke commented about the Lacamas Shores Biofilter and the City's bid process. Boerke thanked Council Member Chaney for his service to the City of Camas.

Nohr thanked Council Member Chaney for his service to the City of Camas.

Senescu attended the City of Camas employee holiday luncheon and met with citizens regarding the Weakley Road Annexation and the Camas Little League. Senescu thanked Council Member Chaney for his service to the City of Camas.

Chaney thanked the citizens of Camas for allowing him to serve his community and thanked the other Council Members and city staff for their efforts. Chaney commented about the ten (10) Camas Mayors that he has worked with and about recognizing Camas businesses in the future.

## **MAYOR**

### 12. Mayor Announcements

Hogan thanked and congratulated Council Member Chaney for his service to the City of Camas.

## **MEETING ITEMS**

### 13. Ordinance No. 23-022 Weakley Road Annexation Presenter: Robert Maul, Planning Manager

**It was moved by Nohr, and seconded, to adopt Ordinance 23-022 Weakley Road Annexation and publish according to law. The motion passed with majority vote.**

**Boerke – Yay  
Carter – Yay  
Chaney – Yay  
Hein – No  
Lewallen – No  
Nohr – Yay  
Senescu – Yay**

### 14. Resolution No. 23-011 Right of Way Vacation Request for 1804 NW Edgehill Drive Presenter: Rob Charles, Utilities Manager

**It was moved by Carter, and seconded, to adopt Resolution 23-011 Right of Way Vacation Request for 1804 NW Edgehill Drive. The motion passed unanimously.**

## ITEMS REMOVED FROM THE CONSENT AGENDA

8. Department of Commerce Middle Housing Planning Grant Agreement  
(Submitted by Alan Peters, Community Development Director)

Peters explained the agreement and discussion ensued.

**It was moved by Boerke, and seconded, to approve the Department of Commerce Middle Housing Grant Agreement. The motion passed unanimously.**

9. Crown Park and South Lacamas Creek Trailhead Improvements Projects  
Equipment Purchase  
(Submitted by Trang Lam, Parks and Recreation Director)

Lam explained the equipment purchasing project process and discussion ensued.

**It was moved by Hein, and seconded, to approve the Crown Park and South Lacamas Creek Trailhead Improvement Projects Equipment Purchase. The motion passed with majority vote.**

**Boerke – Yay**  
**Carter – Yay**  
**Chaney – Yay**  
**Hein – Yay**  
**Lewallen – No**  
**Nohr – Yay**  
**Senescu – Yay**

## PUBLIC COMMENTS

Katie Fielding, Camas, commented about the Weakley Road Annexation.

Steve Kern, Camas, commented about Crown Park.

Margaret Tweet, Camas, commented about Crown Park.

Rachel Wilmoth, Camas, commented about the Weakley Road Annexation.

## EXECUTIVE SESSION

18. Executive Session – Topic: Potential Litigation (RCW 42.30.110)  
Time Estimate: 20 Minutes

The Council met in Executive Session to discuss potential litigation. Executive session began at 8:16 p.m.

Those in attendance were Mayor Hogan and Council Members Boerke, Carter, Chaney, Hein, Lewallen, Nohr, and Senescu. Staff members were Shawn



MacPherson, City Attorney, Doug Quinn, City Administrator, Cliff Free, Fire Chief, and Cathy Huber Nickerson, Finance Director.

Mayor Hogan reconvened the meeting at 8:36 p.m.

**It was moved by Chaney, and seconded, to approve the city entering into an amendment to the Interlocal Agreement for Formation and Operation of the Camas-Washougal Fire Department providing for an extension of the term under Section 2 to no later than January 31, 2024 and amending Section 19 to allow for any termination notice issued by either party after January 1, 2024 to be effective as of December 31, 2023 and in the event the City of Washougal had not approved and executed such amendment by December 27, 2023 that the City is authorized to issue pursuant to section 19.2 of the Agreement a 24-month notice of termination. The motion carried unanimously.**

#### **CLOSE OF MEETING**

The meeting closed at 8:41 p.m.



## Staff Report – Consent Agenda

January 2, 2024, Council Regular Meeting

Final Plat Approval for Green Mountain Estates Ph. 6 Subdivision (Submitted by Madeline Sutherland, Planner)

Phone	Email
360.817.1568	msutherland@cityofcamas.us

**BACKGROUND:** Green Mountain Estates Ph. 6 is a 43-lot residential subdivision located at the northwest corner of the Green Mountain Estates Development. The site is bordered to the north and west by unincorporated Clark County. To the east are Phases 5A and 5B of Green Mountain Estates. To the south is Phase 4A.

LOCATION: Parcel Number(s): 173193000

OWNER: GME Development, LLC  
PO Box 61426  
Vancouver, WA 98666

ZONING: Single-Family Residential R-10

TOTAL SITE AREA: 14.98 acres

LOTS: 43 residential lots

**SUMMARY:** A public hearing before the Hearings Examiner was held on March 30, 2016, and a land use decision with conditions of approval was issued for the subdivision on June 24, 2016, for the Green Mountain Estates Subdivision.

The applicant is requesting final plat approval. Except for punch list items, the site improvements have been completed. Final acceptance will not be issued until the remaining punch list items have been completed in accordance with Camas Municipal Code (CMC) Section 17.21.070.

Staff has reviewed the final plat drawings, lot closures, CC&R's, and all other associated final platting documents.

### **FINAL PLAT APPROVAL CRITERIA (CMC 17.21.060.E):**

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

- have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
  5. That the plat is in substantial conformance with the approved preliminary plat; and
  6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

**Finding:** Staff finds the submitted plat meets the requirements of CMC 17.21.060.E listed above, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

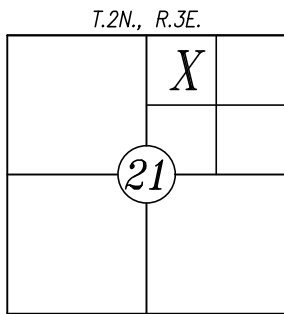
**BENEFITS TO THE COMMUNITY:** The development of this site implements several Comprehensive Plan goals and policies, including the Park and Open Space Comprehensive Plan and the Camas Municipal Code, as discussed in the staff report to the Hearings Examiner.

**BUDGET IMPACT:** Revenues will be generated from building permits issued for the 43 new residential lots.

**RECOMMENDATION:** Staff recommends that Council approve the final plat for the Green Mountain Estates Ph. 6 Subdivision.

# GREEN MOUNTAIN ESTATES PHASE 6, A PLAT COMMUNITY

A SUBDIVISION IN THE NW 1/4, OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY OF CAMAS FINAL ORDER SUB#15-02  
DECEMBER, 2023



## CITY OF CAMAS MAYOR

APPROVED BY \_\_\_\_\_  
MAYOR DATE

## CITY OF CAMAS FINANCE DIRECTOR

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

CITY OF CAMAS FINANCE DIRECTOR DATE

## CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF CMC TITLE 17 AND WITH THE PRELIMINARY PLAT APPROVAL;

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

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

APPROVED BY \_\_\_\_\_  
CITY OF CAMAS ENGINEER DATE

## CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY \_\_\_\_\_  
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE

## CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY \_\_\_\_\_  
CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE

## PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

## SURVEY REFERENCES

- PLAT OF COUNTRY VIEW ESTATES - PHASE 1 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 344, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF COUNTRY VIEW ESTATES - PHASE 2 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 345, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BY H. THOMAS LAIRD JR. (PLS 21490) RECORDED IN BK. 42 OF SURVEYS, AT PG. 102, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR ERIC LOUCKS BY BLUHM ASSOCIATES LAND SURVEYORS, INC. RECORDED IN BK. 48 OF SURVEYS, AT PG. 141, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BOB HANSON BY AKS ENGINEERING AND FORESTRY, LLC RECORDED IN BK. 63 OF SURVEYS, AT PG. 053, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 2 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 42, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 3 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 99, RECORDS OF CLARK COUNTY, WASHINGTON.

## CLARK COUNTY ASSESSOR

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

### GREEN MOUNTAIN ESTATES - PHASE 6

SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

## CLARK COUNTY AUDITOR

ATTESTED BY \_\_\_\_\_  
CLARK COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ AM/PM.

AUDITORS FILE NO. \_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_, AT PAGE \_\_\_\_\_.

## PLAT NOTES

- A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CONDITIONS, COVENANTS & RESTRICTIONS (C.C.&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE PERMITTED.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED ACCORDING TO THE APPROVED PLANS AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY OF CAMAS.
- MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 40%.
- AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES.
- AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$97.18 FEE PER LOT, PAYABLE TO THE CITY OF VANCOUVER, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON NE 13TH ST.
- AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$1,235.77 FEE PER LOT, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE NORTH SHORE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AND APPROVED AS THE "NORTH URBAN GROWTH AREA - SEWER TRANSMISSION SYSTEM" OR NUGA-STS).
- WETLANDS, STREAMS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USACE REF: NWS-2017-22 PREPARED BY THE RESOURCE COMPANY, INC. DATED APRIL 18, 2017 ON FILE WITH THE CITY OF CAMAS AS REQUIRED FOR THE APPROVAL OF THIS FINAL PLAT. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY OF CAMAS AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.
- TREE TOPPING IS NOT PERMITTED WITH THIS DEVELOPMENT, NOR REMOVAL OF MORE THAN 20% OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY OF CAMAS. REQUIRED STREET TREES AND BACKYARD TREES SHALL BE PROMPTLY REPLACED FOLLOWING REMOVAL WITH AN APPROVED SPECIES.
- ONE STREET TREE AND ONE BACKYARD TREE SHALL BE MAINTAINED IN GOOD HEALTH FOR EACH LOT AND REPLACED ONLY WHEN HAZARDOUS.
- THE GREEN MOUNTAIN ESTATES SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
- ENTRANCE INTO CLARK COUNTY'S CONSERVATION LANDS FROM INDIVIDUAL LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM CLARK COUNTY.
- THE GREEN MOUNTAIN ESTATES SUBDIVISION, OF WHICH THIS PLAT OF PHASE 6 IS A PART, IS LOCATED ADJACENT TO CLARK COUNTY CONSERVATION LAND, LYING NORTH OF THE NORTH LINE OF THE NE 1/4 OF SECTION 21 AS SHOWN HEREON, MANAGED FOR SUSTAINABLE FORESTRY ON WHICH A VARIETY OF FORESTRY OPERATIONS MAY OCCUR THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. POTENTIAL DISCOMFORTS OR INCONVENIENCES MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST OR OPERATION OF MACHINERY DURING ANY TWENTY-FOUR (24) HOUR PERIOD.

## RESTRICTIONS

- THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THAT AVIATION EASEMENT IN FAVOR OF THE PORT OF CAMAS-WASHOUGAL RECORDED OCTOBER 8, 2019 UNDER AUDITOR'S FILE NO. 5657931 EAS, RECORDS OF CLARK COUNTY, WASHINGTON.

## PHASE 6 SUBMITTED TO THE PLAT COMMUNITY

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT C OF THAT LOT SEGREGATION RECORDED JULY 27, 2017, UNDER AUDITOR'S FILE NO. 5426851 BLA SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CAMAS, CLARK COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 88° 58' 07" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1750.45 FEET TO THE NORTHWEST CORNER OF GREEN MOUNTAIN ESTATES PHASE 5A, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 312 OF PLATS AT PAGE 253, RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88° 58' 07" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 851.99 FEET TO THE NORTHEAST CORNER OF THAT PARCEL CONVEYED TO GWENNA MERRITT BY THAT QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5422755, RECORDS OF SAID COUNTY;

THENCE SOUTH 01° 27' 15" WEST, ALONG THE EAST LINE OF SAID MERRITT PARCEL AND ALONG THE EAST LINE OF THAT RIGHT-OF-WAY DEDICATION TO THE CITY OF CAMAS RECORDED UNDER AUDITOR'S FILE NUMBER 5580912D, A DISTANCE OF 871.34 FEET TO THE NORTHWEST CORNER OF GREEN MOUNTAIN ESTATES PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 312 OF PLATS AT PAGE 99, RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID GREEN MOUNTAINS ESTATES PHASE 3 THE FOLLOWING COURSES:

THENCE SOUTH 88° 32' 45" EAST, A DISTANCE OF 159.10 FEET;

THENCE NORTH 76° 00' 30" EAST, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 13° 59' 30" EAST, A DISTANCE OF 101.04 FEET TO THE NORTHWEST CORNER OF GREEN MOUNTAIN ESTATES PHASE 4A, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 312 OF PLATS AT PAGE 201, RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID GREEN MOUNTAINS ESTATES PHASE 4A THE FOLLOWING COURSES:

THENCE NORTH 76° 00' 30" EAST, A DISTANCE OF 305.56 FEET TO A 124.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 124.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12° 49' 53", AN ARC DISTANCE OF 27.77 FEET;

THENCE NORTH 63° 10' 37" EAST, A DISTANCE OF 87.81 FEET TO A 126.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID 126.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19° 02' 13", AN ARC DISTANCE OF 41.86 FEET;

THENCE NORTH 82° 12' 49" EAST, A DISTANCE OF 25.63 FEET;

THENCE NORTH 07° 47' 11" WEST, A DISTANCE OF 8.33 FEET TO THE SOUTHERLY LINE OF GREEN MOUNTAIN ESTATES PHASE 5A, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 312 OF PLATS AT PAGE 253, RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING COURSES ALONG THE SOUTHWESTERLY AND WEST LINE OF SAID GREEN MOUNTAIN ESTATES PHASE 5A:

THENCE SOUTH 52° 24' 40" WEST, A DISTANCE OF 1.39 FEET;

THENCE NORTH 37° 35' 20" WEST, A DISTANCE OF 102.15 FEET;

THENCE NORTH 38° 40' 04" EAST, A DISTANCE OF 58.35 FEET TO A 43.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID 43.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 30° 09' 54" WEST, 31.05 FEET), THROUGH A CENTRAL ANGLE OF 42° 20' 04", AN ARC DISTANCE OF 31.77 FEET;

THENCE SOUTH 81° 00' 08" WEST, A DISTANCE OF 39.03 FEET;

THENCE NORTH 36° 35' 57" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 53° 24' 03" EAST, A DISTANCE OF 152.74 FEET;

THENCE NORTH 33° 12' 09" EAST, A DISTANCE OF 137.17 FEET;

THENCE NORTH 44° 35' 33" EAST, A DISTANCE OF 220.28 FEET;

THENCE NORTH 01° 01' 53" EAST, A DISTANCE OF 27.04 FEET;

THENCE NORTH 88° 58' 07" WEST, A DISTANCE OF 62.24 FEET;

THENCE NORTH 01° 01' 53" EAST, A DISTANCE OF 77.45 FEET;

THENCE SOUTH 88° 58' 07" EAST, A DISTANCE OF 9.43 FEET;

THENCE NORTH 01° 01' 53" EAST, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 15.00 ACRES.

## DEED REFERENCE

GRANTOR: GREEN MOUNTAIN ESTATES LLC  
GRANTEE: GME DEVELOPMENT, LLC  
AF#: 5625397 D  
DATE: 07/11/2019

GRANTOR: GREEN MOUNTAIN ESTATES, LLC  
GRANTEE: GREEN MOUNTAIN ESTATES, LLC  
AF#: 5426851 BLA  
DATE: 07/27/2017

## DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR GREEN MOUNTAIN ESTATES RECORDED UNDER CLARK COUNTY RECORDING NO. \_\_\_\_\_

GME DEVELOPMENT, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

BY:HOLT GROUP HOLDINGS, LLC  
ITS: SOLE MEMBER

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATOR OF GME DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

DATED: \_\_\_\_\_, 2023.

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

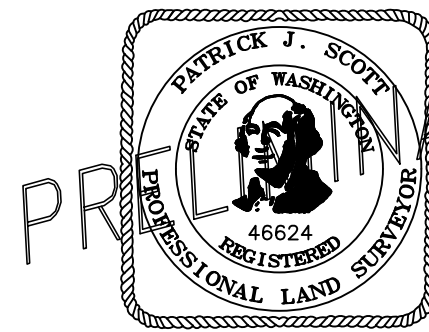
MY COMMISSION EXPIRES \_\_\_\_\_

## LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE HOLT GROUP, INC. ON AUGUST 3, 2021. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

PATRICK J. SCOTT  
PROFESSIONAL LAND SURVEYOR NO. 46624

DATE



12/14/23

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

SIGNED OR ATTESTED BEFORE ME ON \_\_\_\_\_ BY PATRICK J. SCOTT.

NOTARY SIGNATURE

DATED: \_\_\_\_\_, 2023.

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

PG. 1 OF 2 JOB# 9595.01.06

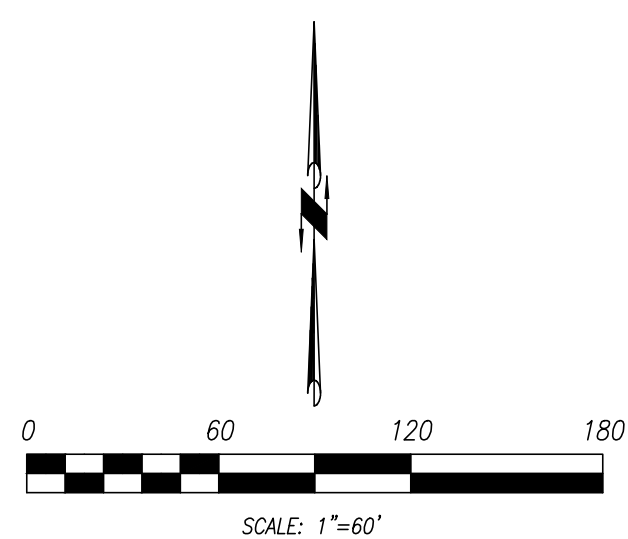
COPYRIGHT 2023, OLSON ENGINEERING, INC.  
FILE: J:\DATA\4000\9500\9590\9595\SURVEY\PLATS\PHASE 6\9595.S.FINAL PLAT PHASE 6.DWG

**OLSON LAND SURVEYORS**  
**ENGINEERS**  
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660  
1-360-695-1385  
1-503-289-9836



# GREEN MOUNTAIN ESTATES PHASE 6, A PLAT COMMUNITY

A SUBDIVISION IN THE NW 1/4 OF THE NE 1/4  
SEC. 21, T. 2 N., R. 3 E., W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY OF CAMAS FINAL ORDER SUB#15-02  
DECEMBER, 2023

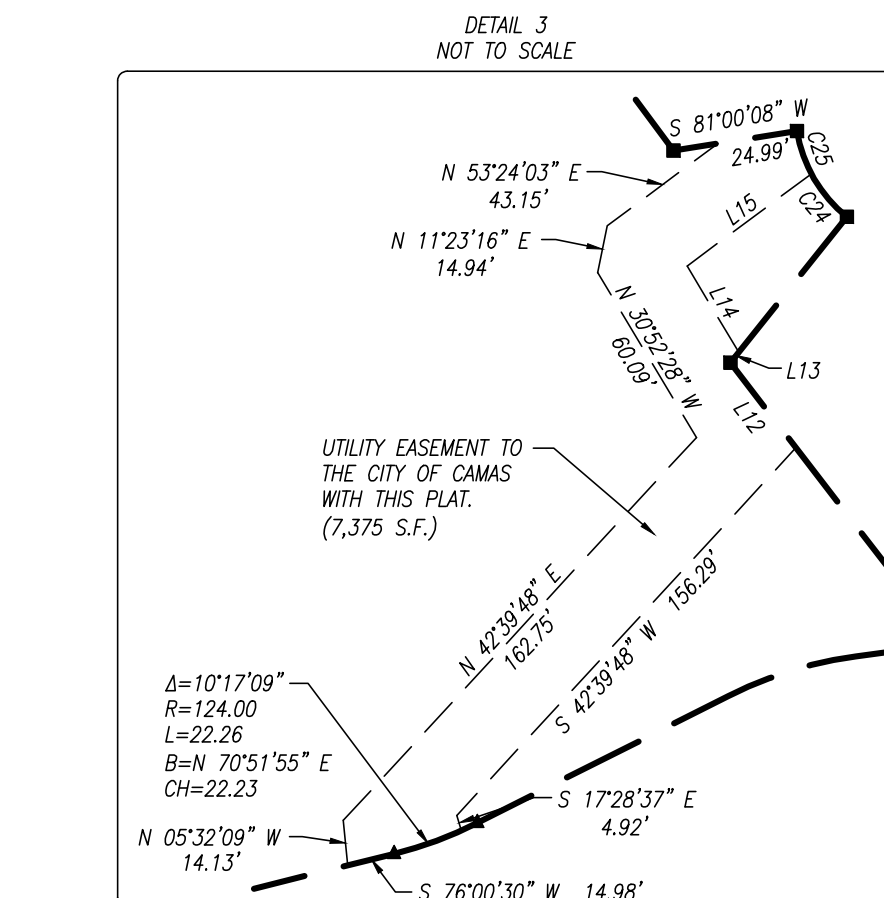


## BASIS OF BEARINGS

N 88°43'06" W ALONG THE SOUTH LINE OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M.  
BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SE AND SW CORNERS THEREOF.  
BEARINGS ARE BASED ON:  
THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602)  
DISTANCES SHOWN HEREON ON GROUND DISTANCES

## LEGEND

- PUBLIC LAND SURVEY SYSTEM SECTION CORNER (MONUMENT AS NOTED)
- PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER (MONUMENT AS NOTED)
- 



FOUND AND HELD 3/4" IRON PIPE  
AT CENTER OF SECTION 21  
BASED ON USE AND REPUTATION, TIED 03/14.  
SEE SURVEYS: BK. 48, PG. 141, BK. 28, PG. 94,  
BK. 30, PG. 63 AND BK. 45, PG. 127.

## EASEMENT PROVISIONS

- A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 298 THROUGH 301 INCLUSIVE, 305 THROUGH 309 INCLUSIVE, 317 THROUGH 327 INCLUSIVE AND LOTS 328 THROUGH 339 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORMWATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORMWATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA AND SHALL HAVE RIGHT OF ACCESS OVER SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AREA TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE.
- A TRAIL EASEMENT UPON TRACT "DD" IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC WITH THE RECORDING OF THIS PLAT. THE EASEMENT IS LIMITED TO THE PEDESTRIAN USE OF THE CONSTRUCTED TRAILS AND ASSOCIATED AMENITIES ONLY WITHIN SAID TRACTS. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CONSTRUCTED TRAILS.

## TRACT NOTES

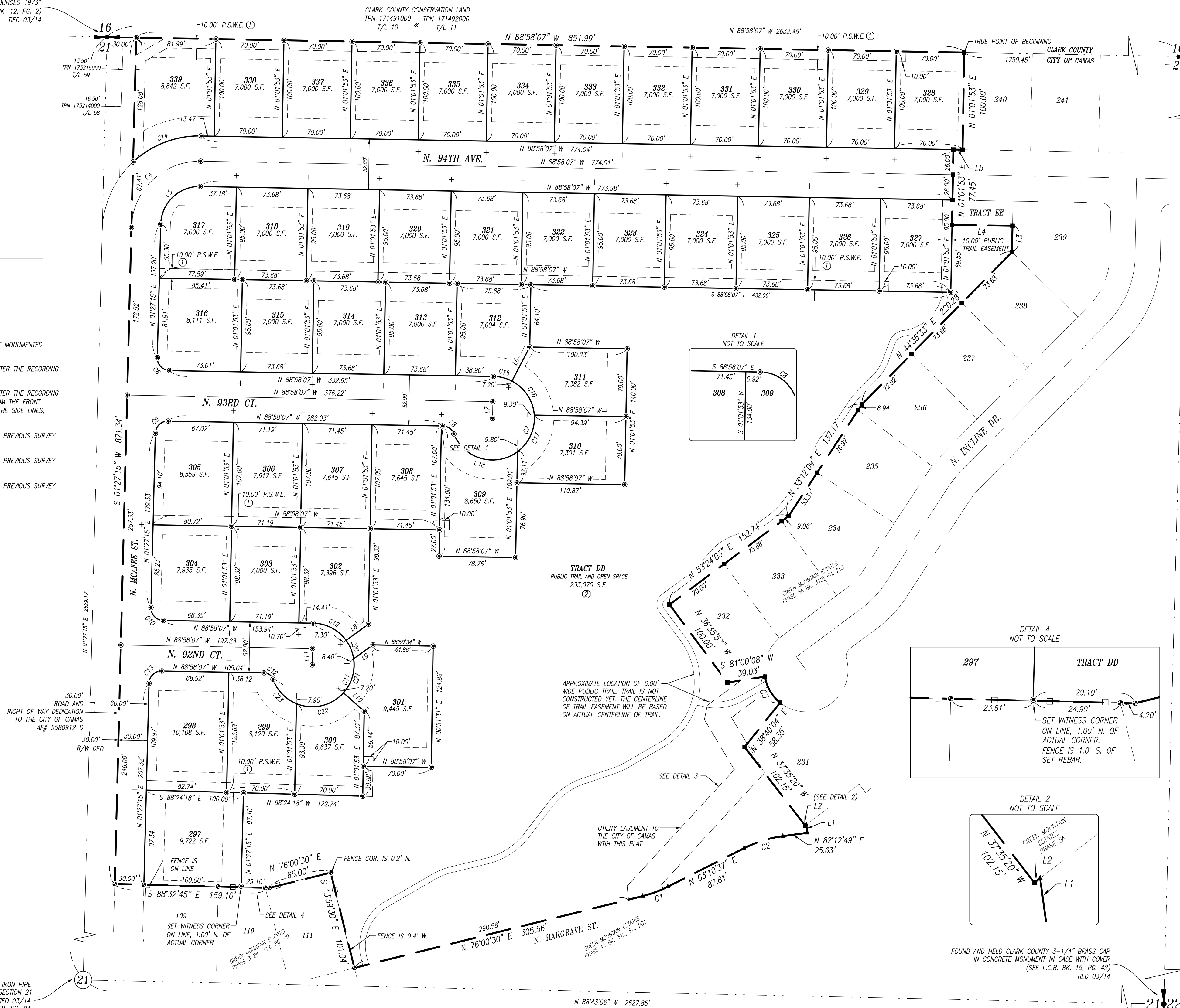
- TRACT "DD" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF PUBLIC TRAIL AND OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND ITS IMPROVEMENTS. THE TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN THAT TRAIL EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 5578392 SHALL APPLY.

## PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

## PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.



FOUND AND HELD 3-1/4" ALUMINUM CAP STAMPED  
WASHINGTON DEPT. NATURAL RESOURCES 1997  
AS SET IN RECORD OF SURVEY BK. 42, PG. 102  
WOVEN WIRE FENCE CORNER (N & E) IS EAST 2.9'  
(SEE L.C.R. BK. 13, PG. 2) TIED 03/14

*MINIMUM BUILDING SETBACKS	
LOT AREA 5,000 - 11,999 S.F.	
FRONT YARD	20'
SIDE YARD**	5'
STREET SIDE YARD	10'
REAR YARD***	20'/15'
CORNER LOT REAR YARD	10'

\*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS  
\*\*5' SIDE YARD SETBACK UNLESS SHOWN OTHERWISE HEREON  
\*\*\*2 STORY HOMES SHALL HAVE A 20' REAR YARD SETBACK (SHOWN)  
\*\*\*1 & 1.5 STORY HOMES SHALL HAVE A 15' REAR YARD SETBACK

CURB SCREW TABLE	
LOT LINE	DISTANCE
299/300	12.99
307/TRACT DD	14.05
309/310	17.17
310/311	11.82

## LAND INVENTORY

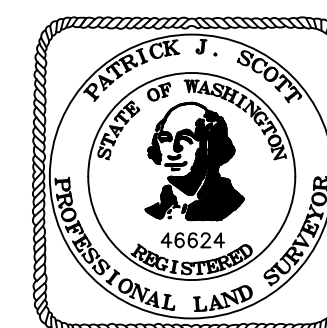
TOTAL ACREAGE: 15.00 AC.  
(PLAT PERIMETER)  
TOTAL DEVELOPED ACREAGE: 9.65 AC.  
(PLAT PERIMETER EXCLUDING TRACT DD)  
TOTAL LOT AREA: 7.35 AC.  
(EXCLUDES ALL TRACTS & RIGHT-OF-WAY)  
TOTAL INFRASTRUCTURE AREA: 2.30 AC.  
(RIGHT-OF-WAY)  
TOTAL PARKING AREA: 0.00 AC.  
TOTAL OPEN SPACE: 5.35 AC.  
(TRACT DD)

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	124.00	27.77	27.77	S 69°35'53" W	1°44'03"
C2	126.00	41.86	41.67	S 72°41'43" W	1°02'13"
C3	43.00	31.77	31.05	N 30°09'54" W	4°20'04"
C4	70.00	109.44	98.63	N 46°14'54" E	89°34'58"
C5	40.00	62.54	56.36	N 46°14'54" E	89°34'58"
C6	13.00	20.52	18.45	N 43°45'26" W	90°25'22"
C7	43.00	185.27	71.77	N 34°27'55" E	2°46°50'03"
C8	13.00	15.17	14.33	N 55°32'05" W	6°52'03"
C9	13.00	20.32	18.32	N 46°14'54" E	89°34'58"
C10	13.00	20.52	18.45	S 43°45'26" E	90°25'22"
C11	43.00	186.87	70.88	N 55°31'40" E	2°46°50'53"
C12	10.00	12.04	11.33	S 54°28'20" E	6°59'33"
C13	13.00	20.32	18.32	N 46°14'54" E	89°34'58"
C14	100.00	76.80	74.93	N 69°01'46" E	44°00'15"
C15	42.89	19.94	19.77	S 75°02'29" E	26°34'47"
C16	43.00	43.69	41.83	S 33°17'52" E	58°12'40"
C17	43.00	43.10	41.35	N 24°32'21" E	57°25'38"
C18	43.00	78.54	68.00	S 62°28'26" E	104°38'46"
C19	43.00	39.77	38.37	S 62°28'23" E	52°59'28"
C20	43.00	20.70	20.50	S 22°11'07" E	27°35'04"
C21	43.00	37.59	36.47	N 16°39'10" E	50°05'30"
C22	43.00	152.98	49.69	N 76°59'52" E	70°35'53"
C23	43.00	35.82	34.79	N 43°50'23" W	47°43'58"
C24	43.00	17.58	17.46	N 39°37'07" W	23°25'39"
C25	43.00	14.19	14.13	S 18°27'05" E	1°54'25"

## LINE TABLE

LINE/BEARING	DISTANCE
L1 S 07°47'11" E	8.33
L2 N 52°24'40" E	1.39
L3 N 01°01'53" E	12.04
L4 S 88°58'07" E	62.24
L5 N 88°58'07" W	9.43
L6 N 27°37'48" E	38.65
L7 N 01°01'53" E	17.00
L8 S 54°01'21" W	28.44
L9 N 54°13'42" E	24.67
L10 S 46°04'04" E	28.73
L11 S 01°01'53" W	17.00
L12 N 37°35'20" W	33.56
L13 N 84°04'04" E	4.19
L14 N 30°52'29" W	31.37
L15 S 53°24'03" W	48.33



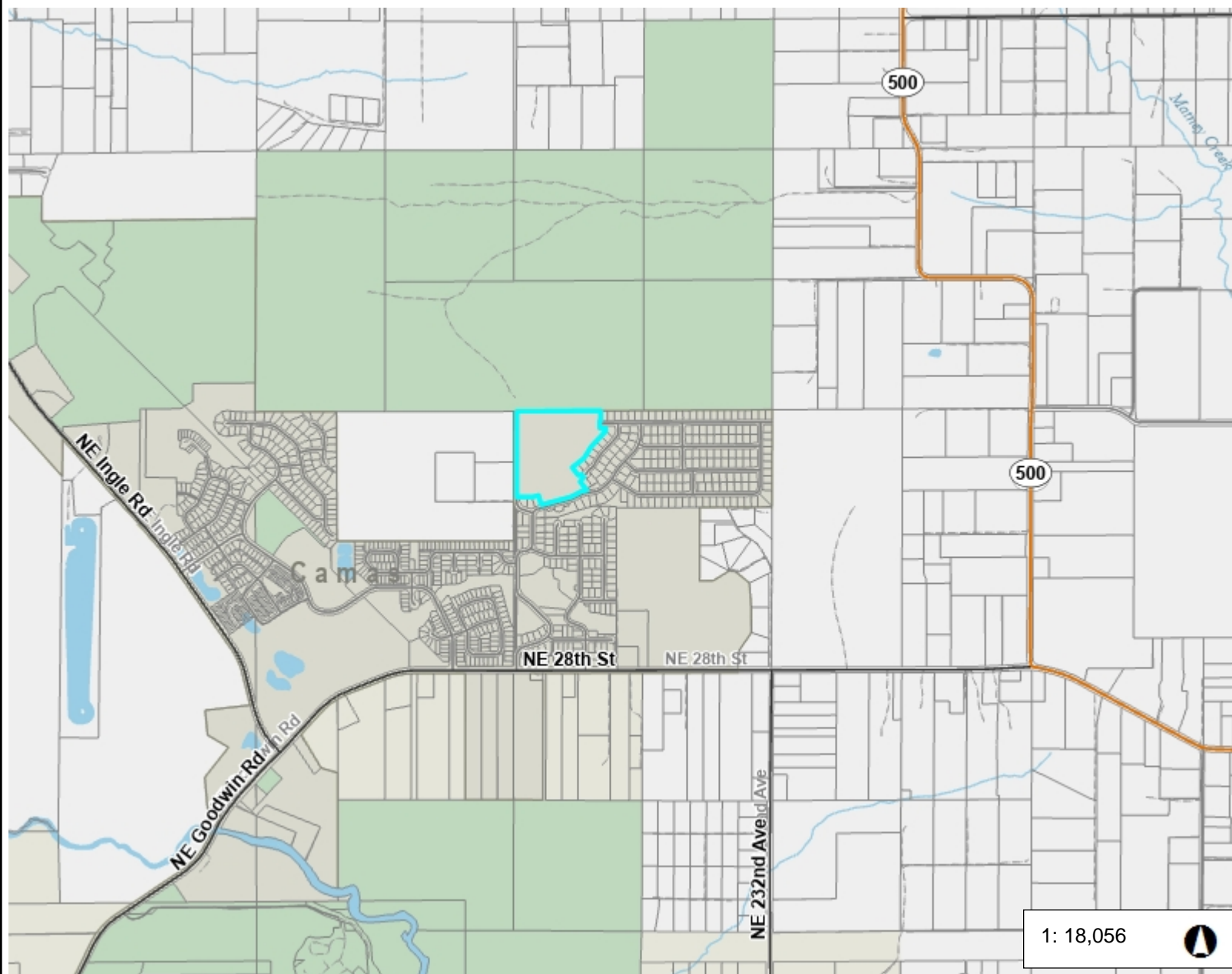
12/14/23

PG. 2 OF 2 JOB# 9595.01.06

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FILE: J:\DATA\9500\9500\9595\9595\SURVEY\PLATS\PHASE 6\9595.S.FINAL PLAT PHASE 6.DWG  
**OLSON ENGINEERS**  
ENGINEERING INC. 222 E. EVERGREEN BLVD, YANCOUVER, WA 98660  
1-360-695-1385  
T-503-289-8936



## Vicinity Map



3,009.3 0 1,504.67 3,009.3 Feet

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

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

Item 8.



### Legend

- Taxlots
- All Roads
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other

### Notes:



## 2023 Utility Billing Uncollectables

Written Off	Water	Sewer	Garbage	Recycle	Penalty	Storm	Write Off
01/26/2023	92.77	19.44	3.96	1.60	15.00	37.29	170.06
01/26/2023	26.18	0.00	0.00	0.00	15.00	26.32	67.50
04/21/2023	45.43	62.88	19.77	8.00	0.00	15.35	151.43
04/21/2023	0.00	0.00	23.95	0.00	0.00	0.00	23.95
04/21/2023	0.00	0.00	27.70	0.00	0.00	0.00	27.70
04/21/2023	91.85	112.22	36.64	11.66	0.00	22.37	274.74
12/15/2023	8.71	4.18	0.00	0.00	0.00	0.00	12.89
12/15/2023	47.06	94.93	0.00	0.00	0.00	26.32	168.31
12/15/2023	47.26	93.62	44.20	14.88	0.00	27.10	227.06
12/15/2023	4.20	0.00	0.00	0.00	0.00	0.00	4.20
12/15/2023	0.00	0.00	0.00	0.00	34.00	0.00	34.00
12/15/2023	0.00	0.00	195.06	0.00	0.00	0.00	195.06
12/15/2023	0.00	0.00	650.20	0.00	0.00	0.00	650.20
12/15/2023	7.53	15.84	9.47	3.97	0.00	7.38	44.19
12/15/2023	19.27	0.00	0.00	0.00	0.00	11.52	30.79
<b>Total</b>	<b>390.26</b>	<b>403.11</b>	<b>1,010.95</b>	<b>40.11</b>	<b>64.00</b>	<b>173.65</b>	<b>\$2,082.08</b>

Authorize the write-off of **15** unpaid final utility bill(s) in the amount of **\$2,082.08**. This amount represents outstanding water, sewer, garbage, recycling, penalties, and storm water charges that were left unpaid by a previous property owner or were otherwise uncollectable.

Submitted by Cathy Huber Nickerson, Finance Director



# COUNCIL APPOINTMENTS 2024

Item 13.

Board/ Committee/ Commission	Full Name	Position
C-TRAN	Tim Hein	Representative
	Jennifer Senescu	Alternate
City/School Committee	Marilyn Boerke	Representative
	Leslie Lewallen	Representative
Columbia River Economic Development Council (CREDC)	Steve Hogan	Appointed
	Doug Quinn	Alternate
Council Policies & Procedures Ad Hoc Committee	Bonnie Carter	Representative
	Marilyn Boerke	Representative
CW Chamber of Commerce	Leslie Lewallen	Representative
	John Svilarich	Alternate
Design Review Committee	Bonnie Carter	Representative
	Jennifer Senescu	Alternate
Downtown Camas Association	Leslie Lewallen	Liaison
	John Svilarich	Alternate
East County Ambulance Advisory Board (ECAAB)	John Nohr	Representative
Economic Development Strategy Committee for Economic Incentives	John Svilarich	Representative
	Tim Hein	Representative
	Jennifer Senescu	Representative
Equity, Diversity, Inclusion	Bonnie Carter	Representative
	Marilyn Boerke	Representative
	Leslie Lewallen	Representative
Finance Committee	John Nohr	Representative
	Tim Hein	Representative
	Bonnie Carter	Representative
Fire - Joint Policy Advisory Committee (JPAC)	Marilyn Boerke	Representative
	John Nohr	Representative
	Bonnie Carter	Representative



Fire/Emergency Medical Services Partnership	John Nohr	Representative	Item 13.
	Steve Hogan	Representative	
GP Mill Advisory Committee	Steve Hogan	Representative	
GP Mill Clean-Up Advisory Committee	Jennifer Senescu	Representative	
	John Svilarich	Representative	
Homelessness Strategy Ad Hoc Committee	Bonnie Carter	Representative	
	Marilyn Boerke	Representative	
	Leslie Lewallen	Representative	
Legislative Committee	Bonnie Carter	Representative	
	Tim Hein	Representative	
	John Nohr	Representative	
LEOFF Disability Board	Marilyn Boerke	Representative	
	John Nohr	Representative	
Library Board	Bonnie Carter	Representative	
	Marilyn Boerke	Alternate	
Lodging Tax Advisory Committee	Marilyn Boerke	Representative	
Mayor Pro-Tem		Appointed	
Parks & Recreation Commission	Tim Hein	Liaison	
	John Svilarich	Alternate	
Planning Commission	John Svilarich	Liaison	
	Leslie Lewallen	Alternate	
Port of Camas-Washougal	Bonnie Carter	Liaison	
	Leslie Lewallen	Alternate	
Regional Transportation Council (RTC) (C-W 2023-24 Representative)	David Stuebe	Representative	
	<i>City of Camas</i> Leslie Lewallen	Alternate	
Sister Cities Committee	Tim Hein	Representative	
	Marilyn Boerke	Alternate	
Urban County Policy Board (CDBG Advisory)	Steve Hogan	Representative	