



City Council Workshop Agenda Monday, April 21, 2025, 4:30 PM Council Chambers, 616 NE 4th AVE

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 and click "Watch Livestream" (left on page)

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/88548119347>

(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [Extension of Interim Accessory Dwelling Unit Code Amendments](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 10 minutes](#)
2. [Our Camas 2045 - Housing and Economic Development Element Updates](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 20 minutes](#)
3. [City of Camas 2024 Financial Performance Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)
4. [PACE \(Tyler Technologies ERP\) Enterprise Asset Management Module Go-Live Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director, Rob Charles, Interim Public Works Director, and Will Noonan, Operations Manager](#)
[Time Estimate: 10 minutes](#)
5. [Professional Services Agreements for Downtown Stormwater Infiltration Vaults](#)
[Presenter: Rob Charles, Utilities Manager](#)
[Time Estimate: 5 minutes](#)
6. [Construction Award for Lacamas Meadows Force Main Replacement](#)
[Presenter: Rob Charles, Utilities Manager](#)
[Time Estimate: 5 minutes](#)

7. [Citywide Horizontal Curve Safety Project Professional Services Agreement Supplement 2](#)
[Presenter: James Carothers, Engineering Manager](#)
[Time Estimate: 5 minutes](#)
8. [Camas Transportation Plan and Traffic Impact Fee Update Professional Services Agreement Amendment](#)
[Presenter: James Carothers, Engineering Manager](#)
[Time Estimate: 5 minutes](#)
9. [Staff Miscellaneous Updates](#)
[Presenter: Doug Quinn, City Administrator](#)
[Time Estimate: 10 minutes](#)

COUNCIL COMMENTS AND REPORTS

PUBLIC COMMENTS

CLOSE OF MEETING



Staff Report

April 21, 2025, City Council Workshop

Extension of Interim Accessory Dwelling Unit Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 10 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: Council adopted Ordinance No. 24-007, interim accessory dwelling unit (ADU) regulations on May 6, 2024. The interim ordinance addresses developmental standards for ADUs related to building height, building size, and neighborhood compatibility and privacy while the City completes its comprehensive plan periodic update and develops permanent ADU regulations consistent with the new requirements of HB 1337 and RCW 36.70A.

The interim ordinance is effective for one year and will expire on May 6, 2025, unless renewed by Council. Staff has drafted an ordinance to extend the interim ordinance by six months as allowed by RCW 36.70A.390.

SUMMARY: ADUs are small, self-contained residential units located on the same lot as a primary single-family dwelling. ADUs are regulated in Camas by CMC Chapter 18.27 and are allowed in all zones where residential uses are permitted.

In 2023 the Washington State Legislature passed HB 1337, a bill allowing two ADUs per residential lot and limiting how cities can regulate ADUs. The City is addressing these new requirements as part of the *Our Camas 2045* Comprehensive Plan update process. Separately from this process, Council identified concerns with the City's existing ADU regulations that allowed for very large ADUs to be permitted. Council then determined that an emergency interim ordinance was necessary to limit ADU building height, size, and address neighbor privacy concerns while staff works on the comprehensive plan update.

Ordinance No. 24-007 was adopted as an emergency interim ordinance pursuant to RCW 35A.63.220 and RCW 36.70A.390. The interim ordinance is in effect for one year (the maximum allowed by statute) and will expire on May 6, 2025. While staff has made significant progress on the comprehensive plan update, the City is not yet ready to adopt permanent revisions to the ADU regulations. The interim ordinance will need to be extended in order to preserve the interim development standards while work on the comprehensive plan update is completed.

RCW 36.70A.390 allows for interim zoning ordinances to be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal. Draft Ordinance No. 25-005 would extend the following interim ADU regulations through November 6, 2025.

Interim Ordinance Standards

- Maximum Height. The interim ordinance sets a maximum ADU building height of 24 ft. The City's prior maximum height was 25 ft.
- Maximum Floor Area. The interim ordinance limits the floor area of an ADU to 40% of the size of the primary unit, up to a maximum of 1,000 sq. ft. The City did not previously have a maximum size limit of 1,000 sq. ft.
- Privacy. The interim ordinance includes the following privacy standards to minimize disruption of privacy and outdoor activities on adjacent properties:
 - Stagger windows and doors to not align with such features on abutting properties.
 - Avoid upper-level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.
 - Install landscaping as necessary to provide for the privacy and screening of abutting property.

BENEFITS TO THE COMMUNITY: The identified code amendments would support the stated purpose of the City's ADU regulations in CMC 18.27:

- A. *Provide for a range of choices of housing in the city;*
- B. *Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;*
- C. *Allow individuals and smaller households to retain large houses as residences; and*
- D. *Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy.*
- E. *Ensure that the development of an ADU does not cause unanticipated impact on the character or stability of single-family neighborhoods.*

POTENTIAL CHALLENGES: If the interim ordinance is not extended, then the prior ADU standards related to height and building size would go back into effect.

RECOMMENDATION: Staff recommends that City Council hold a Public Hearing, duly advertised according to law, on May 5, 2025, for consideration of an extension to the interim ADU ordinance.

ORDINANCE NO. 25-005

AN ORDINANCE extending for an additional six-month period the interim ordinance amending Section 18.27.050 of the Camas Municipal Code relating to Development Standards for Accessory Dwelling Units adopted under Ordinance No. 24-007, and adopting findings in support of the extension

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 allow a City to adopt emergency interim regulations associated with zoning matters, on certain conditions; and

WHEREAS, Ordinance No. 24-007, passed by the City Council on May 6, 2024, imposed twelve-month development regulations related to accessory dwelling units (ADUs); and

WHEREAS, during the 2023 Washington State Legislature, the Legislature approved and Governor Inslee signed into law Engrossed House Bill 1337, amending RCW 36.70A which requires local jurisdictions to enact significant changes to how ADUs are regulated; and

WHEREAS, the City of Camas must amend its ADU regulations to comply with RCW 36.70A within six months of its comprehensive plan update deadline of December 31, 2025; and

WHEREAS, City staff are preparing amendments to the City's ADU regulations, but those amendments will not be ready for review and consideration until the City completes its comprehensive plan update later this year; AND

WHEREAS, the City Council finds that extending the interim changes to Camas Municipal Code Chapter 18.27 originally established under Ordinance No. 24-007 while City staff completes preparation of amendments to the City's ADU regulations is necessary for the preservation of the public peace, health, and safety, and for the support of City government and its existing public institutions; and

WHEREAS, RCW 36.70A.390 and RCW 35A.63.220 authorizes the City to extend the interim development regulation for additional six-month periods as long as a public hearing is held prior to the extension and findings are made justifying the continuing imposition of the interim development regulation; and

WHEREAS, the City Council held a Public Hearing, duly advertised according to law, on May 5, 2025 for consideration of this interim ordinance.

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

I

The findings of the City Council in Ordinance No. 24-007 are hereby re-adopted as justification for the extension of the interim development regulation established by that ordinance. The recitals set forth above in this Ordinance are hereby adopted as additional findings of the Camas City Council in support of the extension.

II

Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the emergency interim regulations of the Camas Municipal Code made by Ordinance No. 24-007 are hereby extended for an additional six months from the current expiration date through November 6, 2025.

III

This interim ordinance shall be effective upon adoption by the Council, by a vote of a majority of the Council plus one, and shall be in effect until November 6, 2025, unless extended or cancelled pursuant to the work plan described herein. While this interim ordinance is in effect, the City will continue working on its comprehensive plan periodic update and receive public input on what measures of this interim ordinance should be made permanent and/or how to implement the new

requirements of EHB 1337 and RCW 36.70A.

Work Plan:

The City of Camas is now undergoing a periodic review and update of its comprehensive plan with a completion date of December 31, 2025, pursuant to RCW 36.70A.130. The City is required to comply with the new requirements of EHB 1337 and RCW 36.70A within six months of December 31, 2025, and as part of the update process will develop permanent revisions to Camas Municipal Code Chapter 18.27 to comply with these requirements and will consider whether the measures of this interim ordinance should be made permanent.

IV

The City adopts the following work plan:

1. Housing Needs Assessment – Completed May 2024

2. Public Participation – Ongoing

Review public input related to housing received during the comprehensive plan update process.

3. Draft Comprehensive Plan Policies – Draft completed April 2025

4. Draft Accessory Dwelling Unit Regulations – May 2025 – December 2025

Staff will draft new ADU regulations based on new comprehensive plan housing policies and review of Department of Commerce guidance related to EHB 1337.

5. Planning Commission Review – April 2025 – December 2025

6. City Council Review – June 2025 – December 2025

7. Adoption of permanent Accessory Dwelling Unit Regulations – December 2025

VI

This ordinance has been passed by a majority plus one vote of the whole membership of

the City Council, shall take force and be in effect immediately upon passage.

PASSED by the Council and APPROVED by the Mayor this ____ day of _____,
2025.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

ORDINANCE NO. 24-007

AN ORDINANCE adopting an emergency interim ordinance pursuant to RCW 35A.63.220 and RCW 36.70A.390, amending Section 18.27.050 of the Camas Municipal Code relating to Development Standards for Accessory Dwelling Units, establishing a work plan as required by law, and declaring an emergency necessitating immediate adoption of the interim regulations.

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 allow a City to adopt emergency interim regulations associated with zoning matters, on certain conditions; and

WHEREAS, the City of Camas provides for the development of accessory dwelling units (ADUs) in order to provide for a range of housing choices in the City; and

WHEREAS, Camas Municipal Code Chapter 18.27 sets for certain regulations for ADUs to ensure that the development of an ADU does not cause unanticipated impacts on the character or stability of single-family neighborhoods; and

WHEREAS, the Camas Municipal Code Chapter 18.27 includes developmental standards related to architectural compatibility, building height, and building size to ensure neighborhood compatibility; and

WHEREAS, recent ADU developments have highlighted the need for immediate review of these standards; and

WHEREAS, during the 2023 Washington State Legislature, the Legislature approved and Governor Inslee signed into law Engrossed House Bill 1337, amending RCW 36.70A which requires local jurisdictions to enact significant changes to how ADUs are regulated; and

WHEREAS, RCW 36.70A limits a local jurisdiction's ability to regulate height, size, and ADU design; and

WHEREAS, the City of Camas must amend its ADU regulations to comply with RCW 36.70A within six months of its comprehensive plan update deadline of December 31, 2025; and

WHEREAS, the City of Camas is now conducting a periodic review and update of its comprehensive plan which will address the new requirements of EHB 1337 and other topics; and

WHEREAS, the City Council finds that immediate interim changes to Camas Municipal Code Chapter 18.27 are necessary for the immediate preservation of the public peace, health, and safety, and for the immediate support of City government and its existing public institutions; and

WHEREAS, the City Council held a Public Hearing, duly advertised according to law, on May 6, 2024 for consideration of this interim ordinance.

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

I

The purpose of the interim ordinance is to address developmental standards for ADUs related to building height, building size, and neighborhood compatibility and privacy while the City of Camas completes its comprehensive plan periodic update and develops permanent ADU regulations consistent with the new requirements of EHB 1337 and RCW 36.70A.

II

Section 18.27.050 – Development Standards shall be amended to provide as set forth in the attached Exhibit "A".

III

This interim zoning ordinance must be adopted to be effective immediately in order to ensure that new ADUs do not cause unanticipated impacts on the character or stability of single-family neighborhoods while the City reviews and revises, as appropriate and necessary according to

state law, its comprehensive plan and development regulations relating to ADUs, and to prevent new permit applicants from potentially establishing vested rights inconsistent with the City's future ADU regulations to be considered and adopted while the interim ordinance is effective. The findings and conclusions above are adopted by the City Council in support of the designation of this ordinance as a public emergency necessary for the protection of the public peace, health, and safety.

IV

This interim ordinance shall be effective upon adoption by the Council, by a vote of a majority of the Council plus one, and shall be in effect until May 6, 2025, unless extended or cancelled pursuant to the work plan described herein. While this interim ordinance is in effect, the City will complete its comprehensive plan periodic update and receive public input on what measures of this interim ordinance should be made permanent and/or how to implement the new requirements of EHB 1337 and RCW 36.70A.

Work Plan:

The City of Camas is now undergoing a periodic review and update of its comprehensive plan with a completion date of December 31, 2025, pursuant to RCW 36.70A.130. The City is required to comply with the new requirements of EHB 1337 and RCW 36.70A within six months of December 31, 2025, and as part of the update process will develop permanent revisions to Camas Municipal Code Chapter 18.27 to comply with these requirements and will consider whether the measures of this interim ordinance should be made permanent.

V

The City adopts the following work schedule:

1. Housing Needs Assessment – May 2024 - August 2024

Staff will conduct an audit of the City’s comprehensive plan housing element, the City’s housing action plan, and review local housing development trends.

2. Public Participation – May 2024 - May 2025

Staff will receive public input related to housing as part of its public engagement strategy for the comprehensive plan update process.

3. Draft Comprehensive Plan Policies – September 2024 - April 2025

Staff will draft new comprehensive plan housing policies which will be informed by the housing needs assessment and public participation.

4. Draft Accessory Dwelling Unit Regulations – December 2024 - May 2025

Staff will draft new ADU regulations based on new comprehensive plan housing policies and review of Department of Commerce guidance related to EHB 1337.

5. Planning Commission Review – February 2025 - April 2025

6. City Council Review – March 2025 - May 2025

7. Adoption of permanent Accessory Dwelling Unit Regulations – May 2025

VI

This ordinance has been passed by a majority plus one vote of the whole membership of the City Council, shall take force and be in effect immediately upon passage.

PASSED by the Council and APPROVED by the Mayor this ____ day of _____, 2024.

SIGNED: _____
Mayor

Ordinance No. 24-007

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ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

ORDINANCE NO. 24-007

AN ORDINANCE adopting an emergency interim ordinance pursuant to RCW 35A.63.220 and RCW 36.70A.390, amending Section 18.27.050 of the Camas Municipal Code relating to Development Standards for Accessory Dwelling Units, establishing a work plan as required by law, and declaring an emergency necessitating immediate adoption of the interim regulations.

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 allow a City to adopt emergency interim regulations associated with zoning matters, on certain conditions; and

WHEREAS, the City of Camas provides for the development of accessory dwelling units (ADUs) in order to provide for a range of housing choices in the City; and

WHEREAS, Camas Municipal Code Chapter 18.27 sets for certain regulations for ADUs to ensure that the development of an ADU does not cause unanticipated impacts on the character or stability of single-family neighborhoods; and

WHEREAS, the Camas Municipal Code Chapter 18.27 includes developmental standards related to architectural compatibility, building height, and building size to ensure neighborhood compatibility; and

WHEREAS, recent ADU developments have highlighted the need for immediate review of these standards; and

WHEREAS, during the 2023 Washington State Legislature, the Legislature approved and Governor Inslee signed into law Engrossed House Bill 1337, amending RCW 36.70A which requires local jurisdictions to enact significant changes to how ADUs are regulated; and

WHEREAS, RCW 36.70A limits a local jurisdiction's ability to regulate height, size, and ADU design; and

WHEREAS, the City of Camas must amend its ADU regulations to comply with RCW 36.70A within six months of its comprehensive plan update deadline of December 31, 2025; and

WHEREAS, the City of Camas is now conducting a periodic review and update of its comprehensive plan which will address the new requirements of EHB 1337 and other topics; and

WHEREAS, the City Council finds that immediate interim changes to Camas Municipal Code Chapter 18.27 are necessary for the immediate preservation of the public peace, health, and safety, and for the immediate support of City government and its existing public institutions; and

WHEREAS, the City Council held a Public Hearing, duly advertised according to law, on May 6, 2024 for consideration of this interim ordinance.

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

I

The purpose of the interim ordinance is to address developmental standards for ADUs related to building height, building size, and neighborhood compatibility and privacy while the City of Camas completes its comprehensive plan periodic update and develops permanent ADU regulations consistent with the new requirements of EHB 1337 and RCW 36.70A.

II

Section 18.27.050 – Development Standards shall be amended to provide as set forth in the attached Exhibit "A".

III

This interim zoning ordinance must be adopted to be effective immediately in order to ensure that new ADUs do not cause unanticipated impacts on the character or stability of single-family neighborhoods while the City reviews and revises, as appropriate and necessary according to

state law, its comprehensive plan and development regulations relating to ADUs, and to prevent new permit applicants from potentially establishing vested rights inconsistent with the City's future ADU regulations to be considered and adopted while the interim ordinance is effective. The findings and conclusions above are adopted by the City Council in support of the designation of this ordinance as a public emergency necessary for the protection of the public peace, health, and safety.

IV

This interim ordinance shall be effective upon adoption by the Council, by a vote of a majority of the Council plus one, and shall be in effect until May 6, 2025, unless extended or cancelled pursuant to the work plan described herein. While this interim ordinance is in effect, the City will complete its comprehensive plan periodic update and receive public input on what measures of this interim ordinance should be made permanent and/or how to implement the new requirements of EHB 1337 and RCW 36.70A.

Work Plan:

The City of Camas is now undergoing a periodic review and update of its comprehensive plan with a completion date of December 31, 2025, pursuant to RCW 36.70A.130. The City is required to comply with the new requirements of EHB 1337 and RCW 36.70A within six months of December 31, 2025, and as part of the update process will develop permanent revisions to Camas Municipal Code Chapter 18.27 to comply with these requirements and will consider whether the measures of this interim ordinance should be made permanent.

V

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Staff will conduct an audit of the City's comprehensive plan housing element, the City's housing action plan, and review local housing development trends.

2. Public Participation – May 2024 - May 2025

Staff will receive public input related to housing as part of its public engagement strategy for the comprehensive plan update process.

3. Draft Comprehensive Plan Policies – September 2024 - April 2025

Staff will draft new comprehensive plan housing policies which will be informed by the housing needs assessment and public participation.

4. Draft Accessory Dwelling Unit Regulations – December 2024 - May 2025

Staff will draft new ADU regulations based on new comprehensive plan housing policies and review of Department of Commerce guidance related to EHB 1337.

5. Planning Commission Review – February 2025 - April 2025

6. City Council Review – March 2025 - May 2025


7. Adoption of permanent Accessory Dwelling Unit Regulations – May 2025

VI

This ordinance has been passed by a majority plus one vote of the whole membership of the City Council, shall take force and be in effect immediately upon passage.

PASSED by the Council and APPROVED by the Mayor this 6th day of May,
2024.

SIGNED:


Mayor

Ordinance No. 24-007

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ATTEST: Sydney Balu
Clerk

APPROVED as to form:

[Signature]
City Attorney

EXHIBIT “A”

Title 18 - ZONING
Chapter 18.27 ACCESSORY DWELLING UNITS

Chapter 18.27 ACCESSORY DWELLING UNITS**18.27.010 Purpose.**

Accessory dwelling units are intended to:

- A. Provide for a range of choices of housing in the city;
- B. Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;
- C. Allow individuals and smaller households to retain large houses as residences; and
- D. Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy.
- E. Ensure that the development of an ADU does not cause unanticipated impact on the character or stability of single-family neighborhoods.

18.27.020 Scope.

Accessory dwelling units shall meet the requirement of this chapter, and may be allowed in all zones where residential uses are permitted.

18.27.030 Definition.

An "accessory dwelling unit (ADU)" means an additional smaller, subordinate dwelling unit on a lot with or in an existing or new house. These secondary units contain a private bath and kitchen facilities comprising an independent, self-contained dwelling unit. An ADU is not a duplex because the intensity of use is less due to the limitations of size.

18.27.040 Establishing an accessory dwelling unit.

An accessory dwelling unit may be created through:

- A. Internal conversion within an existing dwelling;
- B. The addition of new square footage to the existing house, or to a garage;
- C. Conversion of an existing garage provided it is not larger than the primary residence.
- D. Inclusion in the development plans for, or as part of, the construction of a new single-family detached dwelling unit; or
- E. A separate detached dwelling unit on the same lot as the primary dwelling unit.

18.27.050 Development standards.

- A. Number. No more than one accessory dwelling unit per legal lot is permitted, and it must be accessory to a single-family residence. A lot of record lawfully occupied by two or more single-family residences shall not be permitted to have an accessory dwelling unit, unless the lot is short platted under Title 17 of this code. If a short plat is approved, an accessory dwelling unit for each dwelling unit is permitted only if all dimensional standards of the underlying zone, and all other provisions of this chapter are met.
- B. Building Permit. The applicant must apply for a building permit for an accessory dwelling unit. An ADU shall comply with applicable building, fire, health, and safety codes. Addressing of the ADU shall be assigned by the building department, with approval by the fire department. An ADU cannot be occupied until a certificate of occupancy is issued by the building department.
- C. Conformance to Zoning. The addition of an accessory dwelling unit shall not make any lot, structure or use nonconforming within the development site. An accessory dwelling unit shall conform to existing requirements for the primary residence, unless stated otherwise in this chapter. Building height is limited to twenty four~~twenty five~~ feet for a detached ADU. Building height requirements of the underlying zone apply to the ADU for internal conversion, or structural addition to the existing primary dwelling.
- D. Placement. An accessory dwelling unit shall not project beyond the front building line. A detached ADU shall not be located closer than five feet to a side or rear lot line, or not closer than twenty feet to a side lot line along a flanking street of a corner lot.
- E. Total Floor Area. The total gross floor area of an accessory dwelling unit shall not exceed forty percent of the primary unit, up to a maximum of 1,000 square feet.~~of the area of the primary dwelling's living area.~~ The living area of the primary unit excludes uninhabitable floor area and garage or other outbuilding square footage whether attached or detached.
- F. Parking. An accessory dwelling unit shall have a minimum of one on-site parking space, in addition to the primary dwelling unit's designated parking spaces if there is not on street parking allowed.
- G. Architectural Design. The exterior appearance of an addition or detached accessory dwelling unit shall be architecturally compatible with the primary residence. Compatibility includes coordination of architectural style, exterior building materials and color, roof material, form and pitch, window style and placement, other architectural features, and landscaping.
- H. Entrances. For an accessory dwelling unit created by internal conversion or by an addition to an existing primary dwelling, only one entrance may be located on the front of the house, unless the house contained additional front doors before the conversion. Secondary entrances should be located on the side or rear of the primary residence to the extent possible.
- G. Privacy. ADUs shall be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to:
 - a. Stagger windows and doors to not align with such features on abutting properties.
 - b. Avoid upper level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.
 - c. Install landscaping as necessary to provide for the privacy and screening of abutting property.
- ~~H.~~ Utilities. An accessory dwelling unit shall connect to public sewer and water. A home or lot not connected to public sewer and water, which adds an accessory dwelling unit, shall connect to public sewer and water. ~~An ADU may have shared or separate public sewer and water services.~~
- ~~I.~~ Nonconformity. A home or lot which has an accessory dwelling unit which was established prior to adoption of this chapter may be approved for a building permit, subject to the provisions of Chapter 18.41 "Nonconforming Lots, Structures and Uses."

~~K. Reserved.~~

- ~~JL.~~ Owner Occupancy. Prior to the issuance of a building permit establishing an accessory dwelling unit, the applicant shall record the ADU as a deed restriction with the Clark County auditor's office. Forms shall be provided by the city stating that one of the dwelling units is and will continue to be occupied by the owner of the property as the owner's principal and permanent residence for as long as the other unit is being rented or otherwise occupied. The owner shall show proof of ownership, and shall maintain residency for at least six months out of the year, and at no time receive rent for the owner occupied unit. Falsely certifying owner occupancy shall be considered a violation of the zoning ordinance, and is subject to the enforcement actions.

18.27.060 Design guidelines.

- A. Exterior Finish Materials. Exterior finish materials must duplicate or reflect the exterior finish material on the primary dwelling unit.
- B. Roof Slopes. For buildings over fifteen feet in height, the slope of the accessory dwelling unit roof must be the same as that of the predominate slope of the primary dwelling structure.
- C. Historic Structures. If an accessory dwelling unit is on the same lot as, or within an historic structure which has been designated on the national, state, or local historic register, the following design guidelines are applicable:
 - 1. Exterior materials shall be of the same type, size, and placement as those of the primary dwelling structure.
 - 2. Trim on edges of elements of an ADU shall be the same as those of the primary structure in type, size, and placement.
 - 3. Windows in any elevation which faces a street shall match those in the primary structure in proportion, i.e., same height, width, and orientation (horizontal or vertical).
 - 4. Pediment and Dormers. Each accessory dwelling unit over twenty feet in height shall have either a roof pediment or dormer, if one or the other of these architectural features are present on the primary dwelling.

Date: March 14, 2025
To: Alan Peters, City of Camas (cc:ed Nicole McDermott, WSP)
From: Tyler Bump, Jennifer Cannon, and Mary Chase, ECONorthwest
Subject: DRAFT Proposed Housing Element Updates, Our Camas 2045, City of Camas Comprehensive Plan Update

Proposed Updates to Housing Element

Introduction

This Element of the Comprehensive Plan sets out the vision, goals, and policies to address current and projected housing needs for the next 20 years (2025 to 2045), inclusive of the diverse needs of the whole community across the income spectrum. The community is facing housing challenges that could benefit from improved access to more housing options including more housing for seniors and young adults, smaller housing, more rental units, and affordable homeownership opportunities, all of which the City can have a role in supporting.

The Housing Element is supported by a housing needs assessment (provided below) that quantifies existing housing stock and projected housing needed to accommodate projected growth. Housing analysis is an important exercise as the housing needs in Camas tend to continually evolve based on changes in the broader economy, local demographics, and the regulatory environment. In addition to an assessment of housing needs based on the best available existing data, the Housing Element goals and policies reflect community input, state legislative requirements, and City of Camas's priorities.

The following section provides background on the planning framework and highlights the analytical findings associated with current and projected housing including details on Camas's community demographics, housing stock, housing market dynamics, expected housing demand, and special housing needs. The insights from this analysis help to build a factual basis for the housing policy updates.

BACKGROUND

Planning Framework

The City of Camas's first Comprehensive Growth Management Plan was adopted in 1994, which was replaced by the current Comprehensive Plan in June 2016 to fulfill the requirements of Washington State's Growth Management Act (GMA). The GMA is a series of state statutes first adopted in 1990 aimed at managing population growth, particularly in the state's fast-growing areas. In Clark County, RCW 36.70A.040 requires all cities to "fully plan" for the Elements of a Comprehensive Plan, including land use,

housing, capital facilities, utilities, transportation, and climate change.¹ The current update process is part of a periodic update also required by the GMA, as part of an established schedule by the County.

At the state level, the GMA requires local jurisdictions to adopt Housing Elements that are consistent with statewide goals and objectives. The Housing Element must include an inventory and analysis of existing and projected housing needs that identifies the number of housing units by income level necessary to manage projected growth including permanent supportive and emergency housing.

Recent state legislation calls for cities to expand middle housing allowances in single family residential zones (HB 1110) and support Accessory Dwelling Unit development (HB 1337). These changes require cities to allow up to two Accessory Dwelling Units (ADUs) on all lots zoned to allow single-family homes. Lots with critical areas or their buffers are exempt from the requirements of both HB 1110 and HB 1337. In addition, via HB 1220, the Washington State Department of Commerce instructed local governments to “plan for and accommodate” housing affordable to all income levels.

The Clark County Countywide Planning Policies provide helpful guidance on the Comprehensive Plan update. Clark County is currently in the process of updating its Comprehensive Plan and its Countywide Planning Policies. The existing 20-year growth plan spans 2015-2035 and includes a Housing Element with relevant policies for jurisdictions within the County. Please see the Appendix for a summary of the existing relevant Clark County Countywide Planning Policies.

Lastly, the City of Camas completed its Housing Action Plan (HAP) in 2021, including a housing needs assessment and a thorough community engagement process focused on learning about housing experiences and identifying ways to meet housing needs and overcome core challenges. The engagement included two virtual public meetings, seven focus groups and interviews, a housing survey with over 300 responses, a project website, and written public comments. Key findings helped to shape the updates to the Camas Housing Element.

MIDDLE HOUSING POLICY IN WA

‘Middle housing’ refers to moderate-density housing types between single-family detached homes and larger multifamily housing. HB 1110 became effective in July 2023 and requires that designated Growth Management Act (GMA) planning cities in Washington must allow certain minimum densities for middle housing within 6 months after their periodic update due date.

Camas is counted as a Tier 2 city under this policy, which must allow for 2 dwelling units per lot or higher in predominantly residential zones, as well as 4 dwelling units per lot within a quarter mile of major transit stops and for affordable housing (ESHB 1110, Sec. 3(1)(c)).

Community Engagement

The project team held interactive open houses and interviewed stakeholders to learn about housing challenges, opportunities, and actions. Engagement activities identified the following themes that could contribute to future decision-making related to housing in Camas.

¹ The GMA includes other optional Elements for economic development, parks and recreation, conservation, energy, sub areas, and ports.



Housing Insights

- ◆ **North Shore:** Need infill development.
- ◆ **General:** Are there model cities Camas would strive to look like? (Lake Oswego, Bend, etc.) Compare plans with cities that have experienced similar growth? What did they do well?
- ◆ **Housing:** Allow work/live housing along and around UGA/schools and major transportation corridors. Ensure workforce housing is available for current and future workers. Having diverse housing options will lead to a more diverse city.
- ◆ **Barriers to development and safety issues for pedestrians:** Height restrictions and fees are challenging, since rents are lower it is harder to make a project pencil, and need for safer crossings on 3rd Ave and difficult to cross 5th in some areas.

What should the City do?

- ◆ Citywide: Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community. This goal seems very wide and difficult to achieve. More focused on affordability?
- ◆ More moderate density in and near Downtown with good connectivity (Safe, lit, easy).
- ◆ Be intentional- positive in messaging about adding middle housing and moderate density so community gets accustomed to why it is so important for our community and culture to include all. Show that it's not scary.
- ◆ Consider incentivizing housing developers through zoning, taxes and fees, and partnerships.
- ◆ Partnerships: Partner with Vancouver Housing Authority and other organizations to develop affordable housing. Partner with habitat for humanity and housing authority. Proud ground for moderate- and low-income housing.
- ◆ Attract a large senior housing project.
- ◆ More 4-5 story multi-family units, especially Downtown.
- ◆ Builder incentives to focus on mixed use/ apartments.
- ◆ Don't forget the bike paths.
- ◆ Make it easy to build ADUs in backyards.
- ◆ Support yes in my backyard policies.
- ◆ Incentivize small developers (housing & economic development combined!).



Housing Action Plan

The City of Camas completed its Housing Action Plan (HAP) in 2021, including a housing needs assessment and a thorough community engagement process focused on learning about housing experiences and identifying ways to meet housing needs and overcome core challenges. The engagement included two virtual public meetings, seven focus groups and interviews, a housing survey with over 300 responses, a project website, and written public comments. Key findings about community priorities and HAP goals and strategies are summarized below.

HAP Goals:

- ◆ **Develop Housing to Accommodate Growth.** Thoughtful changes to Camas's zoning and development regulations can allow the City to better accommodate projected growth.
- ◆ **Diversify the Mix.** A greater variety of housing types can better serve young families, small households, seniors, people with disabilities, and people with diverse incomes.
- ◆ **Increase Housing Affordability.** Young families, seniors, and people who work in Camas may have difficulty finding affordable housing in Camas.
- ◆ **Preserve Existing Affordable Housing.** Camas should adopt strategies to preserve its existing affordable housing and prevent the displacement of residents. Community members noted concern for preserving existing affordable housing, particularly smaller single-family properties, in older neighborhoods near Downtown.

STRATEGY	GOALS			
	DEVELOP HOUSING	DIVERSIFY HOUSING MIX	INCREASE HOUSING AFFORDABILITY	PRESERVE AFFORDABLE HOUSING
Strategy 1: Expand housing opportunity in mixed use and downtown commercial districts	◆	◆		
Strategy 2: Consider making targeted rezones during Comprehensive Plan updates	◆			
Strategy 3: Diversify allowed housing types and update related lot and dimensional standards	◆	◆	◆	
Strategy 4: Focus on key areas with residential development or redevelopment potential. Expand more mixed-use areas throughout the city.	◆	◆		
Strategy 5: Continue community conversations around housing and housing for all	◆	◆	◆	◆
Strategy 6: Communicate available affordable housing resources			◆	
Strategy 7: Build partnerships to develop and preserve affordable housing for individuals, families, and seniors. Explore expansion of the MFTE program.			◆	◆
Strategy 8: Explore funding source and cost reduction options for affordable housing	◆	◆	◆	◆



Housing Targets

Planning for future housing demand is critical to ensure that the City can meet demand driven by population growth. This section summarizes projected future housing demand for Camas to provide context for the City's housing policies.

County Comprehensive Plans and Countywide Planning Policies set population growth targets for jurisdictions within them, with current projections to 2044. Clark County is currently in the process of updating the Countywide Comprehensive Plan and growth targets. This analysis uses the County's interim population and housing allocation targets, which are anticipated to be adopted in April 2024.

Population and Housing Allocations

Exhibit 1 below demonstrates the City of Camas and Clark County's anticipated population forecast between 2023 and 2045. Since 2000, Camas has grown at a faster rate than the County overall with an AAGR of 5.2% in the City (including annexations), compared to the County's AAGR of 2.4% (Housing Appendix,

Exhibit 4). However, the County's estimates assume a slower growth scenario for the City in the next 22 years. With this assumption, new population growth in Camas is estimated to comprise 4.05% of growth in Clark County overall.

The population growth forecast indicates that the City of Camas will make up 4.05 percent of new growth population in Clark County between 2023 and 2045 (Exhibit 1), with an AAGR of 1.2% in the City. The County's methodology also acknowledges Washington State Department of Commerce's HAPT estimates for current housing supply in Camas and allocates a number of net new units for the Urban Growth Area(s) (UGAs).

Exhibit 1. Population Growth Forecast, Camas and Clark County, 2023 to 2045

Source: Clark County Interim Population Allocations and Clark County Comprehensive Plan 2025 Update, 2025 Population, Housing, and Employment Allocation – Issue Paper 5.

JURISDICTION	2023 EST. POPULATION	VACANT BUILDABLE LAND MODEL PERCENT CAPACITY	2023-2045 GROWTH	2045 ESTIMATE	CHANGE (PERCENT)	AAGR
City of Camas	29,352	4.26%	7,729 (4.05% of total growth)	37,080	26%	1.2%
Clark County	527,400	100%	190,754 (100% of total growth)	718,154	36%	1.6%

In May 2024, Clark County adopted housing allocations for jurisdictions located within county boundaries. In total, this shows an estimated **4,226 housing units** needed by 2045 in the City of Camas



and UGA(s).² The City would add about 311 new units to meet the new permanent supportive housing target and 1,766 units affordable to low-income households below 80% of AMI by 2045. Camas currently has 143 units of housing affordable for households at or below 30% of AMI that are not Permanently Supportive Housing (PSH)³ and 14 emergency units⁴ according to the HAPT estimate. With this allocation, the City will need to accommodate 172 new units of temporary emergency housing by 2045.⁵

HOUSING ALLOCATIONS

In 2021, HB 1220 created a new way that communities in the state are required to plan for housing needs. This legislation requires that jurisdictions plan for sufficient land capacity for housing needs, including all economic segments of the population (moderate, low, very low and extremely low income, as well as emergency housing and permanent supportive housing).

- » Since 2000, the City of Camas had an average annual growth rate of 221 new housing units per year.
- » Comparatively, the City will need to add an average of 195 new housing units per year between 2024 and 2045 to reach its allocation of net new units.

² The Washington State Department of Commerce Housing for All Planning Tool (HAPT) provides two allocation methods for determining the share of a County's housing supply to be met by jurisdictions. Method A assumes all housing needs will be accommodated through new housing production. Method B assumes all jurisdictions will accommodate equivalent shares of the total countywide housing need at each income level, proportional to their size, in the projection year. Clark County elected to use a hybrid method of 75/25 for Camas.

³ Permanent Supportive Housing is defined as: "subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors" Washington RCW 36.70A.030(31). PSH is paired with voluntary services (such as counseling, mental health support, or substance abuse treatment) to achieve housing stability, improve health, and connect residents with community-based services. This type of housing poses no limits on length of stay and lowers barriers to entry (RCW 36.70A.030(31)). PSH typically is located in UGAs in areas with densities supporting multifamily housing and in areas with support services such as nearby healthcare facility and accessible to public transit. PSH can be located in new construction on vacant land or in converted housing, or within an established affordable housing complex or shelter and the services may be available on-site, in the community, or by mobile teams which can be challenging for rural communities to provide.

⁴ Temporary emergency housing is defined as: "temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement." – Washington RCW 36.70A.030(14). Emergency housing need often considers factors like occupancy (the number of unrelated persons that may occupy a dwelling unit), spacing (distance required between emergency housing shelters and other uses), and intensity (total number or density of people in a single location or facility). If jurisdictions can demonstrate that they meet certain conditions in supporting documentation, they may not need to quantify emergency housing needs in their LCA. If a community offers: 1) one or more zones that allow hotels and emergency housing by right or if zones allow emergency housing by right are within one-mile to and from transit and 2) if there are no regulations that limit the occupancy, spacing, or intensity of emergency housing.

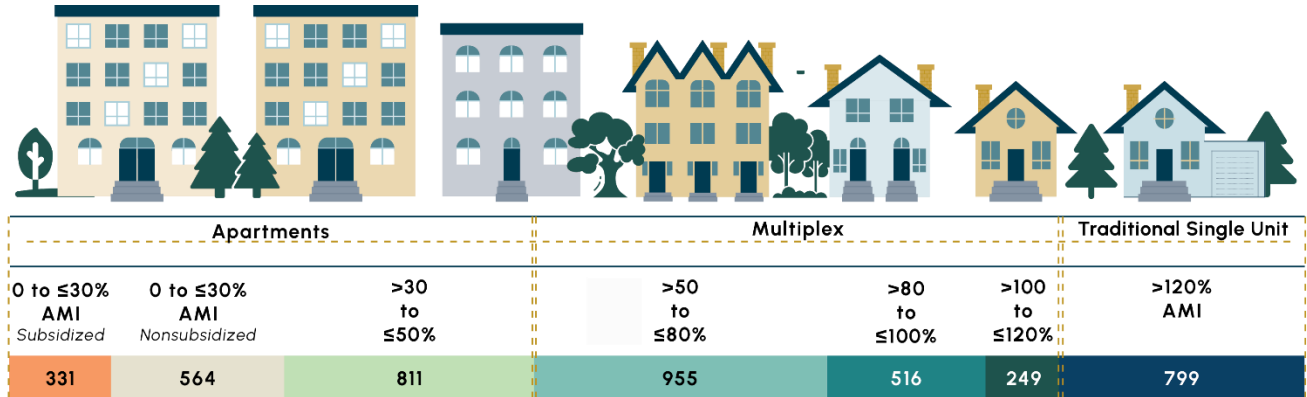
⁵ Clark County's interim allocations do not include designated temporary emergency housing units at the City level. Estimates in this section for the City of Camas are derived directly from the Department of Commerce HAPT tool.



Exhibit 2. Housing Unit Allocations by Income, Camas and its UGA, 2024-2045

Source: Washington State Department of Commerce HAPT, Clark County Interim Housing Allocations, City of Camas

Note: Current supply includes both the estimate from the HAPT with the addition of 599 additional units since its calibration in 2020.



4,226 new homes will be needed over the next 20 years in the City of Camas

In addition, there will also need to be:

172 Emergency housing beds (temporary housing)

	0-30% AMI		>30-50% AMI	>50-80% AMI	>80-100% AMI	>100-120% AMI	>120% AMI	TOTAL	EMERGENCY HOUSING BEDS
	Non-PSH	PSH							
2024: Current Housing Supply Estimate	143	0	458	1,874	1,182	1,965	4,201	9,832	14
2024-2045: New Housing Unit Needed for the Allocation	564	331	811	955	516	249	799	4,226	172
2045: Total Target Supply	707	331	1,269	2,811	1,627	2,214	4,499	13,459	186

Residential Capacity

Residential capacity is generally defined as the amount of existing housing units plus new housing a city can accommodate based on city zoning regulations (e.g., residential density requirements in the zoning code) and land available for new development. Residential capacity relates to residential growth allocations in a number of ways. Evaluating residential growth capacity is necessary to determine whether the housing growth allocation (determined by the county) can be accommodated within the City of Camas and its UGA. Sufficient capacity is available if residential growth capacity is equal to or greater than the City's allocation. If sufficient capacity is not available, the shortfall must be addressed by rezoning, or revising allowable density, or by modifying or creating a new UGA or annexed area to provide additional area for residential growth capacity. The Vacant Buildable Lands Model (VBLM) for Clark County provided a basis for the available housing capacity in the City of Camas based on available buildable land (including both vacant and underutilized land) and current zoning. The existing zoning and UGA showed insufficient housing capacity.

The City of Camas is considering zoning modifications that would allow for more residential capacity. Consequently, another analysis was completed to consider future modifications to select zones. Considering these modifications, the total available buildable acres and housing units by zone density are shown below in Exhibit 3. **According to the housing capacity estimates, Camas would have capacity for 5,896 housing units which would result in a surplus of around 1,670 housing units over the 2045 housing target of 4,226 housing units. Results (summarized below) from the updated capacity analysis show sufficient residential growth capacity to meet the 2045 housing target.**

Exhibit 3. Residential Supply and Capacity Estimates for Camas, under Alternative 1

Sources: Camas Municipal Code (Code Section 18.09) and VBLM 2023, Capacity and Yield by Jurisdiction. Notes: Zones without residential zoned capacity were omitted. Underutilized and Vacant acreages were summed for each zone.

SELECT RESIDENTIAL ZONES	BUILDABLE ACRES	HOUSING UNITS
North Shore Higher Density Residential (HD-NS)	56	783
North Shore Low Density Residential (LD-NS)	66	325
Residential-6,000 (R-6)	50	273
Residential-7,500 (R-7.5)	58	352
Residential-10,000 (R-10)	112	594
Residential-12 (R-12)	62	223
Residential-15,000 (R-15)	108	320
Multifamily Residential-10 (MF-10)	19	197
Multifamily Residential-18 (MF-18)	5	83
Multifamily Residential-24 (MF-24)	17	399
Multifamily Residential-36 (MF-36)	3	107
Downtown Commercial (DC)	5	314
Mixed Use (MX)	115	1038
North Shore Mixed Use (MX-NS)	74	889
	750	5,896

Summary of Findings



A summary of key findings from the housing data analysis is provided below to help describe key insights to inform Comprehensive Plan policy updates (please see the Housing Appendix for more detail).

Community Demographic Trends

- » **Since 2000, Camas has grown at a faster rate than Clark County or Washington State overall, more than doubling in size by 2023 from 12,462 to 27,420 persons.** As population increases, the demand for housing also rises and affects planning.
- » **In terms of land, Camas has expanded incrementally over time through annexations.** In the 2000's and early 2010's, the City added large new areas on the north side of Lacamas Lake, with a large portion of this area zoned for multifamily housing alongside employment and commercial areas.
- » **Camas is becoming a more diverse community.** The share of people of color increased from 13% in 2012 to 24% in 2022 and is slightly more diverse than the county (21% were people of color in 2022).
- » **Camas is seeing a larger share of couples and families with children (39%)** and has a higher share of both groups than the County or State (24%, 22%, respectively). The City also had a larger median household size (almost 3 persons) compared to the county (2.65 persons).
- » **Median household income in Camas is higher than both Clark County and the state at \$133,000 in 2022.** Adjusting for inflation, median income in the City still increased by 31 percentage points since 2012 which is primarily due to growth in high-income households earning over \$100,000 per year.⁶
- » **Four out of five households in Camas owned their homes in 2018-2022, at a higher rate than either Clark County or Washington.** The share of renter households stayed the same in Camas since 2012, showing less than a 1% increase over this time period.
- » **County-level trends indicate that homeownership disparities exist for some groups by race and ethnicity in Clark County,** with households who are Black or African American, American Indian or Alaska Native, Native Hawaiian or Pacific Islander, Hispanic or Latino, or mixed/other races having lower rates of homeownership.
- » **At the County level, income levels also vary by race and ethnicity.** Households who were Black or African American, Native Hawaiian or Pacific Islander, Hispanic or Latino, two or more races, or another race had lower median household incomes than the overall average.
- » **Overall levels of housing cost burden are decreasing, but more renters and low-income households experience higher rates.** Around 24% of all Camas households experienced cost burden (2022) with a higher share of renter households experienced cost burden compared to homeowners and with 100% of households earning less than \$20,000 experienced severe cost burden (paying at least half of their monthly income towards housing). Although cost burden is generally lower for homeowners, more people of color in Camas who own their homes experience cost burden compared to white, non-Hispanic homeowners.

⁶ The median income in Camas is above the area median income (AMI) for 2023. HUD determined the AMI to be \$114,400 for a family of four in the Portland-Vancouver-Hillsboro, OR-WA MSA (including Camas). This is lower than median income in Camas itself which was \$133,000 in 2022 (Exhibit 14) and has been consistently lower than the City over time.



Existing Housing Inventory

- » **Camas has seen growth in their number of housing units in the past two decades, with a 108% change between 2000 and 2023** (annually this equates with an average of 221 new homes). The City of Camas's growth in housing units was lower than its population change (120%), indicating that the City has not been keeping pace by adding to its supply to meet the rising demand.
- » **Camas has steadily low vacancy rates for all housing units in total** (4% in 2022 with little change over the last decade). This level of vacancy is indicative of a healthy housing market with natural rates of turnover; however, the slight decrease could begin to indicate constrained supply of housing.
- » **For two-bedroom multifamily units, Camas has seen spikes in vacancy, but these align with new construction trends** which can temporarily raise vacancy rates for newly delivered units but do not indicate long-term vacancy. In 2023, the City saw over 200 new housing units delivered, likely accounting for the fluctuation in vacancies, as well as deliveries in 2017 and 2020.
- » **Since 2015, the City has permitted 2,763 new housing units.** Single detached homes have accounted for the largest share (70%) of new permits in the City of Camas, and another 8 percent were made up of attached townhomes. While apartments, condos, and units in mixed-use buildings made up 20 percent of new permits between 2015-2024, middle housing types like duplexes, triplexes, quadplexes, and accessory dwelling units (ADUs) were only 2 percent of all permits.
- » **Median home sale prices in Camas has increased over the last ten years,** with Camas's average prices generally remaining higher than the County. In 2023, the average home sale price in the City was **\$704,000**, increasing by 119% since 2013 which is more expensive than the average home in the City of Portland (by \$196,000) or Clark County (by \$173,000).
- » **Prices are also increasing quickly in Camas and Clark County for the average 2-bedroom multifamily rental.** The average 2-bedroom apartment rent was over \$1,800 in the City and over \$1,700 in Clark County (2024 year-to-date), indicating a 35% increase since 2010. Average 2-bedroom multifamily rents in Portland tracked closely with Camas in the 2010's, while rents in Vancouver remained lower (generally following countywide trends).
- » **Compared with home sale price and rent increases in Camas, only households earning over 150% or more of AMI would be able to afford the average home in the City as of 2023.** However, the average 2-bedroom apartment is still affordable to households between 50 and 80% AMI in Camas.
- » **The City of Camas had 98 units of regulated affordable housing in 6 buildings** according to data from Oregon Metro and the City. Approximately half of these units are affordable respectively for residents between 30-50% of AMI and 50-80% of AMI. The City also has several long-term care residential facilities for older adults providing 135 units.



Future Housing Demand

- » Since 2000, Camas has grown at a faster rate than Clark County overall but is expected to slow based on County estimates for 2045. The County's projections assume that new population growth in Camas is estimated to grow at an annual rate of 1.2% to account for 4.05% of county growth.
- » County allocations show the need for 4,226 new housing units in Camas by 2045, adding around 211 new housing units per year.
- » The City would add about 331 new units to meet the new permanent supportive housing target and 1,766 units affordable to low-income households below 80% of AMI by 2045.
- » Camas residents with disabilities may require additional housing features for accessibility. Around 8% of residents in Camas had at least one disability (2022), with the most common being cognitive difficulties, followed by ambulatory and vision difficulties. These disabilities can require housing accommodations such as zero-step entryways, ramps, lifts, or other accessibility features.



Vision

In the year 2045, residents of Camas continue to appreciate their safe, diverse, and welcoming community. Those raised in Camas will return for living-wage jobs and to ultimately retire here. Camas is a well-planned and connected city where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. Camas provides a wide variety of housing options that meets the needs of all residents and provides a range of housing for all ages, abilities, needs, preferences, and income levels.

Goals and Policies

Housing goals and policies are established to ensure adequate housing is developed throughout the City to support residents of all ages and income levels. Goals and policies are presented for three housing categories:

- ◆ **Citywide** – establishes a broad housing goal and sets policies to be considered throughout the City
- ◆ **Housing Choice and Affordability** – focuses on the development of a diversified housing stock meeting the needs of all economic segments of the community
- ◆ **Housing Accessibility and Livability** – establishes goals and policies to address the particular needs of residents with special needs and seniors
- ◆ **Streamlining Permitting for Housing** – focuses on the city regulations and procedures that can facilitate housing development

Citywide Housing

Citywide Housing Goal

- ◆ **H-1: Promote safe, attractive, and vibrant neighborhoods with access to jobs, services, schools, amenities, and healthy active living that meet the needs of all members of the community.**

Citywide Housing Policies

- ◆ **H-1.1: Provide a range of housing options to support all ages and income levels. Provide an adequate supply of land to accommodate the City's housing growth target, provide housing choices, and to allow housing varieties attainable across various household income levels,**
- ◆ **H-1.2: Support residential development that minimizes both impervious areas and minimizes site grading to retain the natural contours of the land. Low impact development (LID) strategies include conserving native vegetation in tracts and considering narrower streets, stormwater gardens, and other landscape practices that store and filter runoff.**



- ◆ H-1.3: Encourage use of the flexible development options (e.g., planned residential developments and development agreements) in order to create a variety of housing types within new developments.
- ◆ H-1.4: Require new residential developments to demonstrate how proposed lot, street, and utility layouts can accommodate development of single-story dwellings, duplexes, and attached or detached accessory dwelling units.
- ◆ H-1.5: Ensure that housing in mixed-use buildings (or developments) will complement the commercial and retail portion of the development and increase local living-wage jobs. Amend the municipal code to support mixed-use and middle housing development in the Downtown Subarea and near other community hubs.
- ◆ H-1.6: Encourage in-fill development on vacant or underutilized sites, subject to design review guidelines, that have adequate urban services, and ensure that the development is compatible with the surrounding neighborhood.
- ◆ H-1.7: Require all new housing developments to provide a range of housing types and sizes that are evaluated through the land use approval process and stipulated on the final plat.
- ◆ H-1.8: Promote the maintenance, repair, and rehabilitation of Camas' existing housing stock. Seek and promote resources that provide financial and other assistance to citizens for maintaining or repairing health and safety features of their homes.
- ◆ H-1.9: Support investment in existing neighborhoods to enhance livability, safety, and accessibility in a way that preserves unique physical character.
- ◆ H-1.10: Develop objective design standards to ensure new development is compatible in scale, architectural style, and landscape composition with existing and planned neighborhoods.
- ◆ H-1.11: Provide ongoing education and community engagement on the housing needed by the community and provide education on available programs and incentives and permit process support to affordable housing developers.
- ◆ H-1.12: Achieve and sustain the housing targets by income group allocation for Camas as adopted by the Clark County Council. Monitor and assess the City's progress in meeting housing needs at least every five years.
- ◆ H-1.13: Support and encourage housing legislation at the county, state, and federal levels, which promotes the City's housing goals and policies.

Housing Choice and Affordability

Housing Choice and Affordability Housing Goal

- ◆ H-2: Create a diversified housing stock that meets the needs of all lifestyles and economic segments of the community through new developments, preservation, and collaborative partnerships.



Housing Choice and Affordability Housing Policies

- ◆ H-2.1: Support and encourage a wide variety of housing types throughout the City to provide choice, diversity, and affordability and promote homeownership.
- ◆ H-2.2: Promote the preservation and rehabilitation of the City's existing affordable housing stock of all types, including low-cost rentals and more affordable owner-occupied single-family homes. Explore measures to preserve affordable housing, such as a home repair programs with partners to help rehabilitate existing housing that serves low to moderate-income households.
- ◆ H-2.3: Create opportunities for ownership housing in a variety of settings, styles, sizes, and affordability levels throughout Camas.
- ◆ H-2.4: Provide incentives and bonuses to encourage the development of affordable housing and middle housing. H-2.4: Ensure that any affordable housing with the support of city incentives or bonuses (including public funds, through development agreements, incentives, or by regulation) remains affordable for the longest possible term.
- ◆ H-2.5: Participate in collaborative partnerships with various local and regional public and non-profit housing groups to ensure that affordable housing and supportive services are provided throughout the City.
- ◆ H-2.6: Encourage collaborations between for-profit and non-profit developers to expand affordable housing options.
- ◆ H-2.7: Evaluate the existing Multifamily Tax Exemption (MFTE) program provisions and participation and potential changes and expansions to test out program options and their associated costs and benefits helping to support overall housing production and affordable housing targets.⁷
- ◆ H-2.8: Ensure the Camas Municipal Code is consistent with State guidelines, such as updating definitions for affordable housing and residential use related, different income levels, and workforce housing.
- ◆ H-2.9: Plan for and accommodate Camas' allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.

Housing Accessibility and Livability

Housing Accessibility and Livability Goal

- ◆ H-3: Encourage and support a variety of housing opportunities for those with special needs, particularly those with challenges relating to age, health, or disability.

⁷ Camas [Code Chapter 3.86 - MULTIFAMILY HOUSING TAX EXEMPTION](#).



Housing Accessibility and Livability Policies

- ◆ H-3.1: Encourage special needs and senior housing to be dispersed throughout the community and close to public transportation, shopping, medical clinics, and other essential services.
- ◆ H-3.2: Encourage, support, and work with partners supporting (such as the Clark County Health District) social and health service organizations that offer programs and facilities to help persons with special needs remain in the community.
- ◆ H-3.3: Treat residential structures occupied by persons with disabilities the same as residential structures occupied by a family or by non-disabled unrelated individuals.
- ◆ H-3.4: Encourage the creation of senior housing and accessible housing types that allow residents to "age in place" to support aging populations and allow residents to continue living in Camas.
- ◆ H-3.5: Develop a strategy or action plan to work with partners to secure grants and loans by agencies, private developers, and nonprofit organizations that are tied to the provision of permanent supportive housing, emergency shelter beds, transitional housing, and other housing serving at-risk populations.
- ◆ H-3.6: Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to address the impacts of displacement and people at risk of becoming homeless.
- ◆ H-3.7: Work Promote the use of universal design principles for new development or redevelopment housing projects to ensure housing is designed for all persons and abilities.

Streamlining Permitting for Housing

Streamlining Permitting for Housing Goal

- ◆ **H-4: Support the development of quality and sustainable housing in Camas with streamlined regulations and processes.**

Streamlining Permitting for Housing Policies

- H-4.1: Periodically review and update the City's residential zoning regulations, design standards, and permitting procedures to promote quality development with timely and predictable outcomes.
- H-4.2: Create regulations and procedures that balance clarity and objectivity with flexibility for design innovation.
- H-4.3: Consider the impacts on housing supply and affordability when making land use policy decisions or zoning code amendments.
- H-4.4: Allow development of middle housing and accessory dwelling units as a permitted use in lower density residential zones, consistent with the Growth Management Act.



- H-4.5: Ensure policies, codes, and ordinances allow for a compatible mix of housing types and variable lot and unit sizes within new subdivisions and development projects.
- H-4.6: Monitor the number and type of housing units being built annually in Camas and permit timelines associated with new housing developments.



Housing Appendix

Community Demographic Trends

Understanding population and housing characteristics are important for context for developing policies that anticipate the needs and goals of Camas. Key trends such as population growth, household size and composition, homeownership, and residents' characteristics like age, income, and race and ethnicity provide useful information about how Camas is changing and what changes are affecting housing demand in the city. Tracking these trends also helps to work towards equitable outcomes, by recognizing where there are existing gaps and what groups may face disproportionate challenges to accessing housing that meets their needs.

This assessment relied on data primarily sourced from the United States Census Bureau's 5-year American Community Survey (ACS) estimates,⁸ CoStar, Washington Office of Financial Management (OFM), the United States Department of Housing and Urban Development (HUD), and the City of Camas. Primary geographies used include the City of Camas, Clark County, and Washington State, as well as targeted comparisons with surrounding comparable cities of Battle Ground and Washougal.

In some cases, the margin of error (MOE) with the Census Bureau's ACS data and other sources can be very high, severely reducing the accuracy of some variables. This typically happens for groups with smaller sample sizes or data filtered to smaller geographies. Where data is not available at the city level, we include information at the County level.

The Washington State Office of Financial Management (OFM) provides official state and local population estimates and projections for use in the allocation of funds, growth management, and other planning functions. This section utilizes official population estimates from 2000-2023 to understand Camas's population growth over the last few decades, as well as estimates of households and projections of these data through 2044.

Population Growth, Age, Race and Ethnicity

Since 2000, Camas has grown at a faster rate than Clark County or Washington State overall, increasing by 120% (or 5.2% annually on average). The City saw its greatest increases in population in 2004, 2017, and 2020 (Exhibit 5). Camas's peer cities in Clark County like Battle Ground and Washougal have also seen higher rates of growth over the County average per year. As the population of these smaller cities increase, demand for housing also rises and affects the way that cities like Camas must plan to meet residents' housing needs.

⁸ 5-year estimates use data collected over a longer period of time used to increased statistical reliability of the data by using a larger sample for geographies with populations under and small groups within a population. Since Camas's population is below the threshold of 65,000 residents, 1-year estimates are not available at the city level. This report generally uses the most current estimates at the time of writing; for ACS data this is 2018-2022, as well as comparison over time to 2008-2012 data.

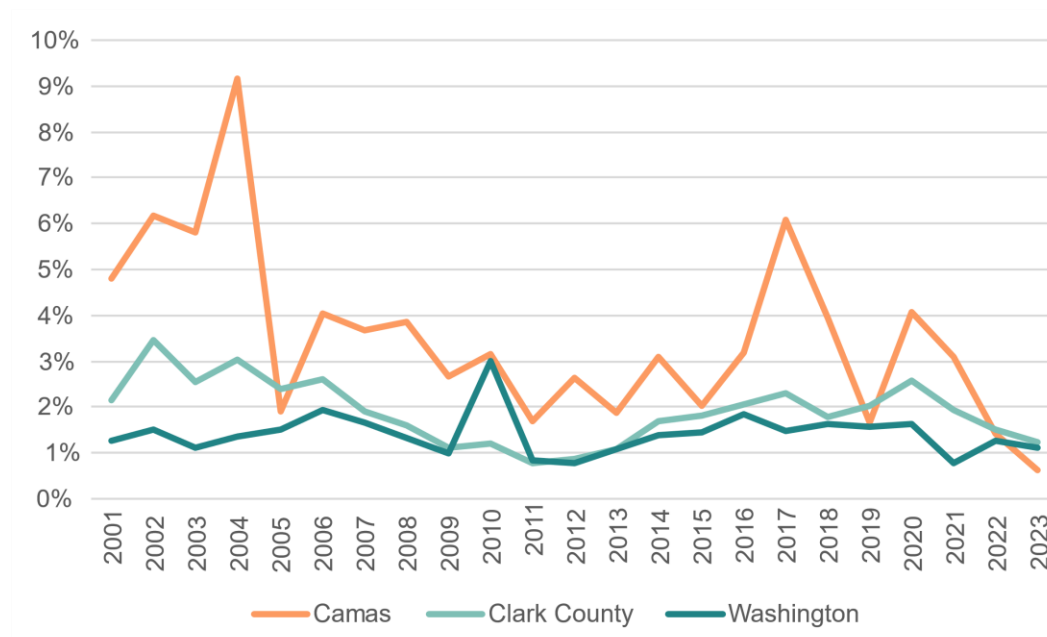
Exhibit 4. Total Population, Camas, Clark County, Washington, and Comparison Geographies, 2000-2023

Source: WA Office of Financial Management (Intercensal and postcensal)

JURISDICTION	POPULATION			CHANGE, 2000-2023	PERCENT CHANGE, 2000-2023	AAGR 2000-2023
	2000	2010	2023			
City of Camas	12,462	19,355	27,420	14,958	120%	5.2%
Clark County	342,194	425,363	527,400	185,206	54%	2.4%
City of Battle Ground	9,206	17,571	21,910	12,704	138%	6.0%
City of Washougal	8,595	14,095	17,490	8,895	103%	4.5%
Washington State	5,757,761	6,724,540	7,951,150	2,193,389	38%	1.7%

Exhibit 5. Population Growth Change Year-over-Year (YOY), Camas, Clark County, and Washington, 2000-2023

Source: WA Office of Financial Management (Intercensal and postcensal)



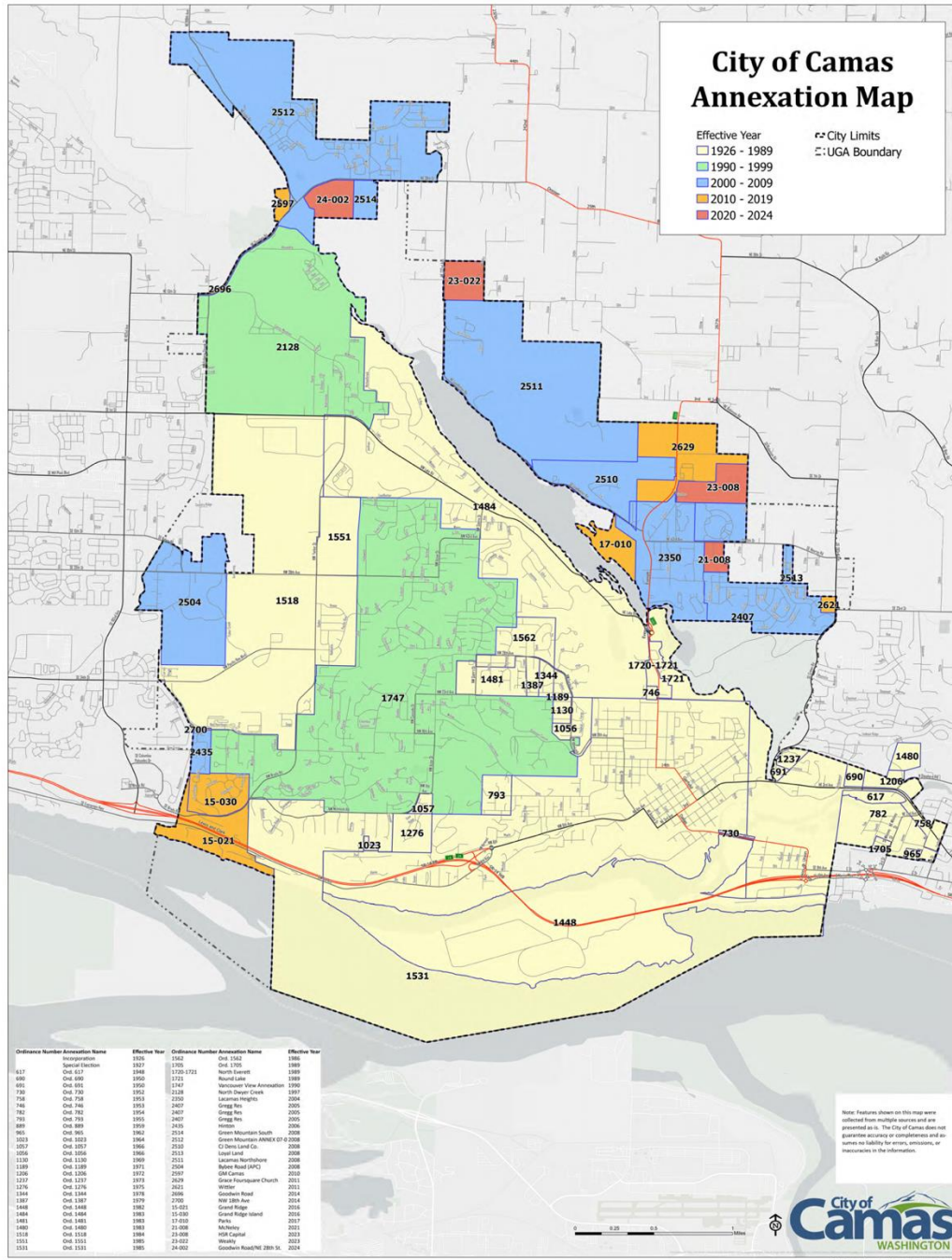
In terms of land, Camas has expanded incrementally over time through annexations. Although annexations can be used to bring in different types of land uses to a city (industrial, open space, etc.), the addition of new residential land use areas can increase the City's population and capacity for new housing. Exhibit 6 below shows new annexations in Camas as of 2016.⁹ In the 2000's and early 2010's, the

⁹ Since the City's most recent annexation map, it has also annexed an additional 154 acres across four parcels since 2016.

City added large new areas on the north side of Lacamas Lake, with a large portion of this area zoned for multifamily housing alongside employment and commercial areas.

Exhibit 6. City of Camas Annexations Through 2024

Source: City of Camas

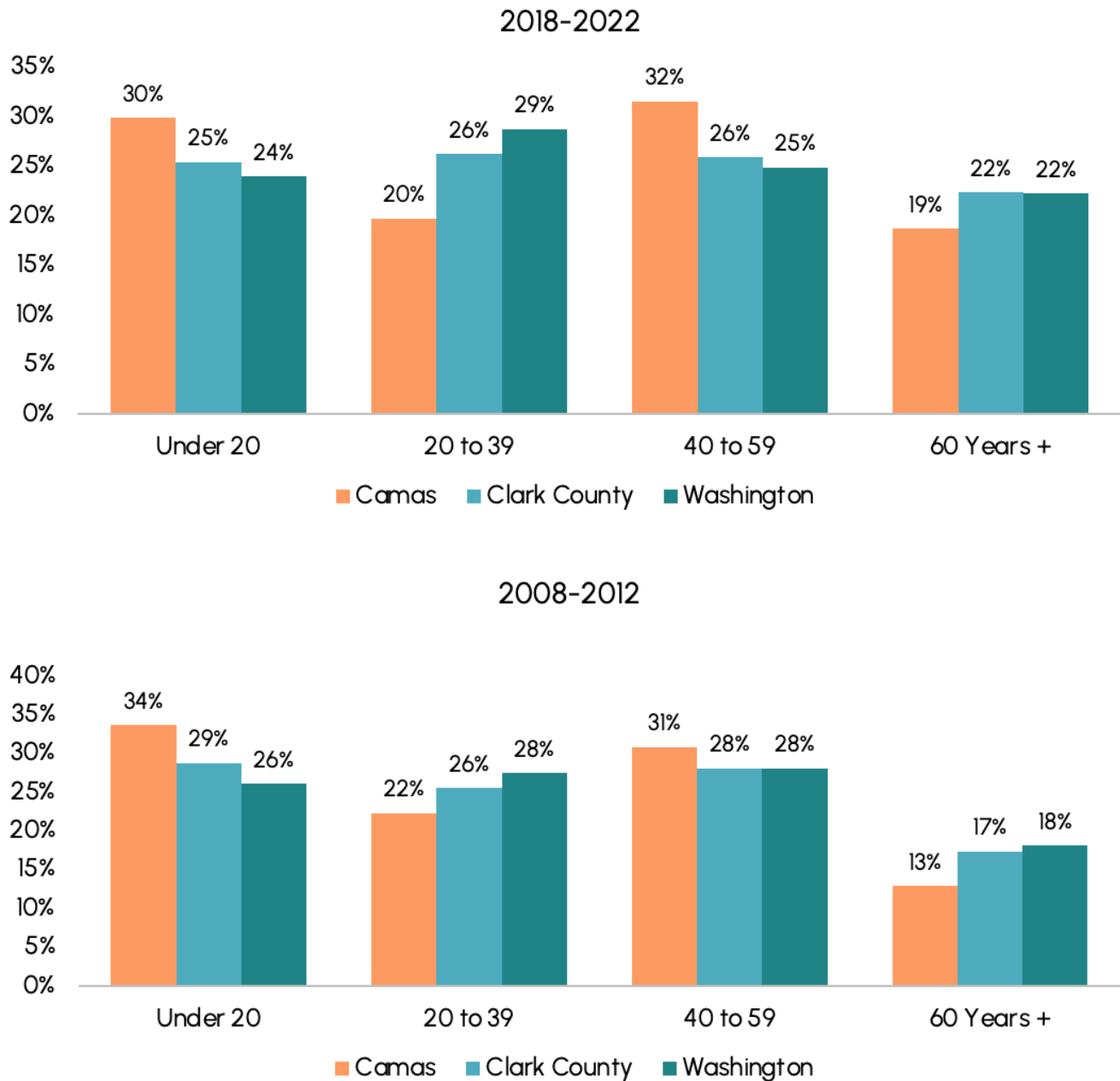


Camas has a quickly aging population. Between 2008 and 2022, Camas's share of residents under 18 saw the greatest decline from 34 to 30 percent of the population while the share of residents aged 60 years

or over increased in this time period from 13 to 19 percent. The share of adults between the ages of 20 and 59 remained relatively stable.

Exhibit 7. Age Distribution, Camas, Clark County, and Washington, 2008-2012, 2018-2022

Source: U.S. Census Bureau, 2008-2012, 2018-2022 ACS 5-Year Estimates.



Median age in Camas increased by 4.3 years between 2012 and 2022, rising faster than Clark County or the State of Washington overall. Households' housing needs can change depending on different stages of life. For example, early- to mid-career workers (typically falling in the age 20 to 39 years category), multigenerational families with children, or older persons entering retirement may all have differing

needs for the location, price, size, layout, or other features of their homes. Growth of adults aged 50 and over is also reflected in shrinking household sizes and changing types shown below in Exhibit 11 and Exhibit 12, indicating a growing need for housing accommodating older adults.

Exhibit 8. Median Age, Camas, Clark County, Washington, and Comparison Geographies 2008, 2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates

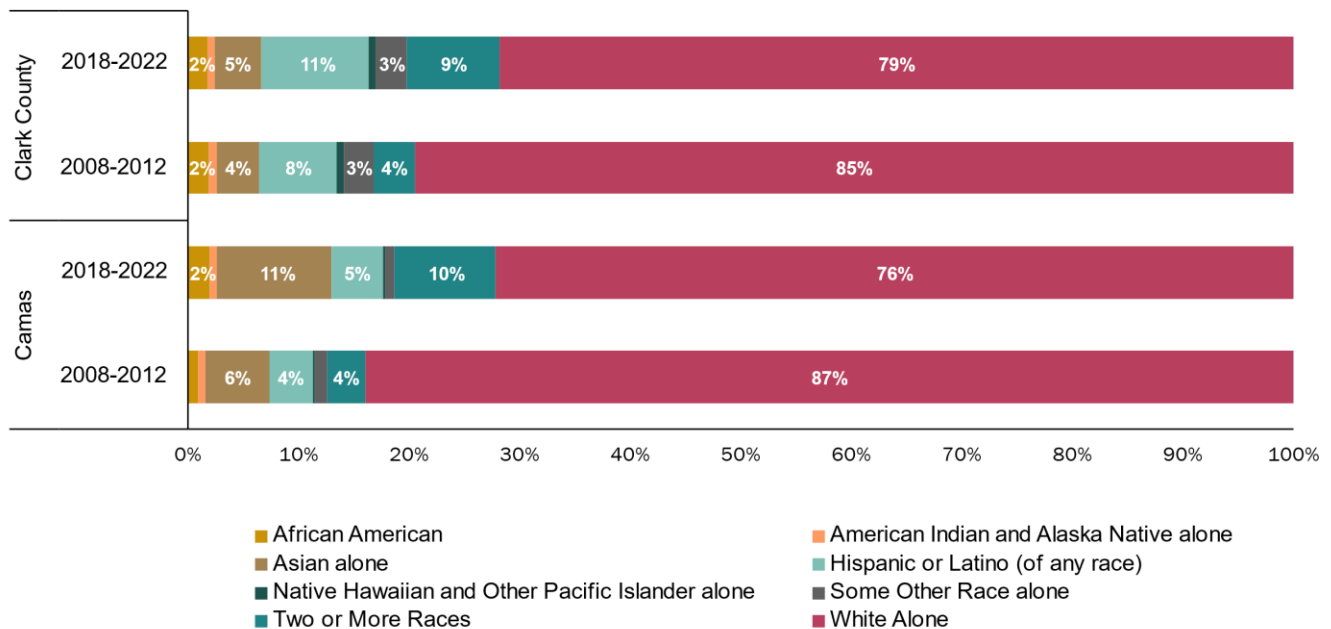
JURISDICTION	2008-2012	2018-2022	CHANGE
City of Camas	36	40	+4.3
Clark County	37	39	+2.0
State of Washington	37	38	+0.8

Camas is becoming a more diverse community, with the share of people of color increasing between 2012 and 2022. The City has also become slightly more diverse compared to Clark County overall. In 2022, approximately one quarter percent of residents in Camas were people of color. The City saw the greatest increase since 2012 in the share of residents who are Asian or two or more races; these groups grew respectively by 5 and 6 percentage points. Changes to a city's race and ethnicity profile can indicate changing housing needs due to disparate impacts of historic and systemic discriminations faced by many people of color for accessing housing.

Exhibit 9. Population by Race and Ethnicity, Camas and Clark County, 2008-2012, 2018-2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates

Note: Labels not shown for values ≤1%



Household Trends

Change in number of households over time is helpful for understanding a number of trends alongside overall population growth, such as household formation. Between 2000 and 2023, the City of Camas saw a higher annual rate of household growth compared to Clark County and Washington. Comparison cities of Battle Ground and Washougal saw similar or greater growth rates, increasing by 4.0 and 2.9% respectively per year since 2000. Growth in smaller cities within Clark County and the region require intentional planning to make sure new housing needs are being met in the community.

Exhibit 10. Total Households, Camas and Comparison Geographies, 2000-2023

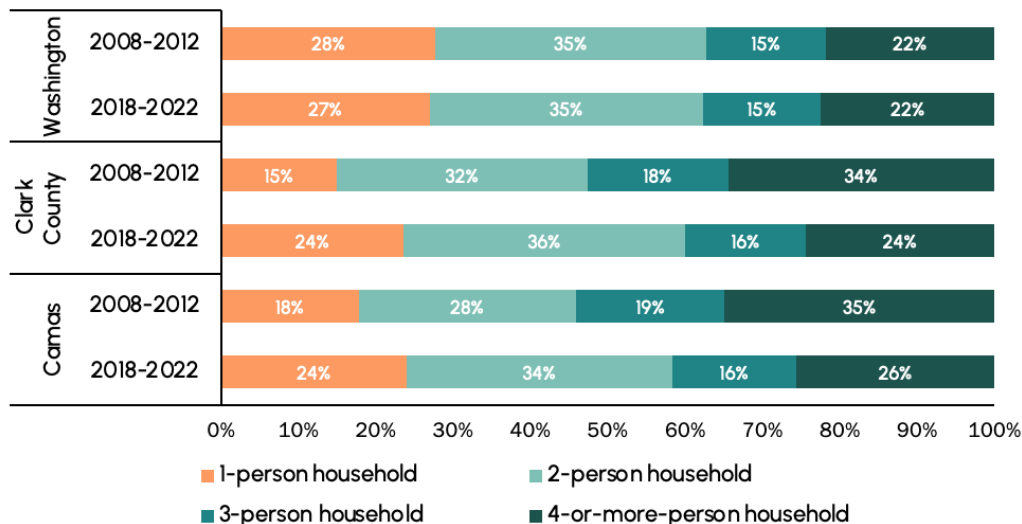
Source: OFM

<i>JURISDICTION</i>	<i>2000</i>	<i>2010</i>	<i>2023</i>	<i>CHANGE 2000-2023</i>	<i>PERCENT CHANGE 2000-2023</i>	<i>AAGR (2000- 2023)</i>
City of Camas	4,736	5,952	9,833	5,097	108%	3.2%
Clark County	134,030	167,413	207,044	73,014	54%	1.9%
City of Battle Ground	3,209	5,952	7,945	4,736	148%	4.0%
City of Washougal	3,463	5,673	6,655	3,192	92%	2.9%
State of Washington	2,451,081	2,886,948	3,341,640	890,559	36%	1.4%

Changing household sizes and types have implications for the different types of housing units needed in a City. In Camas, the share of 1- and 2-person households grew between 2012 and 2022, while the share of 3- and 4-person households decreased. This could indicate a 'downsizing' trend where many older adults may seek out smaller units as adult children establish new households.

Exhibit 11. Household Size Distribution, Camas and Clark County, 2012 -2022

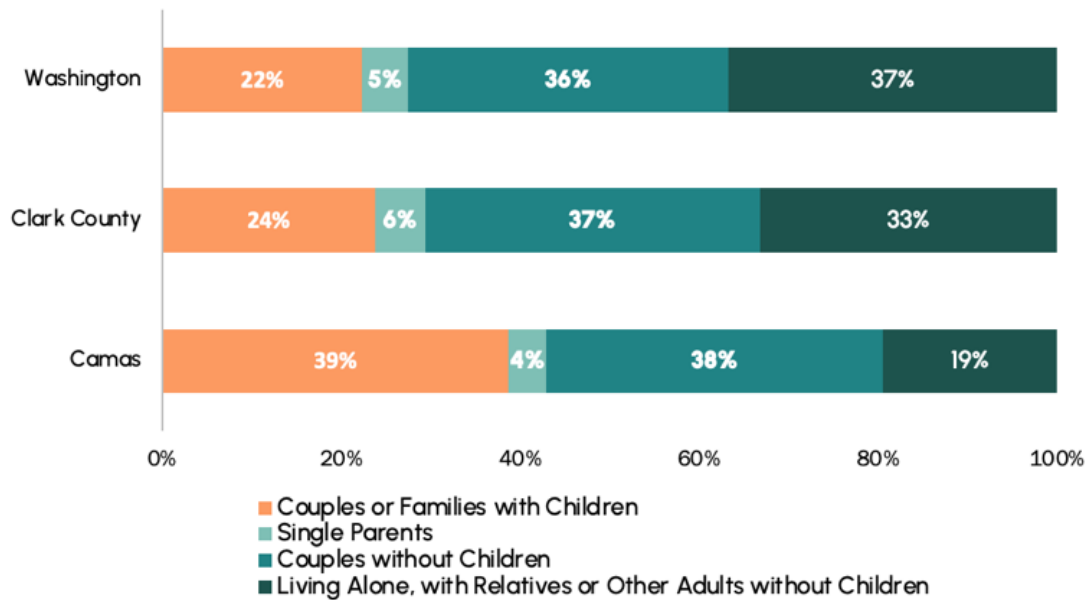
Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates



Household types in Camas however indicate a larger share of couples or families with children in the City (39%) compared with Clark County (24%) or Washington (22%) overall, with a smaller share of residents living alone or with extended relatives. This may indicate a trend of multigenerational households in the city, where several generations of a family co-habitate.

Exhibit 12. Household Type, Camas, Clark County, and Washington, 2018-2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates

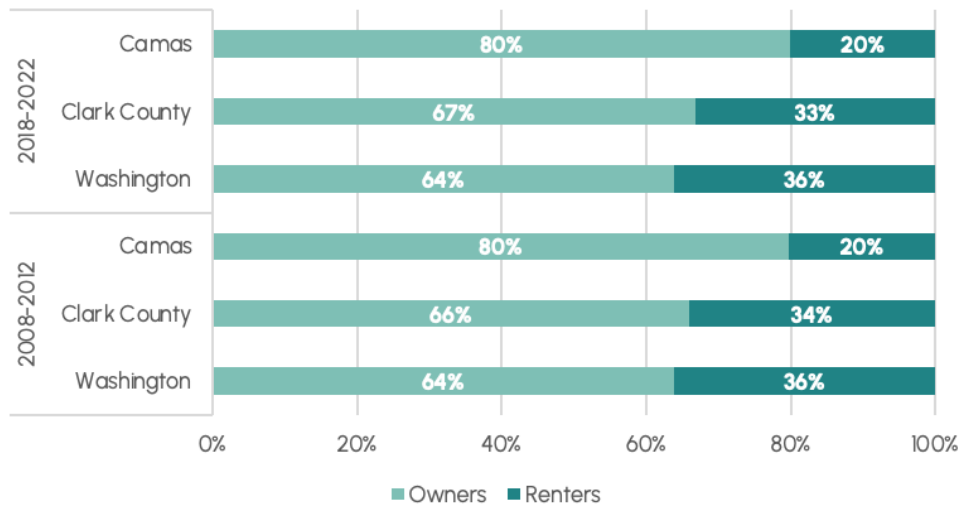


Household Tenure

Household tenure refers to the ownership status of residents in their homes, either as owners or renters of their home. In 2022, 80% of households in Camas owned their homes, at a higher rate than either Clark County or Washington. The share of renter households stayed the same in Camas since 2012, showing less than a 1% increase over this time period.

Exhibit 13. Household Tenure, Camas and Clark County, 2012 -2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates



Camas maintained a larger median household size than the County or the State in both 2012 and 2022, with little change in the City. In both periods owner-occupied households tended to be larger than renter households.

Exhibit 14. Average Household Size by Tenure, Camas, Clark County, and Washington, 2012 -2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates

	CAMAS	CLARK COUNTY	WASHINGTON
2008-2012			
Average household size	2.96	2.67	2.52
Owner-occupied units	3.01	2.75	2.61
Renter-occupied units	2.74	2.52	2.35
2018-2022			
Average household size	2.95	2.65	2.53
Owner-occupied units	3.07	2.72	2.66
Renter-occupied units	2.48	2.49	2.3
Change 2008-2012 to 2018-2022			
Average household size	-0.01	-0.02	0.01
Owner-occupied units	0.06	-0.03	0.05
Renter-occupied units	-0.26	-0.03	-0.05

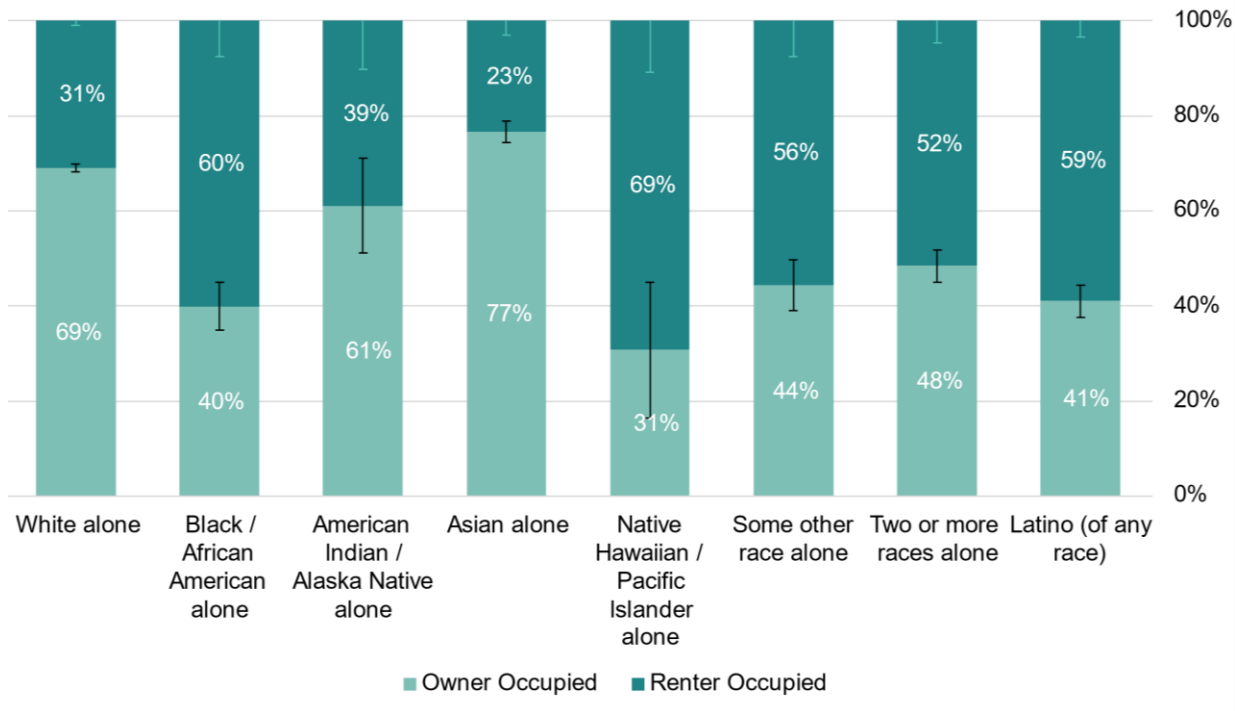
Homeownership rates can often vary by race and ethnicity, as many people of color face historic and systemic barriers from a legacy of discriminatory practices in the United States. In Camas today, margins of error are too high to disaggregate homeownership by race and ethnicity.

However, County-level trends indicate that disparities exist for some groups in Clark County, with households who are Black or African American, American Indian or Alaska Native, Native Hawaiian or Pacific Islander, Hispanic or Latino (of any race), two or more races, or another race not listed had lower rates of homeownership. Native Hawaiian or Pacific Islander, Black or African American, and Latino of

any race had the lowest homeownership rates with over half renting their home. White and Asian households both had rates of homeownership above the County average overall (Exhibit 13) at 69 percent and 77%. Intentional policies to remove barriers to homeownership can help to reduce these disparities.

Exhibit 15. Homeownership by Race, Clark County, 2022

Source: U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates



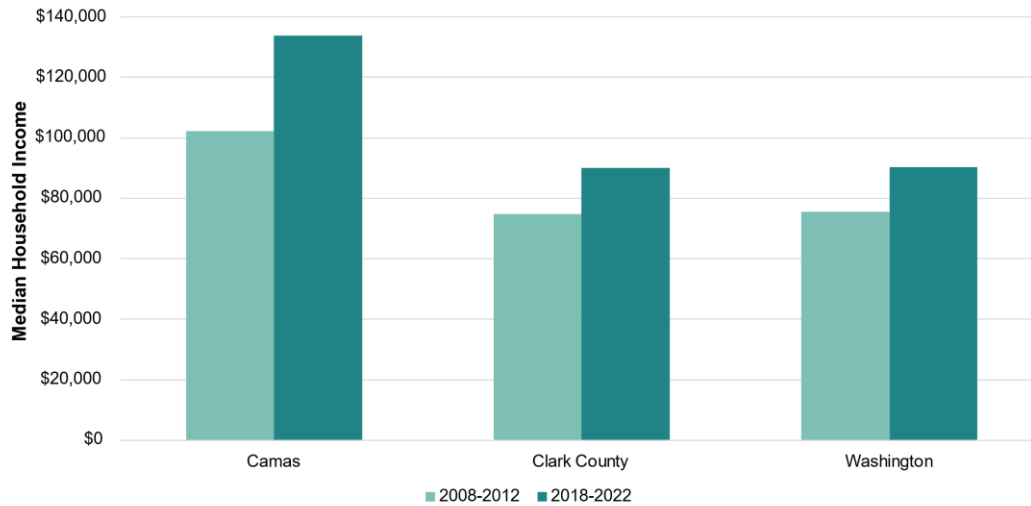
Household Income Trends

Income is a critical factor for determining housing choices. A household's level of income influences both the type of housing they are able to afford (e.g., single-family detached homes, multifamily units) and their tenure (whether a household has the option to purchase a home or rent). Median household income in Camas is higher than both Clark County and the state of Washington at \$133,000 in 2022. Adjusting for inflation, median income in the City still increased by 31% since 2012. This increase is primarily due to growth in households earning over \$100,000 per year (Exhibit 17).

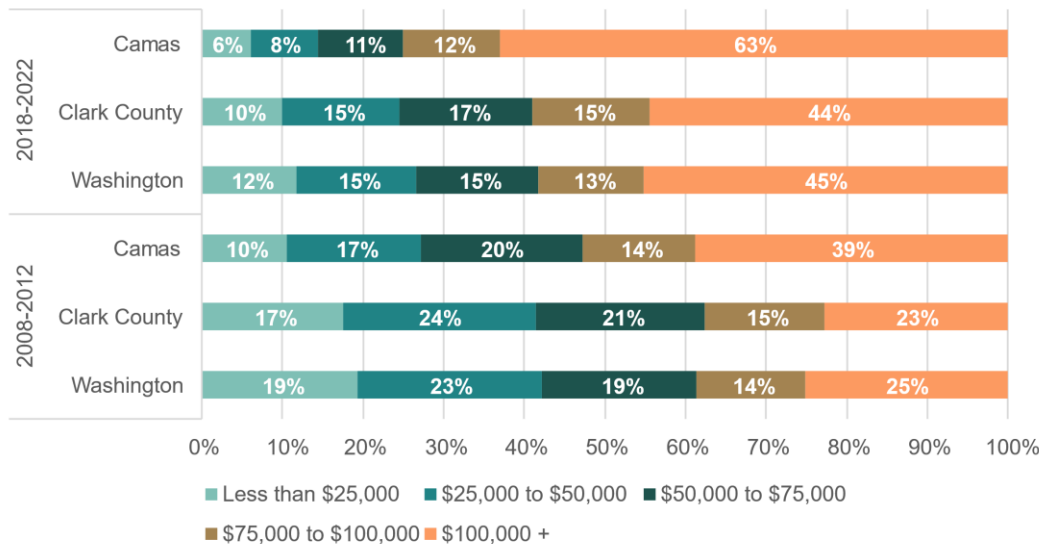
Exhibit 16. Median Household Income, Camas, Clark County, and Washington (2022\$)

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates

Note: 2008-2012 values are adjusted for inflation

**Exhibit 17. Change in Household Income Distribution, Camas and Clark County, 2012 -2022**

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates



Median household income is higher in Camas than in the County for all groups by race and ethnicity (where data was accurate enough to be interpreted). White residents in Camas had approximately the same median income as the City overall, while Black or African American, Asian, and Hispanic or Latino residents indicated higher median income. Household income for those who were two or more races was the only group estimated to be below average for the City. However, high margins of error for many groups in the City of Camas may lead to inaccuracies in this data.

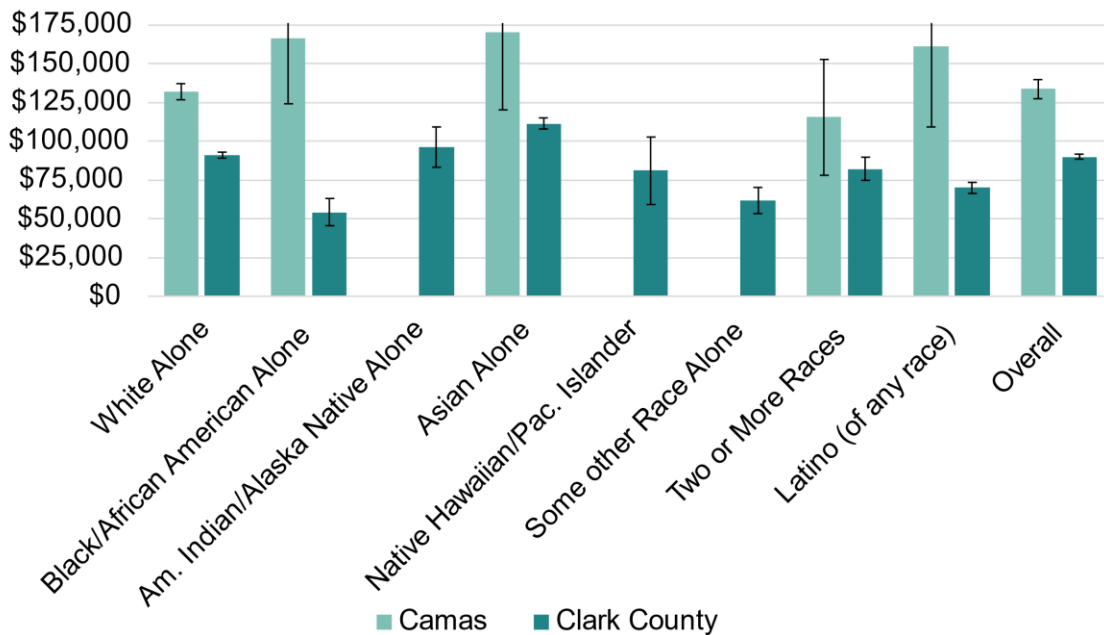
At the County level, income for white households was generally in line with the overall median, while income was higher for American Indian or Alaska Native and Asian households. In Clark County, households who were Black or African American, Native Hawaiian or Pacific Islander, Hispanic or Latino,

two or more races, or another race had lower median household incomes than the overall average. Considering the high margins of error for the data provided at the City level, it is possible that these disparities also exist for the same households of color in Camas.

Exhibit 18. Median Household Income by Race and Ethnicity, Camas and Clark County, 2022

Source: U.S. Census Bureau, 2018–2022 ACS 5-Year Estimates

Note: Due to limited data, median income for some groups is not available at the City level.



Another aspect of analyzing household incomes is the Area Median Income (AMI). AMI is defined as the midpoint of a specific area's income distribution and is defined each year by the Department of Housing and Urban Development (HUD).¹⁰ HUD includes Camas as part of the Clark County in the Portland-Vancouver-Hillsboro, OR-WA MSA. In 2023, HUD determined the AMI to be \$114,400 for a family of four in the area. This is lower than median income in Camas itself which was \$133,000 in 2022 (Exhibit 16) and has been consistently lower than the City over time.

Exhibit 19. Median Family Income (MFI) for a Family of Four, Camas and Clark County (2023\$)

Source: HUD

	EXTREMELY LOW (30%)	LOW (50%)	MODERATE (80%)	MEDIAN (100%)	HIGH (120%+)
2019	\$26,350	\$43,950	\$70,300	\$87,900	\$105,500
2023	\$33,850	\$56,400	\$90,200	\$114,400	\$137,300

¹⁰ AMI/ Median Family Income (MFI) looks at how much each income level can afford in housing costs which is helpful for understanding housing affordability. Each year, the HUD uses data from the U.S. Census to define an area's MFI based on family size. The MFI benchmark helps determine eligibility for HUD housing programs (often including rent-restricted housing) and supports the tracking of different housing needs for a range of household incomes. If the term AMI is used in an unqualified manor, this reference is synonymous with HUD's MFI.

Cost Burden

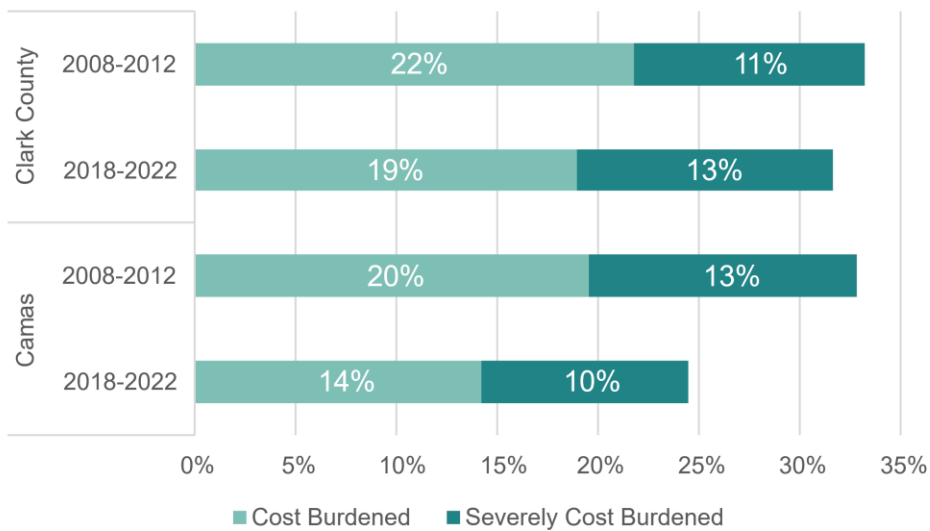
Housing costs are typically the largest portion of a household budget, and typically include mortgage or rent payment, utilities, interest, and insurance. HUD guidelines indicate that households paying more than 30% of their income on housing experience "cost burden" and households paying more than 50% experience "severe cost burden." Using cost burden as an indicator is one method of determining how well a city is meeting its need to provide housing that is affordable to all households in a community.

Cost burdening for owner-occupied households is less common because mortgage lenders typically ensure that a household can pay its debt obligations before signing off on a loan. However, cost burdening can occur when a household secures a mortgage and then sees its income decline. In addition, retired persons subsisting on a fixed income can experience cost burden associated with increased property taxes rising above their financial limitations.

Total rates of cost burdened households decreased in Camas between 2012 and 2022, falling below Clark County's average. In 2022, 24% of all households experienced cost burden, compared to 33% in the County overall.

Exhibit 20. Cost Burden for All Households, Camas and Clark County, 2012 -2022

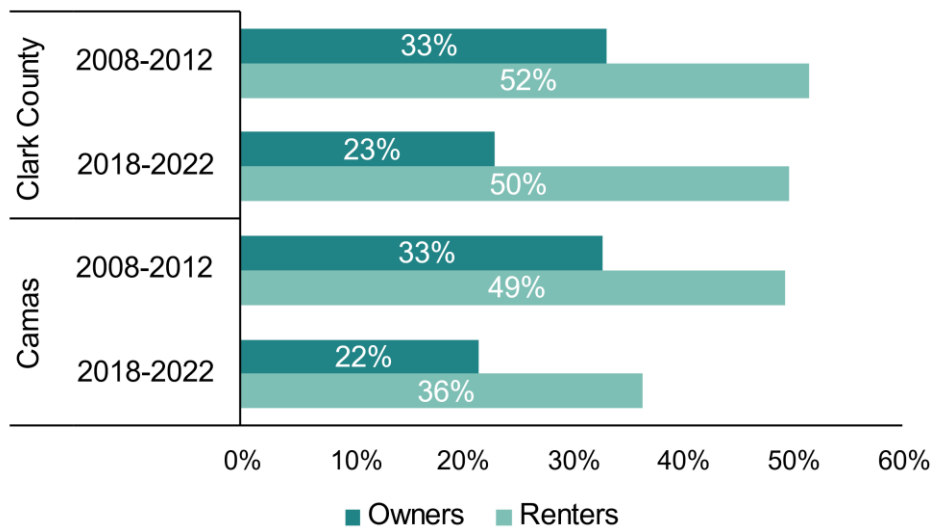
Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates



Different types of households may face varying levels of cost burden. Renters are often more vulnerable to increasing housing costs due to property owner decisions and changing demand trends. In Camas, a higher share of renter households experienced cost burden in 2022 compared to homeowners but saw a greater decrease since 2012.

Exhibit 21. Cost Burden by Tenure, Camas and Clark County

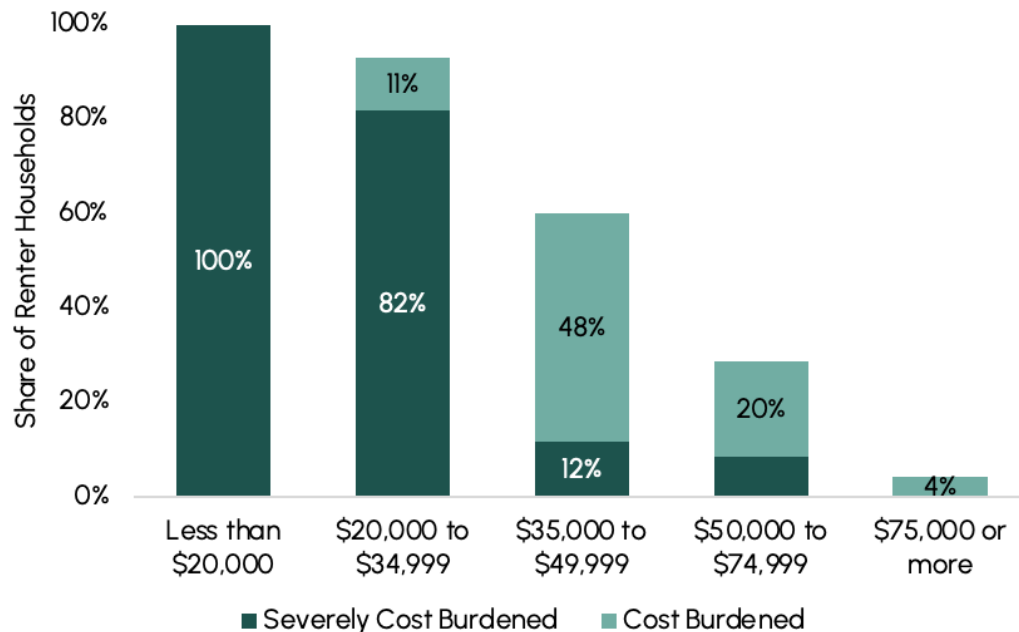
Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates



Cost burden is also higher in Camas for lower-income households, who are often less able to absorb changes to monthly housing costs. In 2022, 100% of households earning less than \$20,000 experienced severe cost burden (paying 50% or more of monthly income towards housing). In comparison, 93% of those earning \$20,000 to \$34,999 per year were cost burdened or severely cost burdened. The rate of cost burden proportionately reduces for those earning higher incomes, with only four percent of those earning \$75,000 or more per year experiencing any cost burden.

Exhibit 22. Cost Burden by Income, Camas, 2022

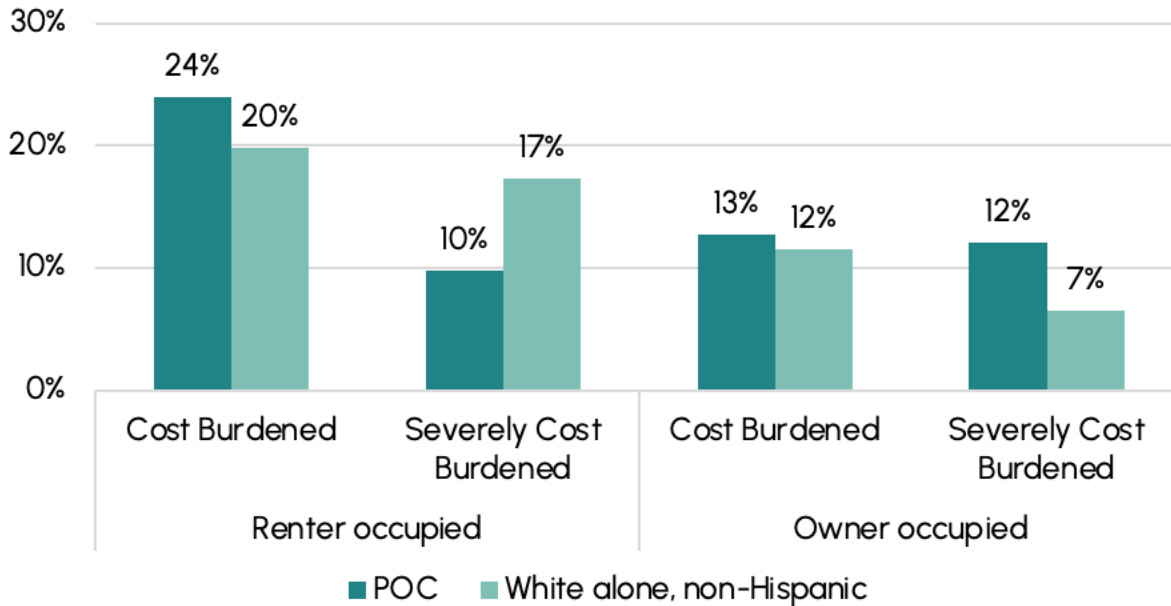
Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates



Cost burden for people of color in Camas is generally higher compared to White, Non-Hispanic households, particularly for homeowners of color. In 2020, 25% of homeowners of color were cost burdened, compared to 19% of White, Non-Hispanic homeowners.

Exhibit 23. Cost Burden for People of Color (POC) and White Households by Tenure, Camas, 2020

Source: 2016-2020 CHAS



Existing Housing Inventory

Understanding the City's existing housing supply and characteristics is critical for planning to meet future housing demand. This section provides information about homes in Camas today, including growth over time, vacancy rates, housing costs, and implications for housing affordability.

Housing Units

Similar to growth in population, Camas and Clark County have both seen growth in their number of housing units in the past two decades. Camas has seen a 108% change since 2000 (annually this equals 4.7% growth or 221 new homes), representing a greater proportionate increase than both the County and Washington State.

The City of Camas's growth in housing units was lower than its population change as shown above in

Exhibit 4 (120% or 5.3% AAGR), indicating that the City has not been keeping pace by adding to its supply to meet the rising demand. A sharp spike in housing production in 2017 and 2020 reflected population growth trends in the City (Exhibit 25).

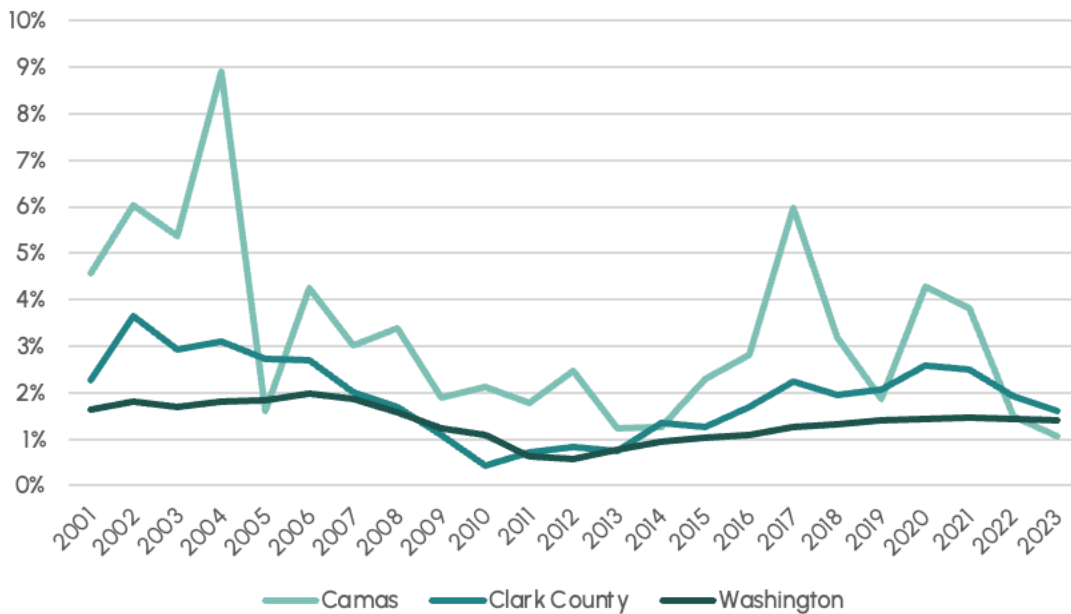
Exhibit 24. Total Housing Units, Camas, Clark County, and Washington 2000-2022

Source: OFM

JURISDICTION	2000	2010	2023	CHANGE 2000-2023	PERCENT CHANGE 2000-2023	AAGR (2000- 2023)
City of Camas	4,736	7,072	9,833	5,097	108%	4.7%
Clark County	134,030	167,413	207,044	73,014	54%	2.4%
State of Washington	2,451,081	2,886,948	3,341,640	890,559	36%	1.6%

Exhibit 25. Household Growth Change Year-over-Year (YOY), Camas, Clark County, and Washington 2000-2023

Source: WA Office of Financial Management (Intercensal and postcensal). Note: Some of the spikes in household growth were partially attributed to annexations to the City of Camas.



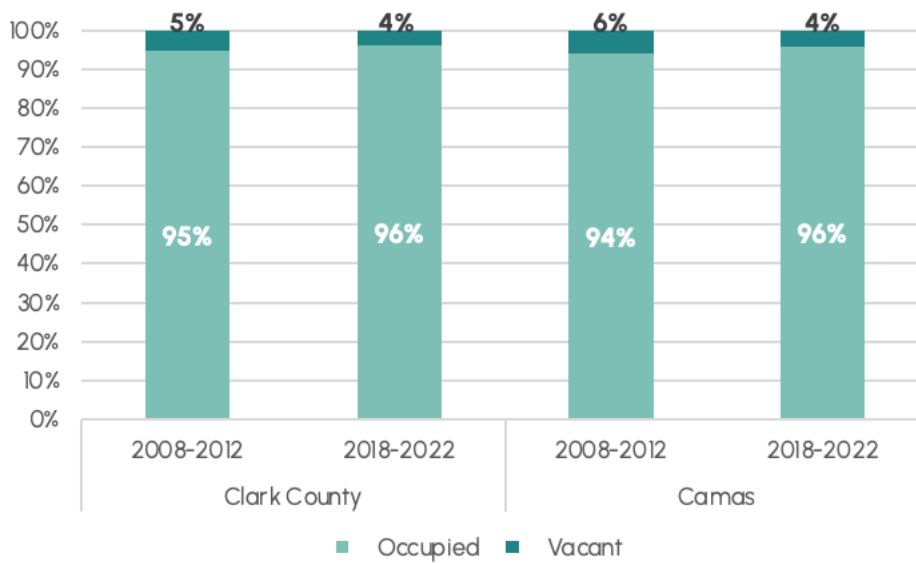
Vacancy Rate

The Census defines vacancy as “unoccupied housing units considered vacant.”¹¹ Vacancy status is determined by how the unit would likely be occupied (e.g., for rent, for sale, or for seasonal use only). Vacancy rates are cyclical and represent the lag between demand and the market’s response to demand for additional dwelling units. Vacancy rates for rental and multifamily units are typically higher than those for owner-occupied and single-family dwelling units.

Between 2012 and 2022, Camas and Clark County saw steadily low vacancy rates for all housing units in total. This level of vacancy is indicative of a healthy housing market with natural rates of turnover; extremely low vacancy rates can indicate a more constrained supply that is not meeting housing demand. However, the slight decrease in both the City and County could begin to indicate constrained supply of housing.

Exhibit 26. Vacancy Rate, All Housing Units, Camas and Clark County, 2012 -2023

Source: ACS 5-Year Estimates



Below, Exhibit 27 shows the 2-bedroom multifamily vacancy rate for Camas according to CoStar (a real estate market platform). Camas’s vacancy rate in 2024 year-to-date was high at 18.4 percent, rising quickly since 2022. The City’s sharp spike in the past two years aligns with new construction trends, which can temporarily raise vacancy rates for newly delivered units but do not indicate long-term vacancy. In 2023, the City saw over 200 new housing units delivered, likely accounting for the fluctuation in vacancies, as well as deliveries in 2017 and 2020 that correspond with high vacancies. Two-bedroom vacancies have been comparatively low in Clark County overall and stood at 7.4% in 2024 YTD. New deliveries have increased over the last decade, with the most annual deliveries in 2023 (1,306 units).

¹¹ US Census Bureau, “American Community Survey and Puerto Rico Community Survey 2022 Subject Definitions,” <https://www.census.gov/programs-surveys/acs/technical-documentation/code-lists.html>, 45-46.

Exhibit 27. 2-Bedroom Multifamily Units Vacancy Rate, Camas and Clark County, 2014-2024 (YTD)

Source: CoStar

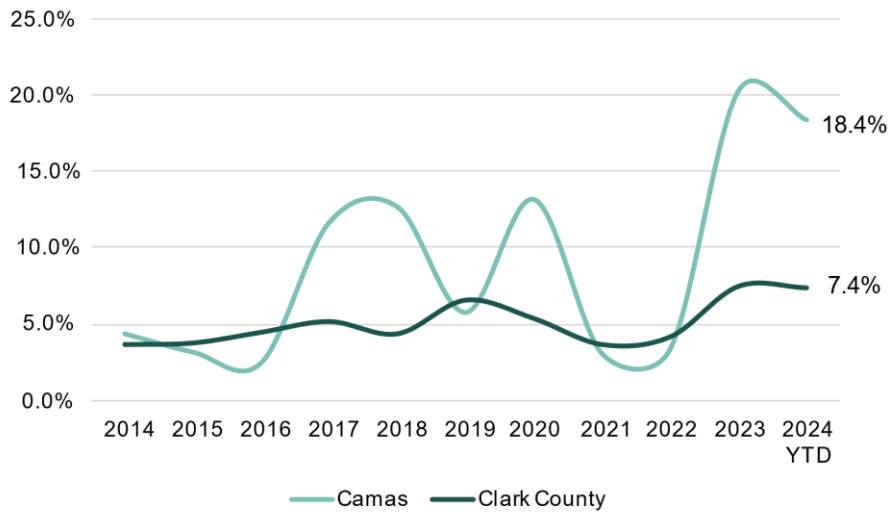
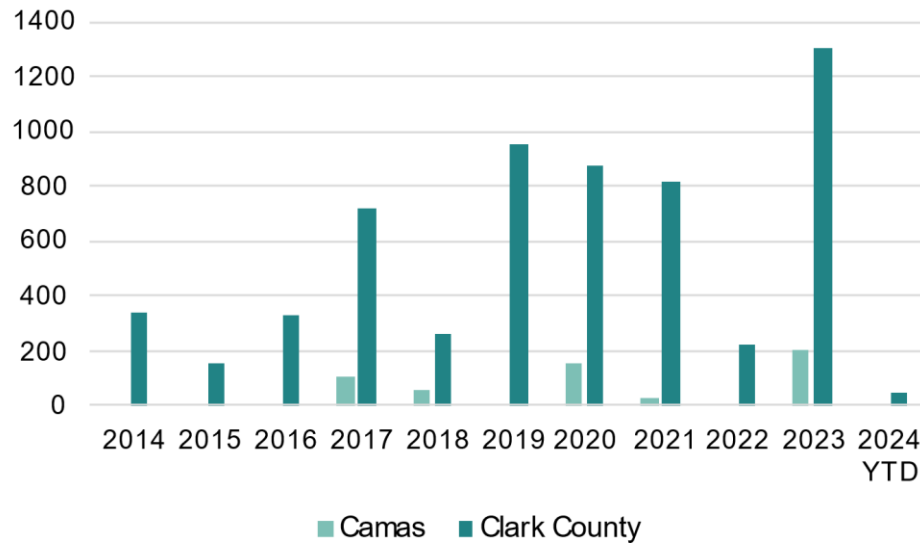


Exhibit 28. 2-Bedroom Multifamily Deliveries (Units), Camas and Clark County, 2014-2024 (YTD)

Source: CoStar



Housing Production

This analysis examined the City's building permit data from 2015 to 2023 to supplement housing development trends. Exhibit 29 below shows permitting trends for 2,763 new units by type, ranging from single-unit detached homes to units in larger multifamily developments.

Over the last decade from 2015 to 2024 (year to date), single-unit detached homes have accounted for the largest share (70%) of new permits in the City of Camas. The second most prevalent type of permitted housing was multi-unit housing (apartments, condos, and units in mixed-use buildings) encompassing 20% of new permits. Attached townhomes comprised 8% of the total and middle housing types like duplexes, triplexes, quadplexes, and accessory dwelling units (ADUs) were only 2% of all permits.

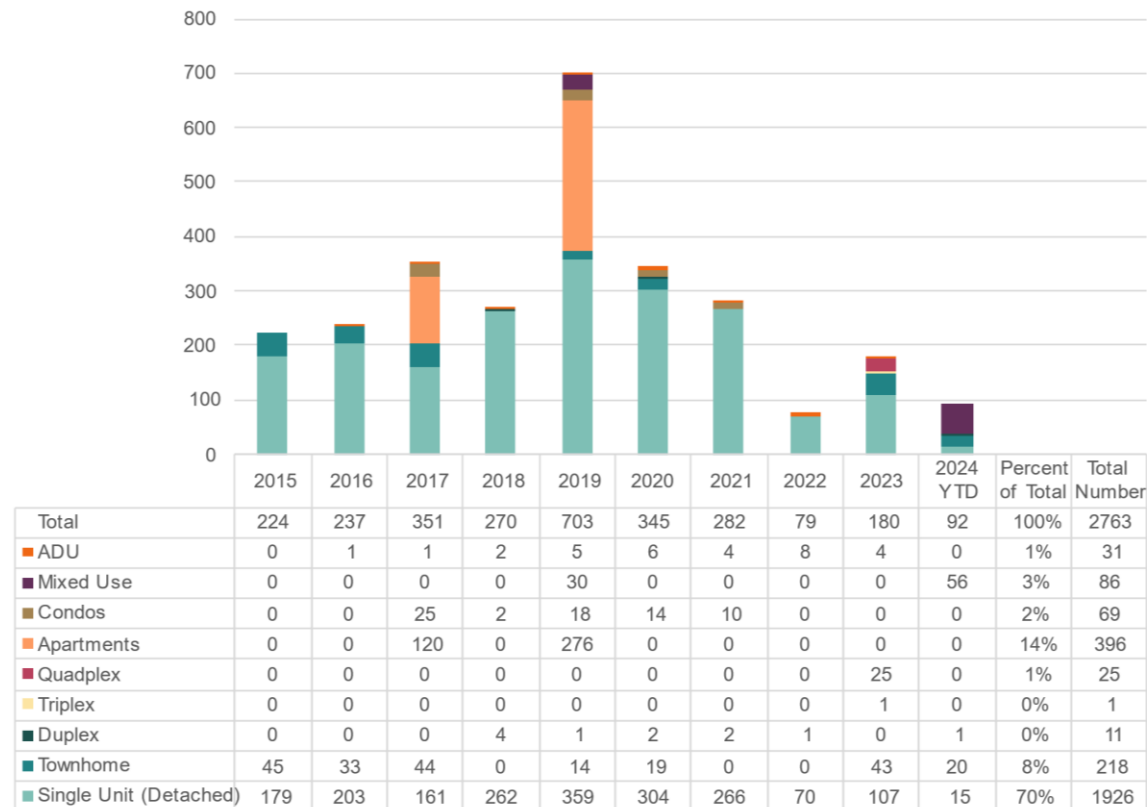
MIDDLE HOUSING POLICY IN WA

'Middle housing' refers to moderate-density housing types between single-family detached homes and larger multifamily housing. HB 1110 became effective in July 2023 and requires that designated Growth Management Act (GMA) planning cities in Washington must allow certain minimum densities for middle housing within 6 months after their periodic update due date.

Camas is counted as a Tier 2 city under this policy, which must allow for 2 dwelling units per lot or higher in predominantly residential zones, as well as 4 dwelling units per lot within a quarter mile of major transit stops and for affordable housing (ESHB 1110, Sec. 3(1)(c)).

Exhibit 29. City of Camas Housing Permit Data, 2015-2024 (YTD)

Source: City of Camas. Note: This includes permits that were finalized.

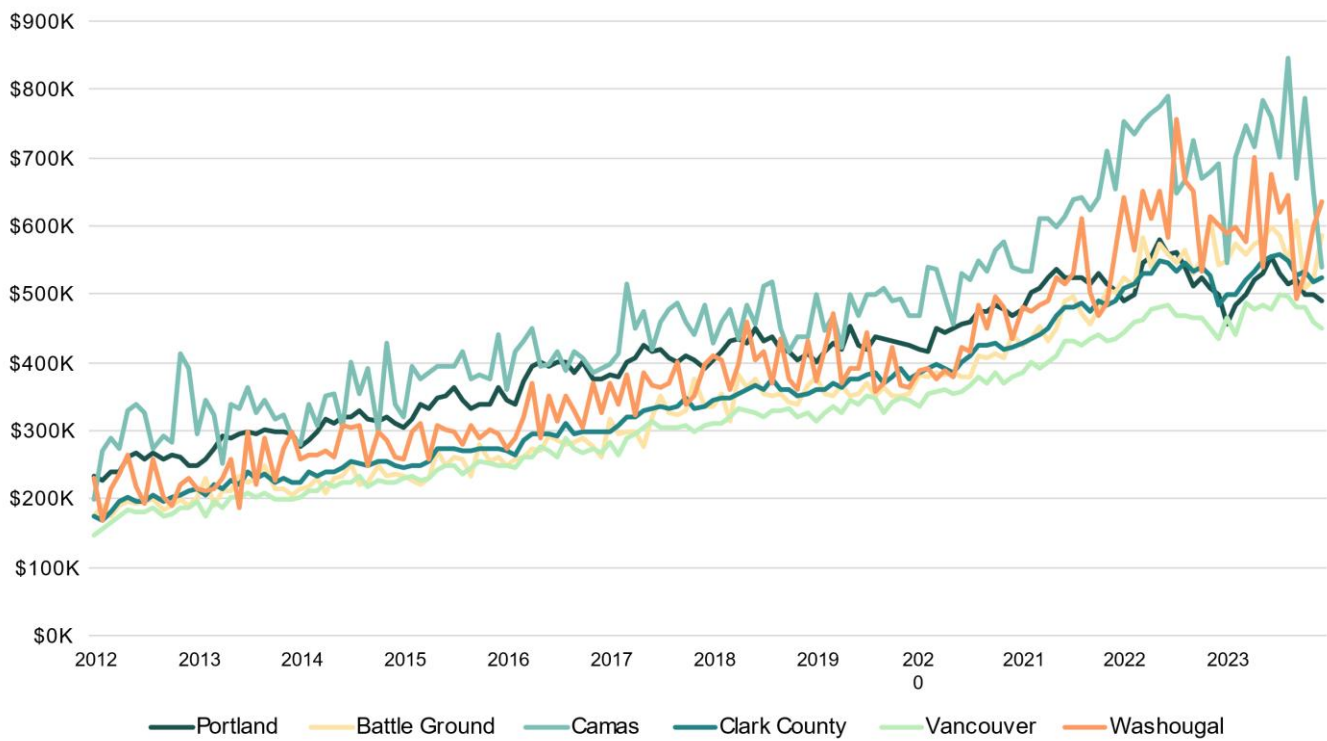


Housing Costs

Changes in housing costs relative to incomes and demographics trends have important implications for cities' supply of affordable and accessible housing. Median home sale prices in Camas and Clark County have increased over the last ten years, with Camas's average prices generally remaining higher than the County or comparison cities of Battle Ground and Washougal. In 2023, the average of median home sale prices in the City was \$704,000, increasing by 119% since 2013. In comparison with surrounding jurisdictions, the average home sale in Camas was more expensive than the average home in the City of Portland (by \$196,000) or Clark County (by \$173,000) in 2023. Other suburban cities like Battle Ground and Washougal were closer to prices in Camas but still remained lower.

Exhibit 30. Change in Median Home Sale Price, Camas, 2013-2023

Source: Redfin

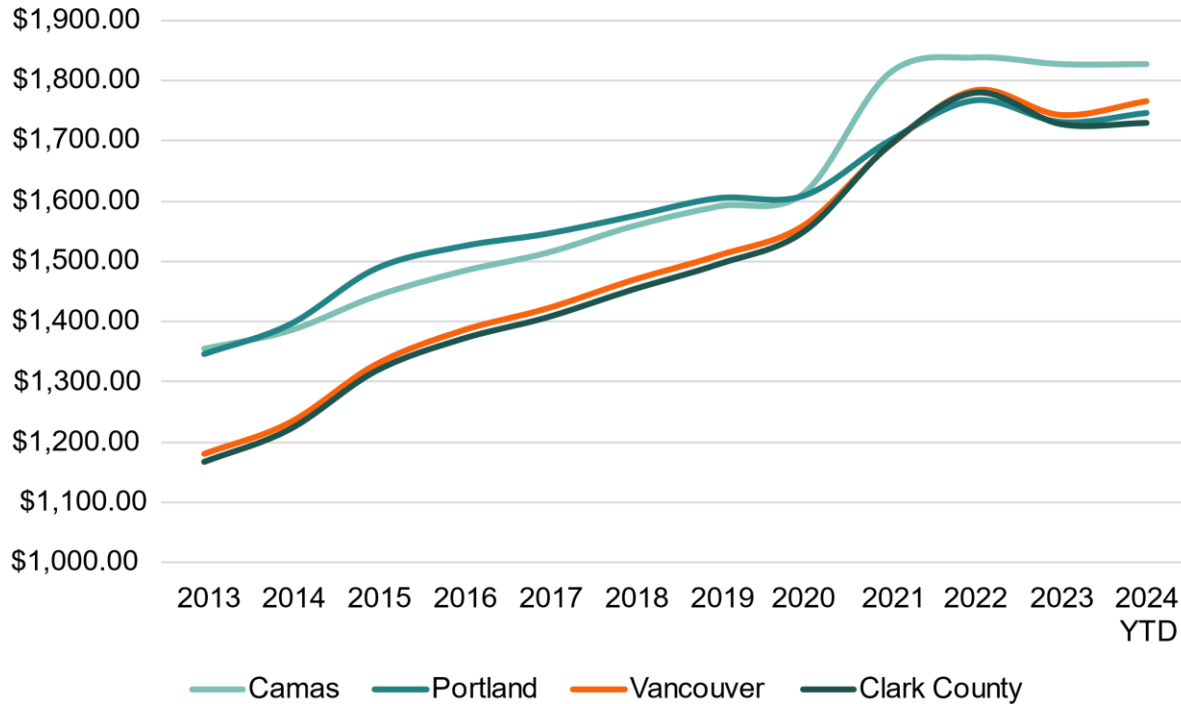


JURISDICTION	2013	2023	CHANGE 2013-2023	PERCENT CHANGE 2013-2023
City of Camas	\$321,000	\$704,000	\$383,000	119%
Clark County	\$225,000	\$531,000	\$306,000	136%
City of Battle Ground	\$218,000	\$566,000	\$348,000	160%
City of Washougal	\$244,000	\$600,000	\$356,000	146%
City of Vancouver	\$199,000	\$475,000	\$276,000	139%
City of Portland	\$309,000	\$508,000	\$199,000	64%

Prices are also increasing quickly in the City of Camas and Clark County for the average 2-bedroom multifamily rental unit. In 2024 year-to-date, the average 2-bedroom apartment rent was over \$1,800 in the City and over \$1,700 in Clark County (Exhibit 31). This indicates over a 35 percent increase change since 2010 in the City and County. Average 2-bedroom multifamily rents in Portland tracked closely with Camas during the 2010's, while rents in Vancouver remained lower (generally following countywide trends). Since 2020, rents in Camas have risen higher than both cities on average.

Exhibit 31. Average Asking Rent For 2-Bedroom Multifamily Units, 2013-2024 YTD

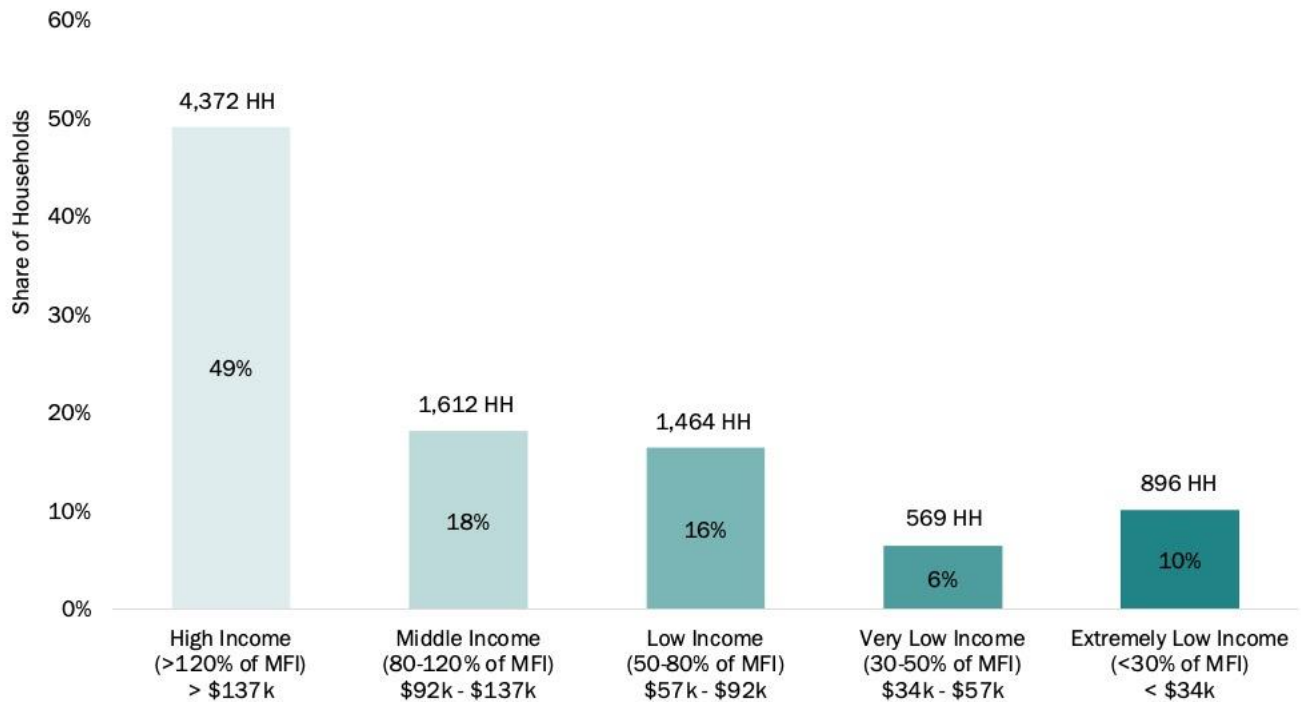
Source: CoStar



Rising housing costs also have implications for how many households are able to afford the average home. Based on HUD AMI levels in 2022, 49% of Camas households were high-income, at or above 120% of median income within the area, and an additional 18% were middle income (80-120% of AMI) (Exhibit 32). Over this period, 16% of households were considered low-income for the area (50-80% of AMI), 6% were very low income (30-50% of AMI), and 10% extremely low income (less than 30% of AMI).

Exhibit 32. Share of Households By AMI, Camas, 2022

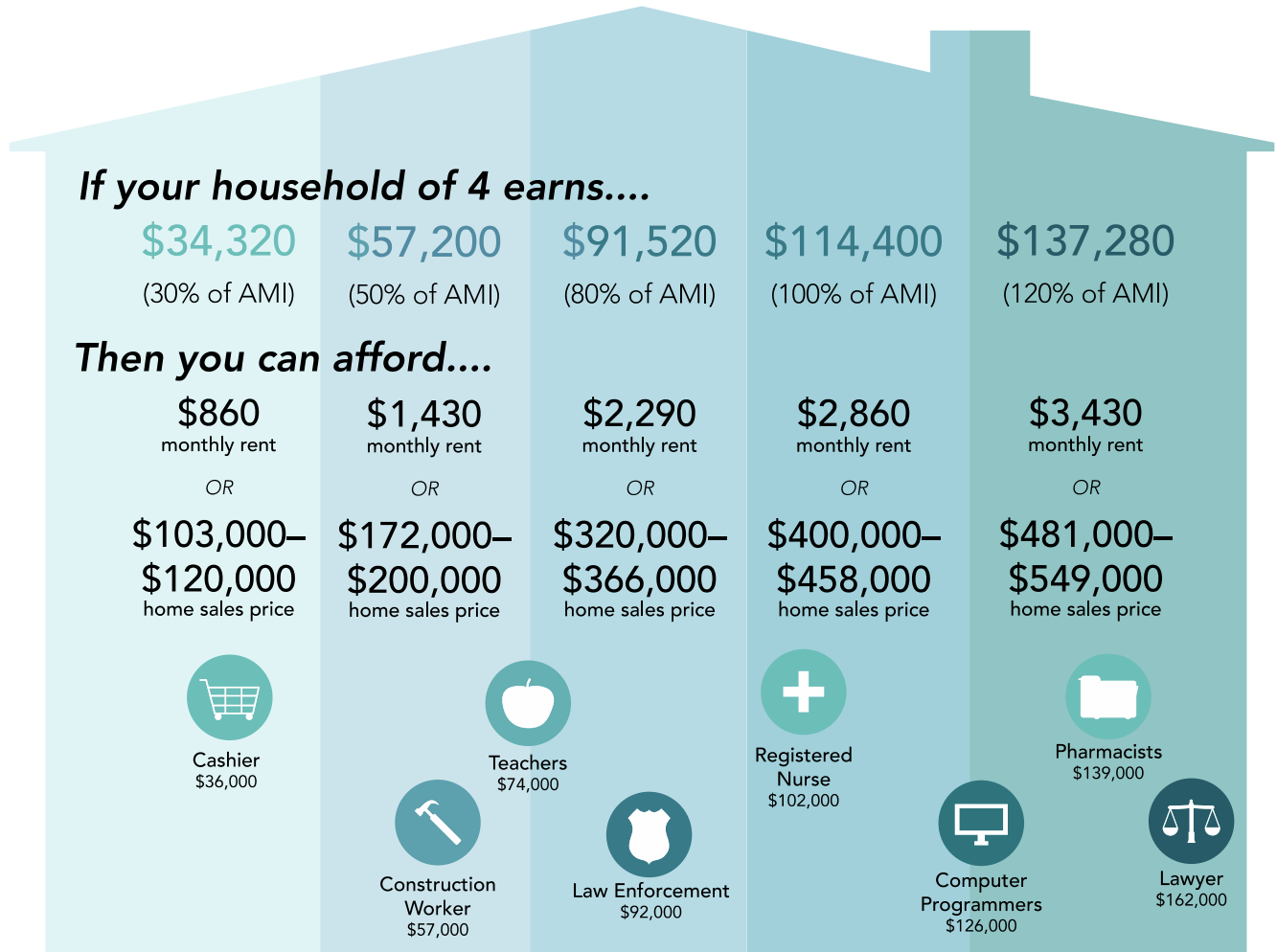
Source: HUD, U.S. Census Bureau, 2018-2022 ACS Estimates



Compared with home sale price and rent increases in Camas, only households earning well 150% AMI or more would be able to afford the average home in the City as of 2023. This income group generally equates with households with one or more high-earning job like pharmacists, lawyers, and computer programmers. Although rents are increasing, the average 2-bedroom apartment is still affordable to households between 50 and 80% of AMI in Camas.

Exhibit 33. Affordability by Area Median Income, 2023

Source: HUD, BLS



Housing for Special Needs

In addition to overall housing market trends, some populations require additional considerations to make sure that available housing meets their needs. This section covers specific housing types, including regulated affordable units, housing for older adults, and accessibility considerations.

Affordable Housing Inventory

To date, the City of Camas has 98 units of regulated affordable housing in 5 buildings as of 2020 according to data from Oregon Metro and the City of Camas. Approximately half of these units are affordable respectively for residents between 30-50% of AMI and 50-80% of AMI.

Exhibit 34. Affordable Housing Units, Camas, 2020

Source: Oregon Metro RLIS

	REGULATED AFFORDABLE UNITS				TOTAL UNITS
	<30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	
City of Camas	0	45	53	0	98

About half of affordable housing units were built in the 1990's and will soon near the end of the 30-year affordability requirement for projects receiving Low-Income Housing Tax Credit (LIHTC) funding from the US Department of Housing and Urban Development. Although projects may remain affordable past this period, these older properties may be more vulnerable to increasing rents due to market pressures and redevelopment.

Exhibit 35. Affordable Housing by Property, Camas, 2020

Source: Oregon Metro RLIS

PROPERTY	REGULATED AFFORDABLE UNITS	YEAR BUILT
Clara Flats	6	2020
Camas Ridge Apartments	51	2011
Mountainview House	8	1996
940 NW 7th Ave	10	1995
1152 NE Adams St	4	1995
Crown Villa	19	1986

Housing for Older Adults

Addressing housing needs for those older adults (aged 60 and over) also requires additional considerations for housing choice. Within the group of older adults, housing needs also vary. Nationally, the trend shows that "the 82-to-86-year-old cohort dominates the assisted living and more intensive care sector"¹² while new or near-retirees may prefer aging in place or active, age-targeted communities. Households for adults 65 years or older also typically have different financial situations than younger adults; low-income households with older adults may not have the financial resources to afford years in a nursing home and may instead choose to downsize to smaller, more affordable units. Others living nearby relatives may also choose to live in multigenerational households. Although the City of Camas has no regulated affordable housing units designated specifically for seniors, the City does have several long-term care residential facilities for older adults providing 135 units.

Exhibit 36. Special Housing for Older Adults, Camas

Source:

LONG TERM CARE RESIDENTIAL FACILITY	NUMBER OF FACILITIES	NUMBER OF UNITS (BEDS)
Nursing Home	1	83
Assisted Living	8	52
Total	9	135

Persons with Disabilities

Camas residents with disabilities may require additional housing features for accessibility to meet their needs. In 2022, 8 percent of residents in Camas had at least one disability, as well as 13 percent in Clark County and 14 percent in Washington overall. The most common type of disability in the City was cognitive difficulties, followed by ambulatory and vision difficulties. These disabilities can require housing accommodations such as zero-step entryways, ramps, lifts, or other accessibility features.

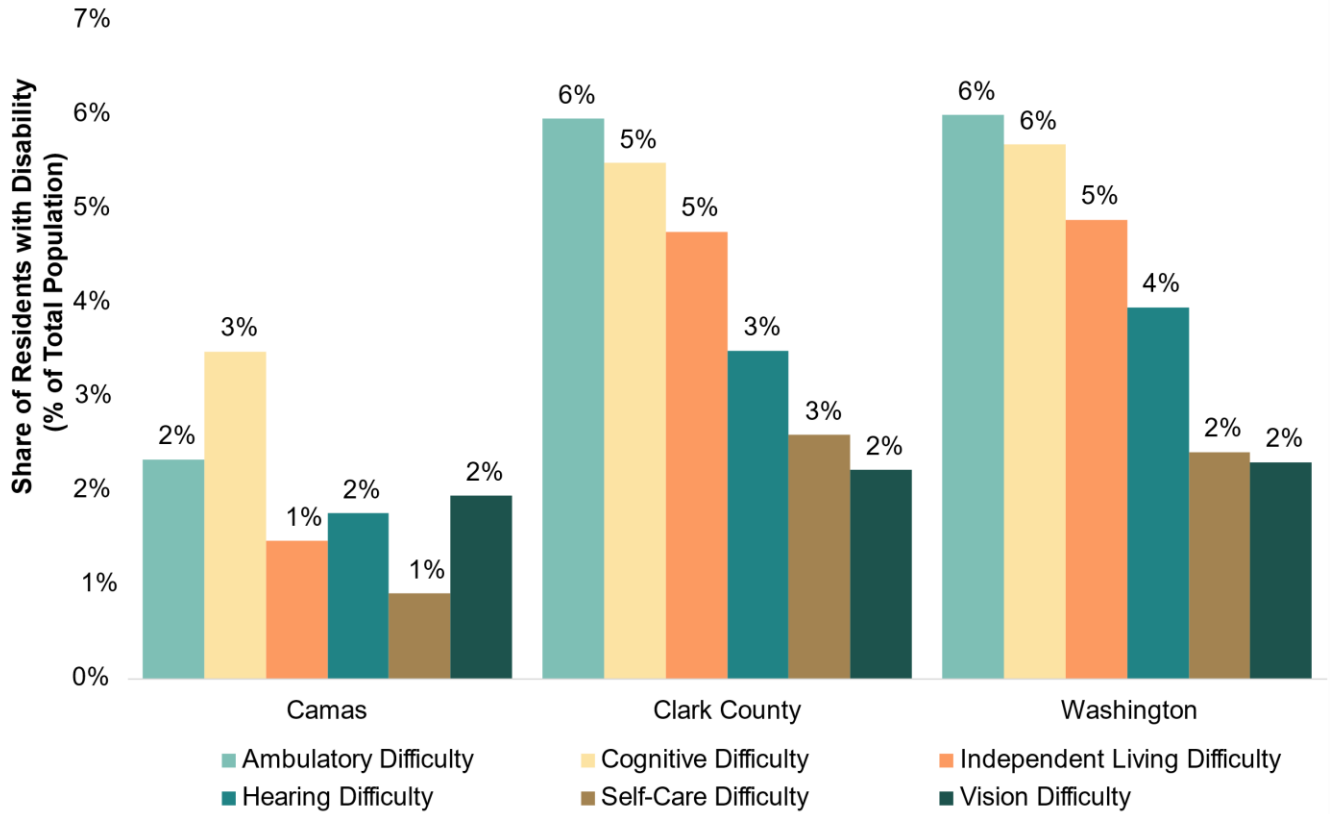
¹² Urban Land Institute, 'Emerging Trends in Real Estate, United States and Canada,' 2018.



Exhibit 37. Share of Persons with Disability by Type, Camas, Clark County, and Washington, 2022

Source: U.S. Census Bureau ACS 5-Year Estimates

Note: Individual persons may experience more than one type of disability



Date: March 5, 2025
To: Alan Peters, City of Camas (cc:ed Nicole McDermott, WSP)
From: Tyler Bump, Jennifer Cannon, and Mary Chase, ECONorthwest
Subject: DRAFT Proposed Economic Development Element Updates, City of Camas Comprehensive Plan Update

Proposed Revisions to Economic Development Element

Introduction

The updated City of Camas Comprehensive Plan refined the **Economic Development Element** vision, goals, and policies to be relevant for the next two decades from 2025 to 2045. The Comprehensive Plan is a foundational document that provides a vision and policy direction for managing growth and development while considering effects on the built and natural environment and public facilities. This guiding document provides clear linkages with future investments, priorities, land use changes, and can lead to revisions of codes and regulations. The updated plan must be responsive to changing community dynamics, the strategic vision established by the City Council and include focused goals to address social inequities and climate change.

The current Economic Development Element aims to include goals and policies that help ensure the economic development in the City of Camas provides a range of employment opportunities throughout the City. The economic health and well-being of the City are tied to commitments to promote a wide range of employment opportunities for the citizens of the community and to provide a setting and quality of life that attracts businesses and residents.

The approach for updating the Economic Development Element was informed by community input (outlined below), state legislation requirements, priorities for the city, a comprehensive economic profile based on the best available data. This Economic Profile Analysis integrated the best available information from public and private data sources to assess the city's economic trajectory, opportunities, challenges, and economic conditions and competitiveness. The insights from this analysis help build a factual basis for the economic development goal and policy updates.

Community Engagement Findings

The project team held interactive open houses and interviewed stakeholders to learn about economic development strengths, challenges, opportunities, and actions in Downtown Camas and other areas in the City. Engagement activities identified the following themes that could contribute to future decision-making related to economic development in Camas.

Economic Development Insights

- ◆ **North Shore:** Need infill development.
- ◆ **Grass Valley:** Needs mixed/light industrial park with athlete fields/parks. Why no Grass Valley Subarea Plan? Be clear on what kinds of businesses would be most beneficial to Camas in Grass Valley to build awareness when talking with prospective businesses.
- ◆ **General:** Need more commercial space, more manufacturing jobs, and a dedicated economic development director or staff person (apply for grant), and plan. Focus on tourism and bring in money. Are there model cities Camas would strive to look like? (Lake Oswego, Bend, etc.) Compare plans with cities that have experienced similar growth? What did they do well?
- ◆ **Housing:** Allow work/live housing along and around UGA/schools and major transportation corridors. Ensure workforce housing is available for current and future workers. Having diverse housing options will lead to a more diverse city.

Downtown Strengths

- ◆ **Strong sense of place:** Downtown stakeholders feel supported by Camas community. They discussed the quaint, small-town character, with unique features attracting visitors and services and how the mix of new and old/established businesses contributes to vitality of Downtown.
- ◆ **Positive support for businesses:** Good interactions with the DCA, overall good experience working with the City and business owners cultivate a collaborative environment.
- ◆ **Increases in housing density seen as a positive direction:** New housing is opportunity for more amenities to support the growth and expansion of amenities can make Downtown more walkable.

Downtown Opportunities

- ◆ **Improvements to public realm** to increase / improve street lighting, address issues with street trees (some interfere with sidewalks, other infrastructure), improve the civic area of Fire Dept. plan, add connectivity to adjacent residential neighborhoods, and open spaces, and provide outdoor dining spilling out onto sidewalk.
- ◆ **Community gathering spaces:** Need more meeting places indoor/outdoor and outdoor spaces for children/families, should expand Downtown Core beyond 4th Ave, support redevelopment of underutilized land on 3rd and 5th Ave, and should create more spaces for retail that extends walkability of Downtown, cohesiveness.
- ◆ **Development potential:** Explore more ways to activate ground floors and embrace walkability / modern parking standards.



Downtown Challenges

- ◆ **Parking is a concern for some:** Two-hour duration (especially difficult for employees) and Mill property / parking lot.
- ◆ **Pace of development:** Concern over what new development will mean for current businesses and need for balance between new development and preserving historic structures in Downtown.
- ◆ **Growth opportunities are limited:** Need to expand the definition of Downtown (beyond just 4th Ave) to expand and provide more amenities. There is limited space on 4th Ave where businesses would like to locate.
- ◆ **Barriers to development and safety issues for pedestrians:** Height restrictions and fees are challenging, since rents are lower it is harder to make a project pencil, and need for safer crossings on 3rd Ave and difficult to cross 5th in some areas.

What can the City do?

- ◆ **Responsive permitting,** ongoing maintenance to public realm supports success of Downtown.
- ◆ **More partnerships between City and Downtown businesses:** City can increase interaction and build relationships with business / property owners.
- ◆ **Identify ways to keep local presence and restore historic structures:** Some expressed concern over losing historic structures and asked for ways to balance preservation with new development. The City could provide incentives for existing business owners who would like to expand or stay in Downtown Camas as new development continues.
- ◆ **Explore ways to address underutilized property:** For example, opportunities at GP parking lot.
- ◆ **Pedestrian Safety and Connectivity:** Address 3rd and 5th Avenue pedestrian safety and improve connections to and from Downtown. Focus on pedestrian activation through plazas and public spaces. Address accessibility needs both with ADA and beyond.
- ◆ **Improvements:** Expand character of Downtown to the broader boundary defined in the plan. Accommodate a flexibility of spaces and variety of uses through use of public space (sidewalks, parking, etc.). Define the historic character of 4th Avenue through specific streetscape elements.



City of Camas Competitive Position

Given the characteristics of Camas described in the preceding profile, the city's competitive position can be summarized in terms of strengths, weaknesses, opportunities, and threats (SWOT). These represent internal and external factors that can have positive or negative impacts on economic outcomes in Camas. Several ideas added to the summary below are based on feedback received through community engagement activities. Exhibit 1 below outlines key findings for these factors in Camas when considering potential economic growth and development.

Exhibit 1. Strengths, Weaknesses, Opportunities, and Threats Summary Analysis

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • High quality of life amenities like parks and recreation opportunities including new City investments in capital projects. • Downtown experiencing high visitation and high demand for retail spaces (increasing rents, low vacancy). • Responsive permitting, ongoing maintenance of the public realm. • No Washington State income tax. • Proximity to Portland International Airport. • Well regarded public schools. 	<ul style="list-style-type: none"> • Rising housing costs, purchasing a home is unaffordable for those under 120% AMI. • High industrial rents and very low industrial real estate vacancies. • Development standards related to height was cited as a barrier by stakeholders. • Need Downtown development to be feasible to build (pencil). • Highly constrained lands may be difficult to develop for commercial or industrial land uses (such as in Washougal).

OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Attract highly skilled workers with locational flexibility. • Develop pathways for youth to gain skills and seek jobs in Camas. • Identify target industries for managing land capacity and expected growth. • Incentives for existing business owners, wishing to expand their operations. • Opportunities for Downtown redevelopment and partnerships with Downtown businesses and nonprofits (such as the Downtown Camas Association, the Port, Chamber, Farmers Market, and more). • Develop mill ditch into a compelling, easy, and beautiful trail system that is clear to connect with from Downtown and improve the trails to encourage local resident activity and to attract visitors. • Need more hotels and conference space. • City should partner more with the Downtown Camas Association (DCA) on incentive programs supporting vibrancy. • Improve pedestrian safety throughout downtown. 	<ul style="list-style-type: none"> • Unequal rates of homeownership by race and ethnicity indicating unequal economic opportunities. • Disparities between remote and non-remote workers. • Anchor employer changes. • Safety threats that could be supported by better lighting, street tree improvements, safer crossings for pedestrians in the Downtown. • Need to balance preserving historic features with new development in Downtown.

Planning Context

Growth Management Act Requirements for Economic Development

Comprehensive planning in Washington is guided by the Growth Management Act (GMA), a series of statutes first adopted in 1990 which requires cities and towns within the state's most populous counties to fully plan for future growth (RCW 36.70A) and develop mandatory comprehensive plan elements. State provisions set limits on what actions cities and counties can take to support economic development. Article 8, Section 7 of the state constitution specifies that "No county, city, town or other municipal corporation shall hereafter give any money, property, or loan its money, or credit to or in aid of any individual, association, company or corporation, except for the necessary support of the poor



and infirm.”¹ Given this limitation, cities generally cannot directly use public funds to attract private development and instead target policies that facilitate economic growth through land use, infrastructure, tourism, marketing, and partnerships with nonprofit community-based organizations.

Regional Economic Development Planning

Cities in Washington also coordinate with county-level Associate Development Organizations (ADOs) that represent each of Washington's counties, funded in part by the state Department of Commerce. The Columbia River Economic Development Council (CREDC) represents Clark County and presents a baseline of goals and objectives for the region. Their former 2018-2023 Comprehensive Economic Development Plan outlined goals and actions based on a vision and set of values and guiding principles identified through extensive engagement with local partners, which have carried through and expanded with the more recent 2024 Comprehensive Economic Development Plan with new supplemental actions to encourage economic development for communities within Clark County.




New objectives in CREDC's regional economic development plan expand on support for entrepreneurship, placemaking investments, fostering development and redevelopment projects, and expanding equitable employment opportunities. The Plan also recognizes the growing role of smaller cities like Camas outside of Vancouver which are seeing fast population growth and opportunities to develop their own employment bases.

¹ RCW 35.21.703 does allow cities to contract with nonprofit corporations to advance economic development.



Exhibit 2. Goals and Objectives from 2018-2023 CREDC Comprehensive Economic Development Plan

Source: CREDC

	2018 Plan Objectives	2024 Update Objectives
 Expand the Existing Base	<ul style="list-style-type: none"> ◆ Become Industry Experts ◆ Strategically Market Industry Clusters ◆ Build a Start-Up Ecosystem 	<ul style="list-style-type: none"> ◆ Reduce Site Infrastructure Hurdles ◆ Grow Start-Up Ecosystem ◆ Support Permitting Consistency ◆ Explore Commercial Code Flexibility ◆ Foster Small Business Networking
 Support People	<ul style="list-style-type: none"> ◆ Foster Skills Development ◆ Prepare Youth for Economic Opportunity ◆ Launch a Brain Gain Initiative 	<ul style="list-style-type: none"> ◆ Align Workforce with Employer Needs ◆ Enhance Access to Career Pathways ◆ Support Talent Retention
 Create Place	<ul style="list-style-type: none"> ◆ Each Community Creates a Placemaking Strategy ◆ Embrace Economic Opportunity in Urban Center ◆ CREDC Tells the Story of Place ◆ Make Areas Desired by Industry Clusters Shovel-Ready ◆ Determine All Transportation Needs on a Regional Level 	<ul style="list-style-type: none"> ◆ Leverage Placemaking Investments ◆ Encourage Infrastructure Investments That Cross Municipal Boundaries

Buildable Land Capacity and Employment Capacity

Cities fully planning for adequate land capacity to meet the needs of the community must understand their current employment base, development trends, workforce housing availability, income segments of the population, and future projections. State statute requires that land use elements must "[designate] the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces and green spaces, urban and community forests within the urban growth area." (36.70A.070(1)) This includes population densities, building intensities, and estimates of future population growth. To fully plan for growth and meet community needs in compliance with state provisions, more suburban cities like Camas that are growing in terms of employment must understand the dynamics of the local and regional economy, consider where employment is concentrated and how residents and workers

access employment opportunities, what industries are growing or declining, and whether there is sufficient space to fulfill anticipated employment land needs alongside other uses.

Washington's Review and Evaluation Program (the Buildable Lands Program, RCW 36.70A.215) requires certain counties, including Clark County, to establish their own buildable lands programs and review past development and density patterns to see if local policies are effective and prepare to plan for the next 20 years of growth, through a "Buildable Lands Report" released before a Comprehensive Plan update. Washington legislature E2SSB-5254 (2017) amended the buildable lands statute in an attempt to improve the overall accuracy accounting for changes in growth patterns and land status classifications.² RCW 36.70A.215 also includes provisions about determining the development capacity of land and identifying sufficient land for employment. Specifically, jurisdictions should identify the *"amount of land developed for commercial and industrial uses within the urban growth area since the adoption of a comprehensive plan... [and] the amount of land needed for commercial, industrial, and housing for the remaining portion of the twenty-year planning period."*³

Clark County has updated its Vacant Buildable Lands Model (VBLM) as a part of their 2025 periodic update of their Comprehensive Plan. This VBLM provides a basis for the available employment capacity in the City of Camas based on available buildable land (including both vacant and underutilized land), current zoning, and market and employment density assumptions. Exhibit 3

Exhibit 3 below shows the County's current allocation of jobs for the City of Camas and the Camas Urban Growth Area (UGA) and the 2023 Vacant Buildable Lands Model (VBLM) capacity and yield calculations.⁴

This analysis shows that the City of Camas has a job target of 13,658 jobs, with a preliminary estimated capacity showing availability for 11,363 jobs, as well as additional assumptions for work from home, construction, and government jobs which have specific land need considerations documented in Clark County's 2025 Population, Housing and Employment Allocation memorandum.⁵

As shown in the following section, additional analysis was completed by the project team to refine the land capacity analysis and determine employment capacity based on key City of Camas zoning and UGA modifications. Evaluating employment capacity is necessary to determine whether the job growth allocation (determined by the county) can be accommodated within the City of Camas and Camas UGA(s). Sufficient capacity is available if employment growth capacity is equal to or greater than the City's allocation. If sufficient capacity is not available, the shortfall must be addressed by rezoning, or revising allowable density, or by modifying or creating a new UGA or annexed area to provide additional area for employment growth capacity. To help provide geographic context for this analysis, a map of the City of Camas and its existing and proposed Urban Growth Areas was created (see Exhibit 4).

² RCW 36.70A.215 (1)a: Determine whether a county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the countywide planning policies and the county and city comprehensive plans with actual growth and development that has occurred in the county and its cities.

³ The state's methodology used to evaluate employment land does not differentiate land by any market criteria such as size, infrastructure presence, cost, ownership, or availability.

⁴ This has been modified since the County's 2020 Buildable Lands Report, which identified 963 net buildable acres (296 on commercial land, 667 on industrial land) in the Camas UGA (Clark County Buildable Lands Report, 2023).

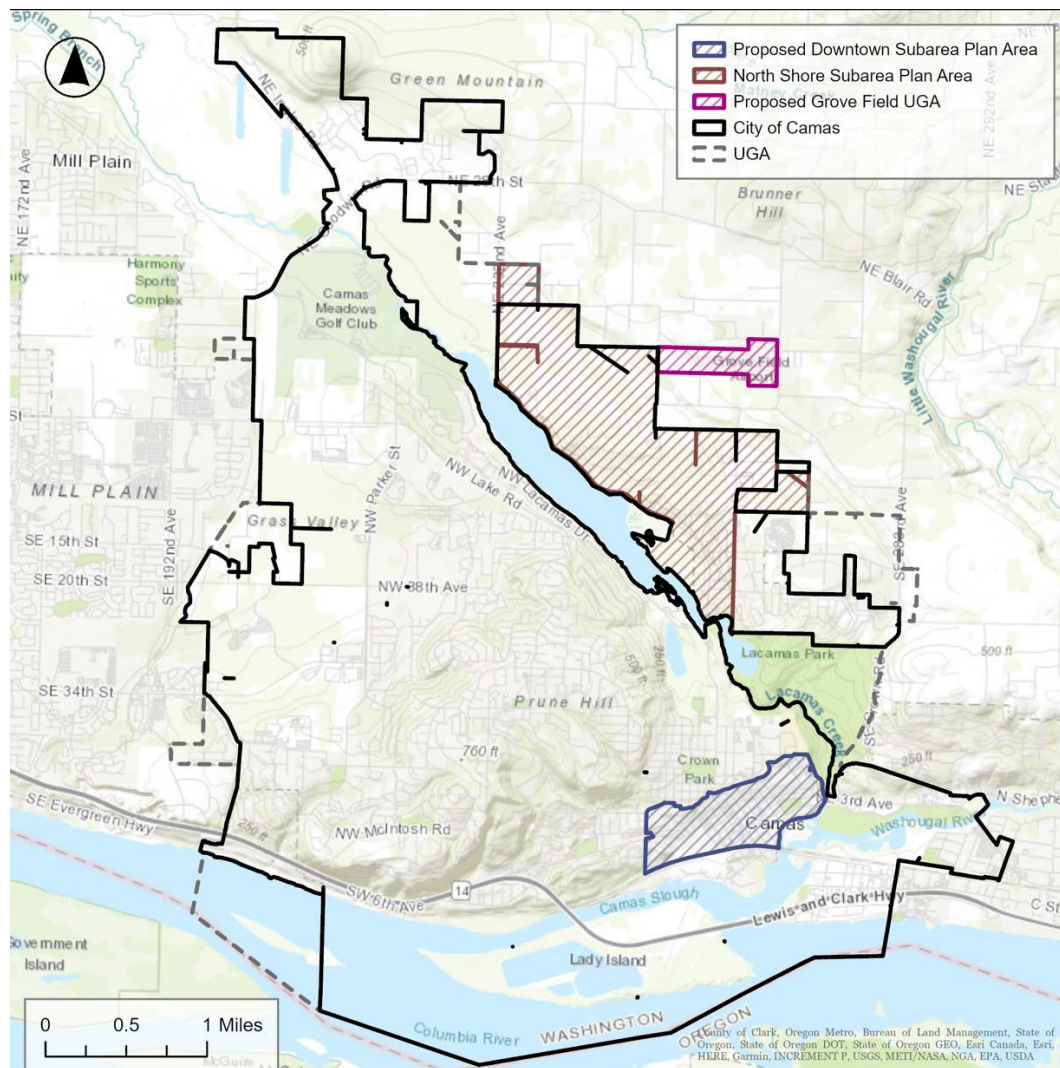
⁵ Clark County Community Planning, 'Clark County Comprehensive Plan 2025 Update 2025 Population, Housing and Employment Allocation – Issue Paper 5,' April 2024, https://clark.wa.gov/sites/default/files/media/document/2024-04/issue_paper_5_pop-emp_alloc_4_17_24.pdf.

Exhibit 3. Employment Capacity and Allocation by UGA, Clark County

Source: VBLM 2023, Capacity and Yield by Jurisdiction. Note: The County total estimate is 88,100 jobs accounting for government, construction, rural, and work from home jobs.

JURISDICTION	2023-2045 EMPLOYMENT ALLOCATION	2023 VBLM CAPACITY	ASSUMPTIONS		
			WORK FROM HOME	CONSTRUCTION	GOVERNMENT
City of Camas and Camas UGA	13,658 jobs	11,363 jobs	615 jobs	879 jobs	549 jobs
Total Clark County UGAs and Cities	83,695 jobs	65,091 jobs	3,524 jobs	5,038 jobs	8,600 jobs

Exhibit 4. Map of the City of Camas, Existing and Proposed UGAs



The City of Camas is considering zoning modifications and the addition of a new UGA that would allow for additional employment capacity. Consequently, another analysis was completed to consider future modifications. Considering these modifications, the total available buildable acres and employment

growth are shown below in Exhibit 5. **According to the employment capacity estimates, Camas would have capacity for 13,803 jobs which would result in a surplus of around 145 jobs over the 2045 employment target of 13,658 jobs. Results (summarized below) from the updated capacity analysis show sufficient employment growth capacity to meet the 2045 employment target.**

Exhibit 5. Commercial and Industrial Land Supply and Job Capacity Estimates for Camas, under Alternative 1

Source: Clark County Buildable Lands Report, [VBLM 2023](#), Capacity and Yield by Jurisdiction. Source of Work from home, construction, and government jobs is from the [Clark County Comprehensive Plan 2025 Update, 2025 Population, Housing, and Employment Allocation – Issue Paper 5](#).

SELECT COMMERCIAL, MIXED USE, AND INDUSTRIAL ZONES	BUILDABLE ACRES	JOBS
Community Commercial (CC)	10	193
Downtown Commercial (DC)	5	66
Mixed Employment (ME)	241	2169
Mixed Use (MX)	115	1154
Neighborhood Commercial (NC)	10	198
North Shore Commercial (C-NS)	25	499
North Shore Mixed Employment (ME-NS)	95	590
North Shore Mixed Use (MX-NS)	74	740
Regional Commercial (RC)	191	3825
Business Park (BP)	13	116
Heavy Industrial (HI)	216	1948
All Zones	995	11,498
Work from Home	N/A	615
Construction-Field	N/A	879
Government	N/A	549
Total Jobs		13,541
Job Surplus		117

Clark Countywide Planning Policies

The Clark Countywide Planning Policies provide guidance on economic development across incorporated and unincorporated areas of the County (the County also distinguishes policies specifically for unincorporated areas, but not for jurisdictions and their UGAs). These policies (adopted in 2015) are currently being updated. The updated version will be reviewed as a part of the policy and goal development stage of the Comprehensive Plan update.

CLARK COUNTY'S BUILDABLE LANDS REPORT, 2023, KEY FINDINGS

Clark County's Buildable Lands Report was adopted in June 2022 to update the methodology and Vacant Buildable Lands Model (VBLM) and updated with 2023 data.

- » **The Clark County Buildable Lands Report and employment allocations and City of Camas estimates indicate that there is sufficient employment capacity for employment growth in the county through 2045.**
- » Camas has the second largest share of total projected jobs in Clark County (17.5%) after the City of Vancouver and the Vancouver Unincorporated Urban Area (U). The City of Camas is expected to have capacity to accommodate 11,363 jobs, with about half (55%) of new employment on commercial land and half on industrial (45%).

City of Camas Profile

More than 10,000 years ago, Native Americans occupied the Columbia River Valley in the area where Camas is now situated. Before Camas was incorporated, a paper mill owned by the LaCamas Colony Company was established in 1883 to help supply newsprint for The Oregonian. Shortly thereafter, the City of Camas became an incorporated city in 1906. The City is named after the camas lily, a deep blue flowered plant with edible onion-like bulbs valued by various Columbia river Native American Tribes.⁶ The paper mill expanded in the early 20th Century playing an important role in the local economy and grew to become Clark County's largest manufacturing company with 2,700 employees by 1971.⁷ Located in the western edge of Downtown Camas along the Columbia River, the mill then experienced a downturn beginning in the 1980s that continued into the 21st Century, resulting in a reduced workforce. More recently, in 2018, the mill now owned by Georgia-Pacific, shut down several facilities and all but one of its paper machines and downsized its workforce to roughly 150 workers. In 2024, the mill continues to operate with a reduced workforce.

The early economy in Camas was at first dominated by manufacturing but has shifted and diversified over time. The 2015 Comp Plan describes a transition where the City's past economic health was closely tied to the paper mill and then shifted to become more diversified supporting many technology and manufacturing firms, as well as a growing school system and professional offices. In the last four decades, the family-friendly City with close ties to the Portland Metropolitan Region has continued to attract more residents especially from 1990 to 2000 by almost doubling in size to almost 13,000 people, increasing to a little over 19,000 people in 2010, and then reaching 27,420 people by 2023. Similar to the

⁶ City of Camas history: <https://www.cityofcamas.us/community/page/camas-history>

⁷ Source: <https://www.camaspstrecord.com/news/2023/sep/07/camas-mill-celebrates-its-140th-birthday/#:~:text=An%20entire%20wall%20of%20photos,built%20the%20mill%20to%20produce>



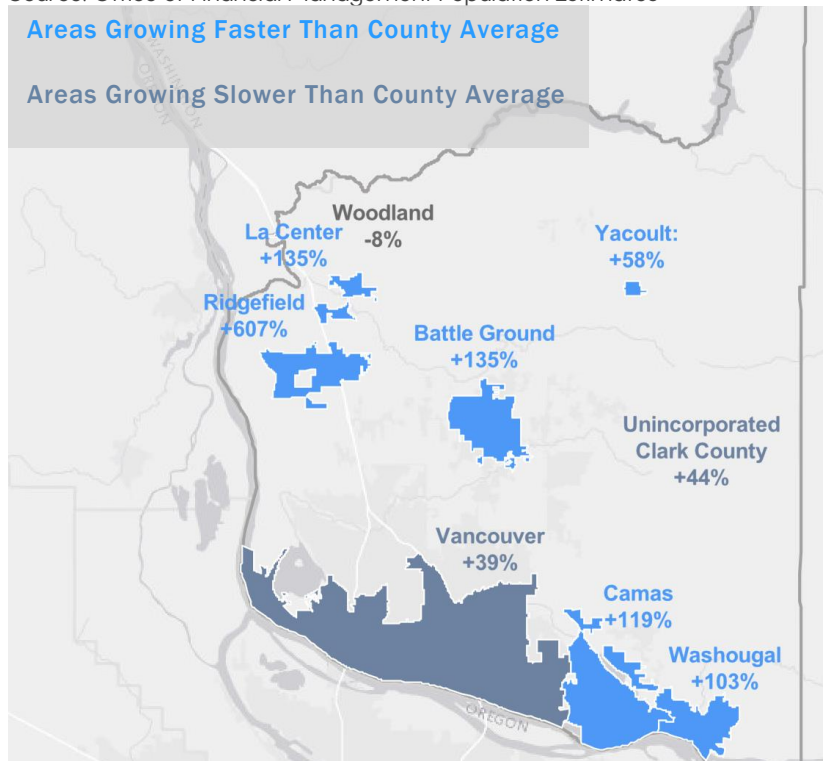
City of Vancouver, Camas has experienced high population growth over the last two decades, with an average annual growth rate of 5.2% which is double the rate in Clark County and Washington State.

Today, the City of Camas is a highly desirable place to live, offering a prime location nearby the growing cities and employment centers of Vancouver and Portland, and the smaller cities of Washougal and Battle Ground in south Clark County. The City of Camas is sandwiched between the City of Vancouver (sharing a border on the west side of Camas) to the west and the City of Washougal to the east. At a regional level, the City is interconnected to the Portland Metropolitan region, located northeast of Portland (see map below).

Camas has been working to advance its economic development goals in recent years while investing in quality-of-life amenities that make it as competitive location for attracting workers and residents. Recently, the City adopted a North Shore subarea plan (2022) to support community vibrancy and economic development strategies and the City is working to adopt a new Downtown subarea plan as a part of the 2025 Comprehensive Plan periodic update project. The City has also been expanding its inventory of parks space by leveraging the County's Legacy Lands program to expand its offerings of natural areas and recreation facilities. As larger economic trends increase locational flexibility (especially for professional services and traditionally office-based jobs), these types of investments will be critical for cities in the region to continue drawing in and retaining a residential base and workforce. The Port of Camas-Washougal manages an airport that is outside City limits, but most of the developable land in the North Shore area is within the airport influence area.

Exhibit 6. Camas Compared to Clark County Cities

Source: Office of Financial Management Population Estimates



Economic Development Overview

Economic development for the City of Camas is the creation and sustenance of a diverse array of employment opportunities, ensuring the tax base currently enjoyed by the City endures and is strengthened. The economic health and well-being of the City are tied to commitments to promote a wide range of employment opportunities for the citizens of the community and to provide a setting and quality of life that attract businesses and residents.

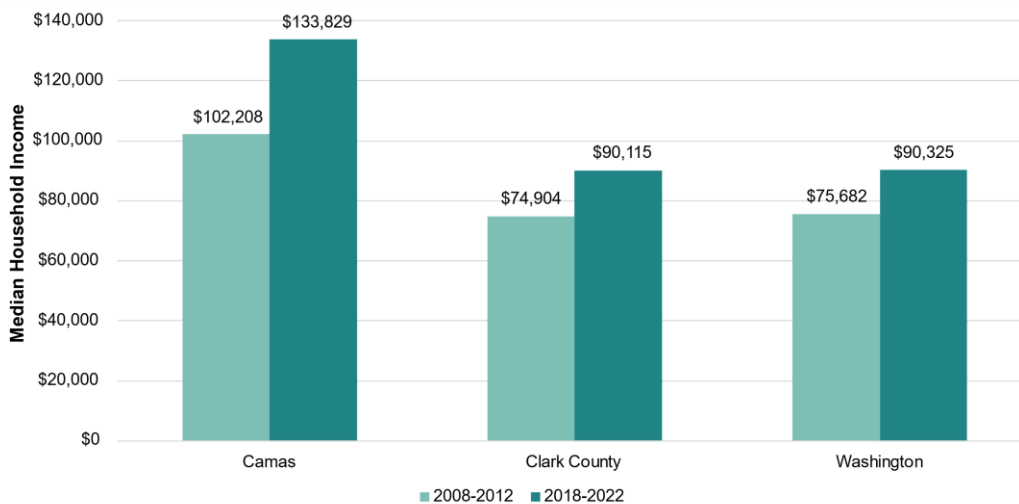
Planning a diverse and vibrant economy must start by understanding current economic conditions in the City and Clark County. While the City's past economic health was closely tied to the paper mill, in more recent years, the City's economy has diversified and now supports many technology and manufacturing firms, as well as a growing school system and professional offices. The figures below compare the median household income for Camas, Clark County, and Washington as well as employment and related trends over time.

As illustrated in Exhibit 7, when compared with Clark County, wages in Camas are higher and have grown over the last decade. Higher wages can have positive impacts on other aspects of the economy, and community members have expressed their desire to support living-wage jobs, particularly in healthcare and high technology.

Exhibit 7. Median Household Income, Camas, Clark County, and Washington

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates

Note: 2008-2012 values are adjusted for inflation. Median household incomes are shown in 2022 \$.



Growth in employment, population, and housing are interconnected. In general, communities with a high ratio of population to jobs can be characterized as “bedroom” or commuter communities, where there are fewer jobs than residents in the city. In Camas, there are roughly three residents for every one employee, indicating a continued trend from the past decade.

The ratio of jobs to housing has slightly increased from 0.9 to 1.0, indicating a healthy balance of housing units in comparison with employment and meeting the jobs-to-housing ratio of 1:1 adopted

by Clark County (Resolution 2016-03-01). As the City grows, maintaining this trend can help to ensure that there is adequate housing for those who work in Camas.

Exhibit 8. Population, Employment, and Jobs Comparison Ratios, Camas, 2010-2021

Source: OFM, LEHD-LODES

Note: Employment data is currently only available at the City level through 2021.

	TRENDS			RATIOS	
	POPULATION	EMPLOYMENT	HOUSING UNITS	POPULATION : JOBS	JOBS : HOUSING
2010	19,355	6,508	7,072	3.0	0.9
2021	26,870	9,558	9,586	2.8	1.0

Clark County overall has seen fluctuations in employment change since 2000, with the most notable decreases in employment in the wake of the 2008 recession and at the onset of the COVID-19 in 2020. However, the County has also seen a fast rebound from pandemic trends, with sharp growth in employment after 2020. The City of Camas has generally seen positive growth in employment over the last two decades. The City also saw less of a decrease during 2020 than Clark County overall, which may reflect Camas's growth in remote workers during this period (Exhibit 9,

Exhibit 10).

Exhibit 9. Total Covered Employment Change YOY, Clark County (2001-2022)

Source: Washington Employment Security Department

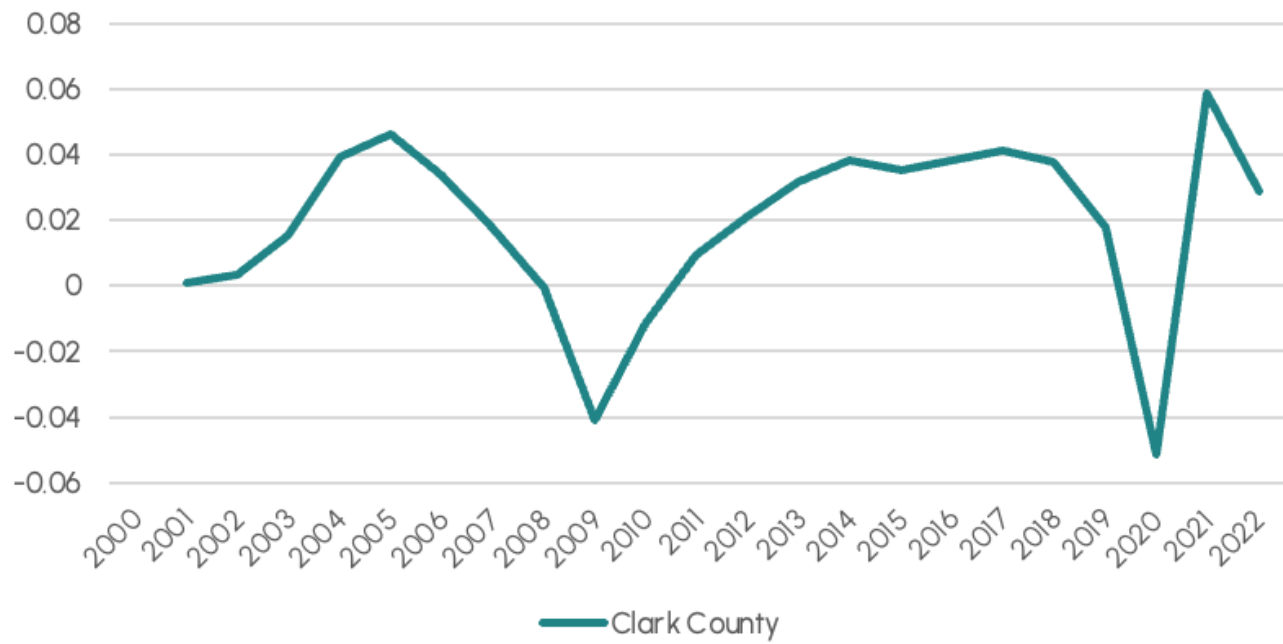
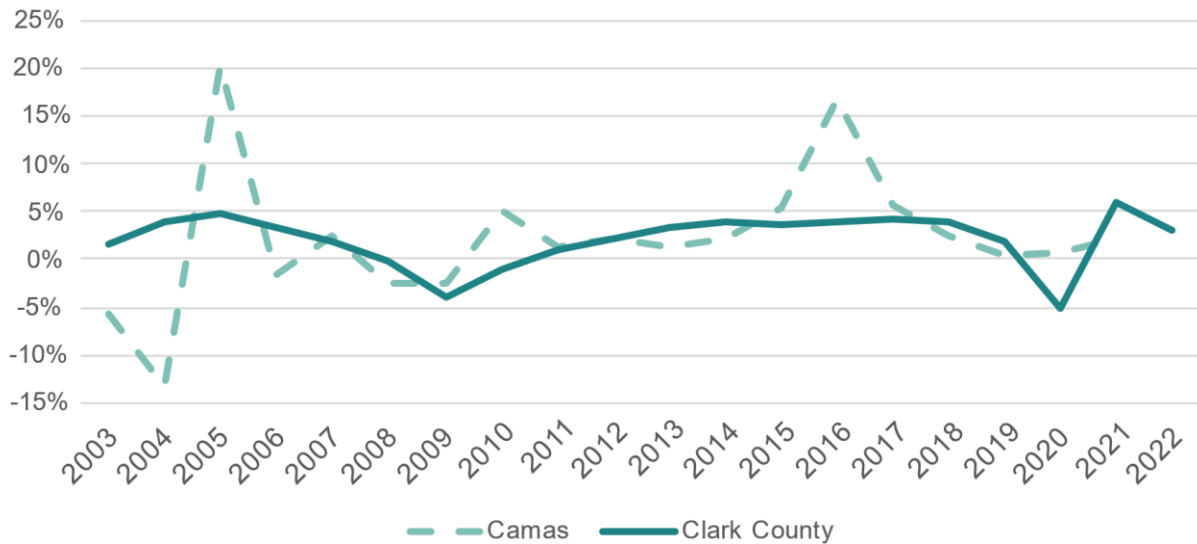


Exhibit 10. Total Employment Change YOY (Primary Jobs), Camas Clark County (2011-2022)

Source: Washington Employment Security Department, LEHD-LODES. Note: LEHD-LODES data for the City of Camas only available through 2021

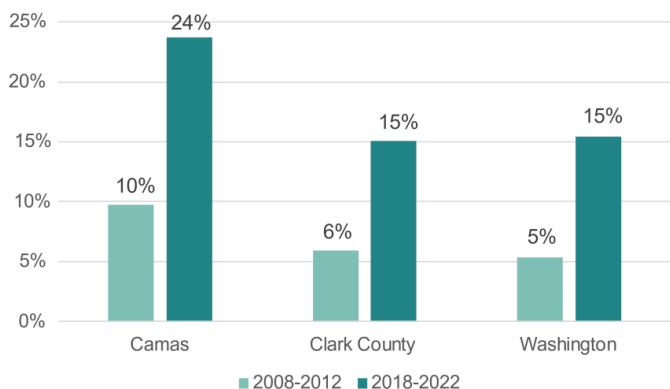


The Economic Development Element establishes goals and policies that seek to maintain the diversification of employment opportunities and support the continued growth of the Camas economy and attainment of the jobs target by 2045.

The City is targeting businesses that provide a greater proportion of living-wage jobs. Increasing retail services in support of residential, industrial, and professional business growth is highly desirable. Camas is also seeing an increasing share of remote workers at a higher rate than the County or State, with nearly a quarter of workers falling into this category in 2022.

Exhibit 11. Share of Remote Workers, Camas, Clark County, and Washington, 2012-2022

Source: ACS, 2008-2012, 2018-2022



Summary of Demographic and Economic Trends

A summary of key findings from this Economic Development Element analysis is provided below to help describe key insights regarding the economic context, economic opportunities and challenges, and to inform Comprehensive Plan policy updates (Appendix provides the full findings).

- » **Camas has an aging population with a median age of 40 years in 2022 and a growing share of residents aged 60 years and over.** This group typically represents late-career workers or retirees. Median age in Camas is higher than Clark County overall and quickly growing since 2012, likely indicating a combination of natural growth and in-migration of older adults.
- » **Camas has a higher share of residents 25 or older with at least a college level bachelor degree compared to Clark County or Washington State,** with 79% of residents holding these degrees in 2022. This share of residents rose quickly from only 37% in 2012.
- » **Median household income for all households in Camas was nearly \$134,000 in 2022, higher than Clark County or Washington State.** Since 2012, median income for residents of Camas increased by about 30% (in nominal dollars, not adjusted for inflation), more than either the County or State.
- » **The City of Camas has seen generally positive trends in employment growth over the last two decades,** with notable increases in the number of workers in 2005, 2010, and 2016. **The City of Camas employment grew from approximately 6,584 to 9,558 between 2011 and 2021.**
- » **The current employment to housing ratio in Camas was 1.0 in 2021, meaning that there is about one employee working in the City for every housing unit.** This ratio indicates that Camas has a well-balanced housing stock to accommodate workers in the City.
- » **In 2021, the top five industries by employment in Camas were Finance and Insurance; Manufacturing; Educational Services; Professional, Scientific, and Technical Services; and Wholesale Trade.** Four of these five top industries paid above average wages (all except Educational Services paid below average wages). Finance and Insurance was the City's fastest growing industry (with an average annual growth rate of about 33%).
- » **Top employers also reflect many of the County's largest industries, including professional services like finance and insurance, technology, manufacturing, and health care. Four of the City's top ten employers were in the manufacturing industry as of 2020.** Within Camas, employment has concentrated at two nodes, including the Downtown area to the southeast and corporate campuses in the Grass Valley near the border with the City of Vancouver.
- » **Camas is part of an interconnected region, with more residents commuting out of Camas for work (8,159) than employees commuting in (6,982) as of 2021. Approximately 9,102 people are employed in Camas and among this total nearly 90% live in Camas (8,159) but work outside of the city and the remaining 10% live and work in Camas (943 people).** Top commuting destinations for Camas residents are primarily nearby, larger cities with employment hubs like Vancouver and Portland, while only 10% remained in the City. Nearly 59% commute less than 10 miles. The fourth most common destination for residents was Seattle, likely indicating remote workers at companies based in the Puget Sound area. Workers commuting to Camas originated from similar destinations, with one quarter coming from Vancouver.

- » Washington State Employment Security Department projections for future employment growth estimated that the Southwest Washington region will grow by about 19% overall by 2031. The sectors expected to see the greatest increase in their share of employment are Professional/ Business Services, Leisure/ Hospitality, Education/ Health Services, Information, and Other Services.
- » Camas has a larger share of remote workers compared with Clark County and Washington State. In 2022 **one in four workers in Camas was a remote employee**, compared to 15% in both the County and State overall. The share of remote workers in Camas has grown since 2012.
- » Since 2020, the City has issued 8,652 new business permits, with the largest volume of new permits in 2020 and a decreasing amount annually since. General business establishments accounted for the largest portion of these permits (74%), followed by home occupations (25%), and nonprofits (1%).
- » Camas's taxable retail sales were higher than those in most comparable jurisdictions in Clark County over the past decade, competing primarily with the City of Battle Ground for the highest annual sales. In 2022, total taxable retail sales reached an all-time high of over \$600 million.
- » **Retail rents in Camas had slight upward growth since 2014 while vacancies trended downward, indicating increasing demand for retail.** Industrial real estate in the City of Camas is also performing well compared to Clark County in 2024 YTD. The City is home to only about 3.9% of Clark County's industrial real estate in square footage but saw a sharp increase of industrial rents PSF in 2022, growing by over 200% year-over-year (YOY) to \$23. Vacancy rates for industrial real estate were also extremely low in Camas in 2024 YTD at 1.7%, indicating high demand in the industrial market.



Vision

In 2045, Camas has cultivated a diverse and thriving economy with stable employment opportunities and living-wage jobs across various sectors, including technology, healthcare, manufacturing, retail, recreation, and professional services. Camas residents have access to a wide range of services and amenities in their community, while benefiting from excellent regional connectivity and the city's proximity to Portland International Airport. Camas is a gateway to nature and recreational opportunities, supporting regional tourism in the area. Camas is home to a thriving economy and diverse businesses, affording residents ample employment opportunities. Neighborhood commercial hubs connect residents to daily services and amenities through a network of sidewalks and bike lanes, improving access and connectivity. Professional office, medical, and industrial uses typify western Camas, with retail businesses supporting these firms and nearby residents. The North Shore area will fulfill the employment and retail needs of the growing population on the northeast side and reduce trips outside the city. Downtown Camas anchors the community with a dynamic economic landscape and retains its historic atmosphere as a walkable, attractive place to shop, dine, and gather. Inclusive housing options within the city's core contributes to a town center that supports local businesses.

Organization of Economic Development Element

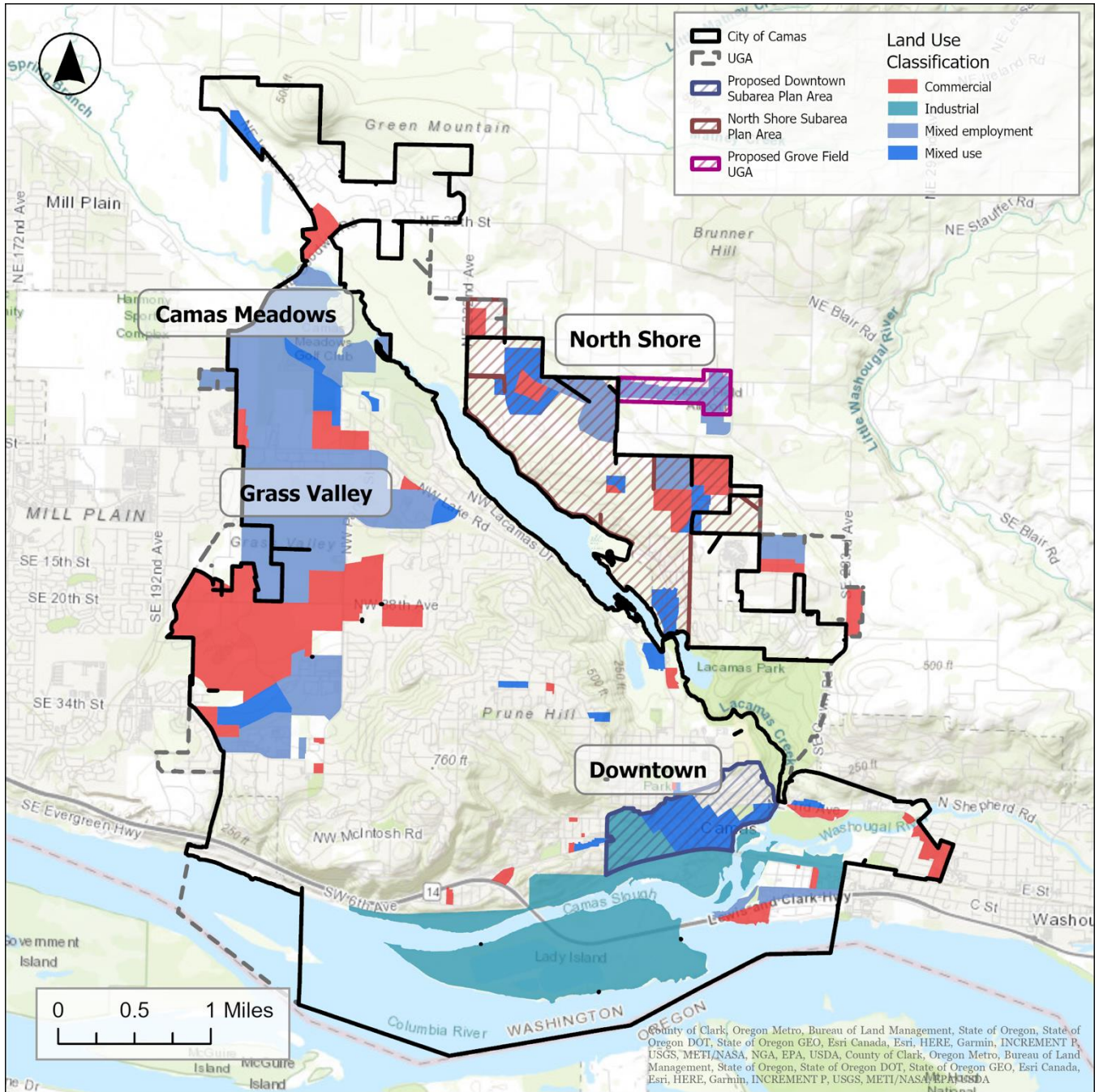
- ◆ Economic Development Overview
- ◆ Goals and Policies by Area
 - Citywide
 - Mixed Use and Commercial Areas
 - Mixed Employment and Industrial Areas

Goals and Policies

Economic development goals and policies are established to ensure economic development in the City of Camas is consistent with the Camas 2045 Vision and provides a diverse range of employment opportunities throughout the City. Goals and policies are presented for citywide economic development and for various areas of the City (see Exhibit 12) that contribute particular attributes to the City's overall economy.

The economic health and well-being of the City are tied to commitments to promote a wide range of employment opportunities for the citizens of the community and to provide a setting and quality of life that attract businesses and residents.

Exhibit 12. Economic Development Areas



Citywide Economic Development

Citywide Economic Development Goal

ED-1: Maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses and living-wage jobs throughout the community.⁸

Citywide Economic Development Policies

- ◆ ED-1.1: Work with partners to identify strategies to proactively recruit and ensure that tools and incentives are in place to attract healthcare and high-tech, sustainable, and innovative industries to expand and provide stable living-wage employment.
- ◆ ED-1.2: Work with partners (such as the Chamber of Commerce, education programs) to encourage apprenticeships, internships, vocational training schools, entrepreneurship programs, equitable opportunities, and on-the-job training in targeted industry sectors.
- ◆ ED-1.3: Encourage appropriate reuse, environmental cleanup, and redevelopment of older and deteriorating commercial areas and industrial brownfield sites, identifying opportunities to support place-based economic development, provide connections to the waterfront, diversify the economy, and support mixed-use development.
- ◆ ED-1.4: Foster and expand year-round recreational services, lodging, conference spaces, dining, and retail options that will capture tourism and benefit residents and employers and leverage Camas's strong parks and open space assets and opportunities to connect to the waterfront.
- ◆ ED-1.5: Ensure adequate infrastructure is identified (such as the capital facilities plan) and planned or in place to nurture and incubate new businesses. Explore financing tools such as tax increment financing to fund infrastructure to support development and investment in targeted areas.
- ◆ ED-1.6: Remain active in regional recruitment organizations to ensure the availability of an adequate supply of commercial and industrial employment land to support the City's economic development goals. Evaluate city resources to support economic development planning and implementation by designating a point-of-contact for economic development programs and serving as a liaison to the business community.
- ◆ ED-1.7: Support retention, expansion, and recruitment of local businesses with a commitment to the community.
- ◆ ED-1.8: Ensure that development standards are balanced to promote high-quality building and site design and encourage businesses to operate in a sustainable and environmentally responsible manner, integrating energy efficient design features.

⁸ A living-wage job is one that pays an income sufficient to cover basic living expenses without financial hardship, allowing an individual or family to afford essential needs such as housing, food, healthcare, transportation, childcare, and other necessities without relying on public assistance. MIT Living wage calculation (2024): <https://livingwage.mit.edu/counties/53053>.



- ◆ ED-1.9: Prolong support for the Commute Trip Reduction Program and encourage businesses to support remote work when possible and to reduce travel times and trips through implementation of a trip reduction program, which includes incentives for carpooling, transit ridership, and other options beyond single-occupancy vehicles.
- ◆ ED-1.10: Encourage mixed-use development and complementary businesses throughout the City to support industry clusters and leverage resources.
- ◆ ED-1.11: Review regulatory design standards and planning procedures for industrial and commercial facilities and provide further economic incentives, as needed, to promote private investment in start-up, incubator businesses, and businesses relocating to Camas.
- ◆ ED-1.12: Collaborate with partners and agencies (such as the CREDC and the Port of Camas Washougal) to develop economic strategies that promote diversification of business and industry in the city and facilitate opportunities for entrepreneurship.
- ◆ ED-1.13: Work with partners to proactively recruit and promote the growth of target businesses and industries that provide, at a minimum, cost-of-living wages and economic diversity in alignment with the CREDC regional economic development plan.⁹
- ◆ ED-1.14: Coordinate with Clark County and evaluate adding a Grove Field Urban Growth Area (UGA) for employment purposes to support employment targets.
- ◆ ED-1.15: Explore ways to support remote workers such as through code revisions in support of co-working spaces and by supporting the addition of community hubs, public spaces, and businesses (third place).
- ◆ ED-1.16: Explore the creation of an economic development grant program for local businesses, connecting with potential partners such as the Chamber of Commerce.
- ◆ ED-1.17: Implement the Downtown Camas subarea plan and the associated goals and actions.
- ◆ ED-1.18: Promote the growth of residential development in the North Shore as described in the Camas North Shore Subarea Plan.
- ED-1.19: Facilitate an environment for the success and growth of small businesses to maintain a strong, diverse, and resilient local economy.
- ED-1.20: Encourage investments and programs that provide resources and support to minority-owned and woman-owned businesses.
- ED-1.21: Increase the number of neighborhood business districts to expand local access to goods and services.
- ED-1.22: Consider expanding mixed-use zoning options with ground floor commercial uses that allow residents to walk from home.
- ED-1.23: Encourage shopping local and support for Camas businesses.

⁹ In 2024, the Columbia River Economic Development Council (CREDC) regional economic plan identified key industry clusters including Computer and Electronics, Clean Technology, Software, Technology and Enhanced Production, and Life Sciences.



Mixed Use and Commercial Areas

Mixed Use and Commercial Areas Goal

ED-2: Encourage efficient and innovative development that thoughtfully mixes commercial and residential land uses that are pedestrian-friendly and are considerate of the context of the surrounding area.

Mixed Use and Commercial Areas Policies

- ◆ ED-2.1: Develop commercial and mixed-use areas that are safe, comfortable, and attractive to pedestrians.
- ◆ ED-2.2: Encourage efficient land use in the mixed-use land use designation by facilitating compact, high-density development and minimizing the amount of land that is needed for surface parking.
- ◆ ED-2.3: Promote the growth of businesses such as grocery stores, medical offices, and restaurants that will meet the retail and service needs of the population.
- ◆ ED-2.4: Encourage new developments to include provisions for neighborhood parks that are within walking and biking distance of a person's home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work and commercial centers, public transit, and community facilities.

Mixed Employment and Industrial Areas

Mixed Employment and Industrial Areas Goal

ED-3: Maximize opportunities and partnerships by providing a mix of traditional industrial and non-industrial land uses, to facilitate employers to remain, expand, or locate in Camas.

Mixed Employment and Industrial Areas Policies

- ◆ ED-3.1: Evaluate the costs and benefits associated with adding the Grove Field Urban Growth Area to the North Shore Subarea Plan.
- ◆ ED-3.2: Preserve large tracts of land for large industry and master-planned commercial development within mixed employment land use areas.
- ◆ ED-3.3: Support a mix of light industrial, research and development, manufacturing, and office spaces through flexible zoning that allows for evolving business needs.
- ◆ ED-3.4: Support the development of business parks, incubators, and innovation hubs that integrate industrial and high-tech employment uses.
- ◆ ED-3.5: Ensure zoning and development regulations support both large-scale employers and small businesses, including start-ups and maker spaces.

Implementation Tools and Strategies

Realizing the City of Camas economic development goals requires building on the city's potential while overcoming existing constraints. The following implementation strategies will generate positive momentum toward creating a more balanced and healthy economy.

Programmatic Strategies

- **Economic Development Committee:** Establish a Mayor-appointed committee to help refine and implement Camas's economic development goals and strategies. The committee will:
 - Convene government, private sector, and nonprofit partners to leverage resources or secure financial support for economic development initiatives that benefit Camas and the broader region. In addition, this committee would help provide input on the Economic Development Strategy.
- **Economic Development Strategy:** Create an Economic Development Strategic Plan involving the Economic Development Committee, local businesses, community groups, school districts, and city leadership that further identifies priorities for job creation in targeted industries, infrastructure needs, reducing regulatory barriers, and incentives to attract needed and desired businesses.
 - Promote the development of an economic development strategy that will capitalize on the creation and retention of industries that provide living-wage jobs.
 - Future economic development strategy planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal.
 - Lead an economic development strategy update every 1 to 3 years.

Financial Strategies

- **Leverage Grant Dollars:** Utilize federal, state, and county grants to support the establishment and expansion of small local businesses and infrastructure improvements benefiting economic development areas.
- **Incentives:** Explore incentives to encourage mixed-use development and provide affordable housing options (such as TIF, LID, MFTE changes).
- **Partnership:** Coordinate with the Columbia River Economic Development Council (CREDC) or other relevant organizations, to explore collaborative opportunities in promoting regional workforce development.
- **Opportunity Site Inventory:** Identify sites where the city can participate in cost-sharing mechanisms for infrastructure development.
 - Establish a policy that prioritizes capital investments to or on opportunities sites or other capital projects that better connect commercial nodes. This could include sidewalks, trails, bike paths, etc.



Regulatory Strategies

- **Code Audit:** Ensure the zoning code supports/incentivizes a broad range of needed and desired businesses in various zones.
 - **Study Allowed Uses:** Ensure needed and desired businesses are allowed in certain zones, including accessory uses which can support home-based businesses.
 - **Design standards:** Consider revisiting existing design standards to ensure they adequately support efforts to maintain and enhance existing character without compromising development feasibility.
 - **Flexible parking standards:** Develop flexible parking standards that can respond to site conditions.
 - **Revised Gateway Corridor Design Standards:** Update the design standards and allowed uses for gateway corridors to enhance its natural beauty but deemphasize its auto-oriented environment.

Procedural Strategies

- **Capacity Building:** Leverage increased tax revenue from population growth to support Camas' economic development strategy.
- **Clear and Objective Development Standards:** Establish clear and objective development standards for all development types, reducing the need for conditional use processes or other discretionary review processes.
- **Monitoring:** Monitor the performance of economic development such as with business retention and attrition, changes in tax revenues, and permitting of employment facilities. Monitor the financial impact of new programs, policies, and regulatory requirements on development feasibility by providing a report update every 1-3 years describing key metrics such as development changes and infrastructure projects.



Economic Development Appendix

Community Demographic Trends

Population growth, demographic composition, and income distribution can all have important implications for a city's economic development. Key characteristics such as population growth over time, age of residents, median income, and disparities by race and ethnicity provide useful context about Camas's households and recent trends. The purpose of this analysis is to evaluate the socioeconomic conditions that will influence demand for different land uses and shape the economic opportunities in the city over the current comprehensive plan horizon. This information can also help to identify which communities in Camas are not benefiting from current efforts and inform the City's work to address current gaps for equitable economic development as part of the comprehensive plan update.

This section provides an overview of key socioeconomic conditions in Camas that are useful for evaluating economic opportunities and challenges. To better understand the City's standing within the region, the analysis also includes comparisons to Clark County and other geographies such as Washington State and surrounding cities as needed to contextualize conditions in Camas.

Population Growth, Age, Race and Ethnicity

As cities grow, planning for economic development is important to help ensure opportunities for economic prosperity to all residents. See the Camas Housing Inventory Analysis for details about projected population and household growth.

Camas had a median age of 40 in 2022, higher than Clark County and quickly growing since 2012, likely indicating a combination of natural growth from the 40- to 59-year-old age group as well as in-migration of older adults.

Exhibit 13. Median Age, Camas, Clark County, Washington, and Comparison Geographies 2012 -2022

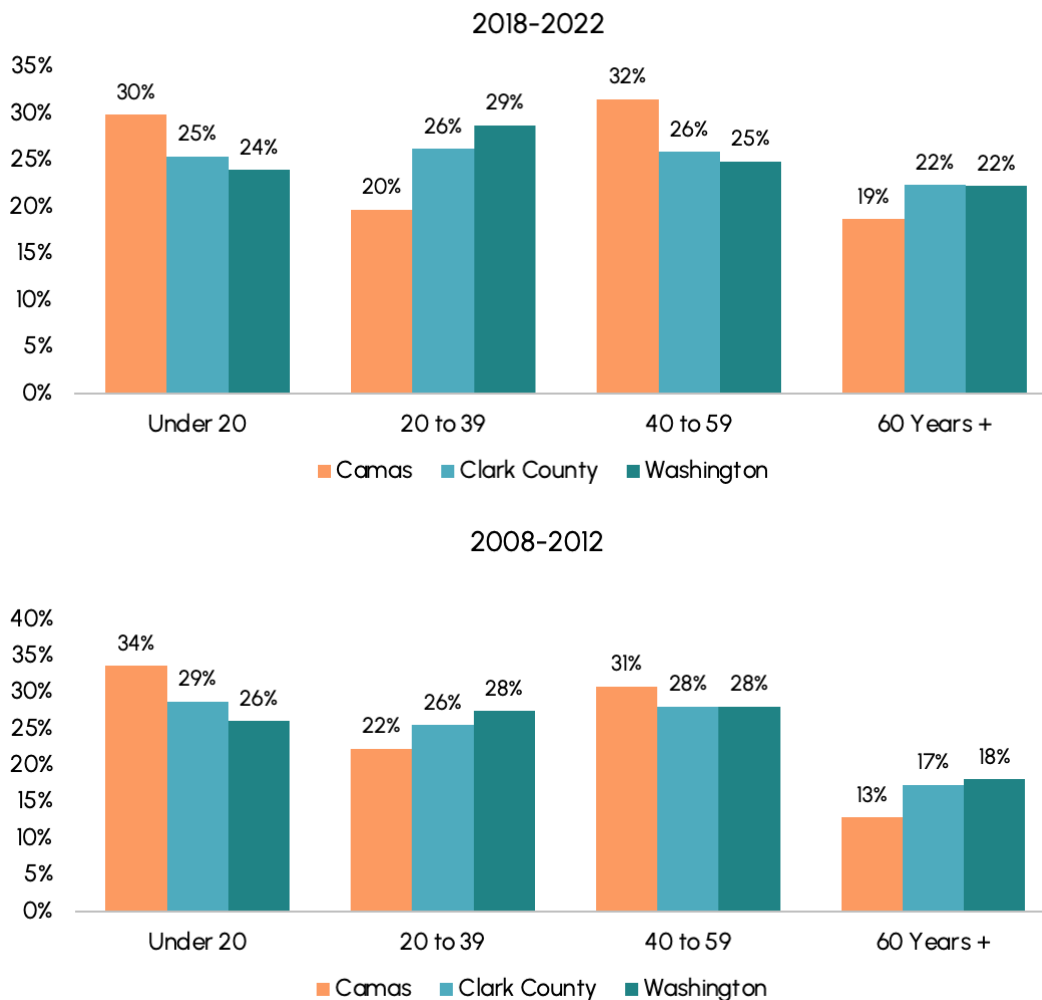
Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates

JURISDICTION	2008-2012	2018-2022	CHANGE
City of Camas	36 years	40 years	+4.3
Clark County	37 years	39 years	+2.0
State of Washington	37 years	38 years	+0.8

The distribution of age categories in the City shows that it has a growing share of residents aged 60 years and over (typically either late-career workers or retirees), although still lower compared to the County and the State (Exhibit 14).

Exhibit 14. Age Distribution, Camas, Clark County, and Washington, 2012 -2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates.

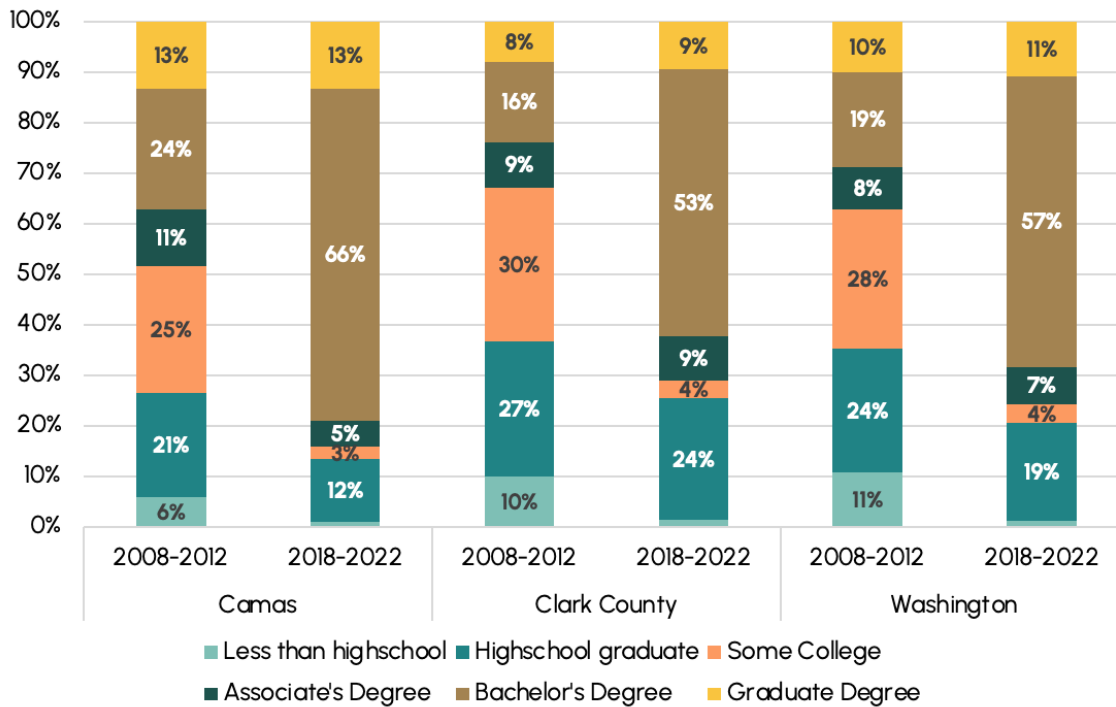


Educational attainment is an important indicator for economic opportunities and the type of available workforce in an area. Economic development strategies may target different types of skill development, industry pipelines, or training programs depending on the existing level of education among residents. Between 2012 and 2022, Camas saw a sharp increase in residents with bachelor's degrees and higher, as well as a quick decrease in those with some college, a high school degree, or less than a high school degree. Educational attainment in the City is generally higher than the County as a whole, as well as Washington State.

Exhibit 15. Educational Attainment, Camas, Clark County, and Washington, 2012 -2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates.

Note: Values less than or equal to 1% not shown on chart.



Economic Context

A number of factors can indicate changes in economic conditions for cities, their residents, and their workforce. This section provides context about current conditions and recent trends in Camas related to household income, employment, commuting, and wages.

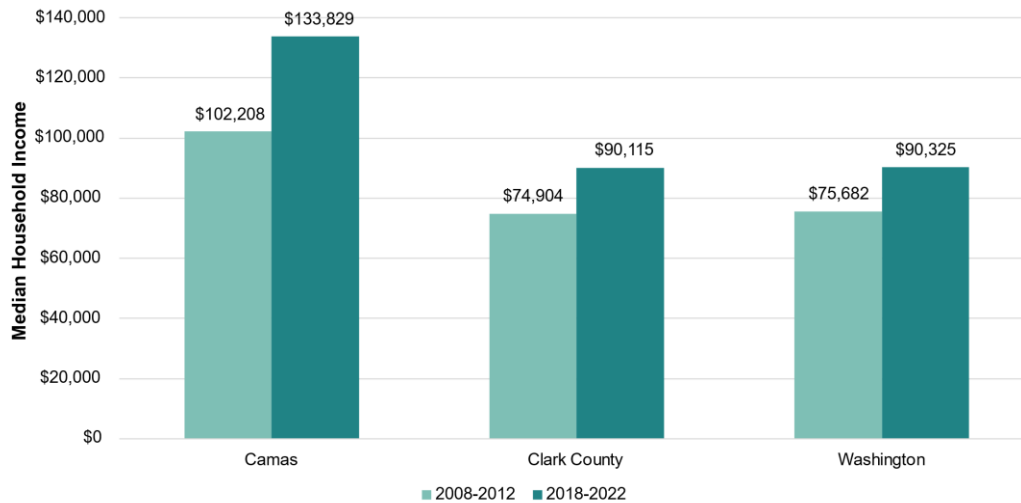
Income

Overall income levels and distribution are critical indicators of economic prosperity for cities. Income levels directly reflect the purchasing power and standard of living of individuals and households; higher incomes generally enable people to afford better education, healthcare, and access to essential goods and services, contributing to overall well-being and productivity. The distribution of income and disparities between demographic groups are also critical considerations for addressing economic inequality and reducing concentrations of poverty. Median household income in Camas is higher than both Clark County overall and the state of Washington at \$133,000 in 2022. Adjusting for inflation, median income in the City still increased by 31% since 2008-2012. This increase is primarily due to growth in households earning over \$100,000 per year (Exhibit 16).

Exhibit 16. Median Household Income, Camas, Clark County, and Washington (2022\$)

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates

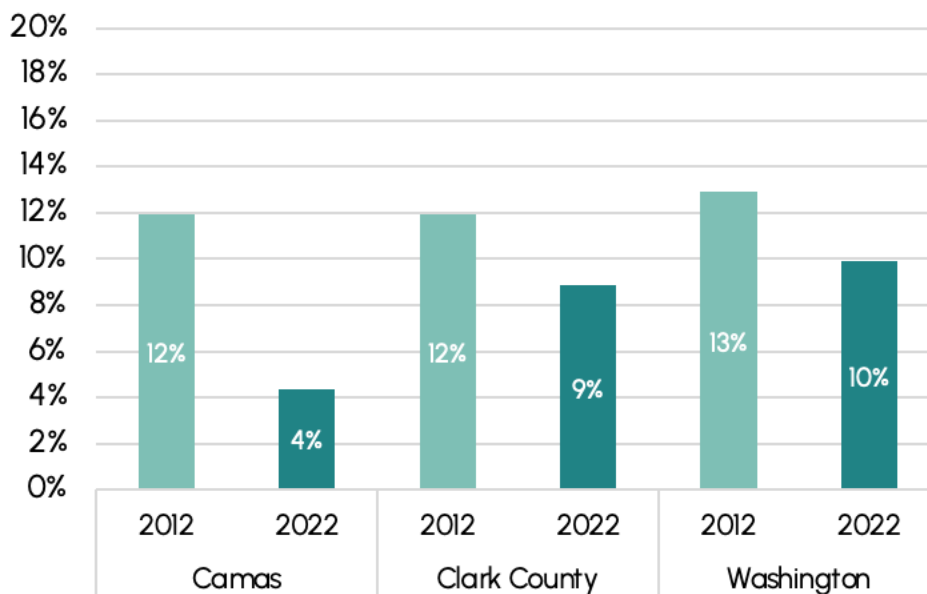
Note: 2008-2012 values are adjusted for inflation



The share of residents living below the poverty was also about the same in the City of Camas compared to Clark County and Washington in 2012 at 12% but decreased by 8 percentage points by 2018-2022. This change likely reflects new growth in high-income households earning \$150,000 or more during this period (indicated in the Camas Housing Inventory Analysis).

Exhibit 17. Percent of Population with Income Below Poverty Level in the Last 12 Months, 2012 -2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates



Employment Trends

Clark County overall has seen fluctuations in employment change since 2000, with the most notable decreases in employment in the wake of the 2008 recession and at the onset of the COVID-19 in 2020. However, the County has also seen a fast rebound from pandemic trends, seeing roughly 6 % positive growth between 2020 and 2021. The City of Camas has generally seen positive growth in employment over the last two decades, with notable increases in the number of workers in 2005, 2010, and 2016. The City of Camas employment grew from approximately 6,584 to 9,558 between 2011 and 2021. The City also saw less of a decrease during 2020 than Clark County overall, which may reflect Camas's growth in remote workers during this period (Exhibit 29).

Exhibit 18. Total Covered Employment Change YOY, Clark County (2001-2022)

Source: Washington Employment Security Department

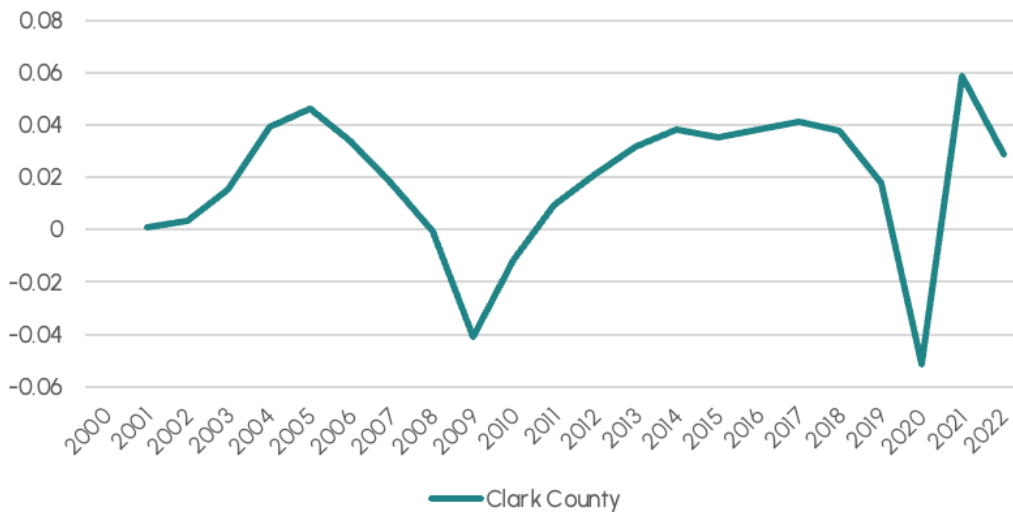
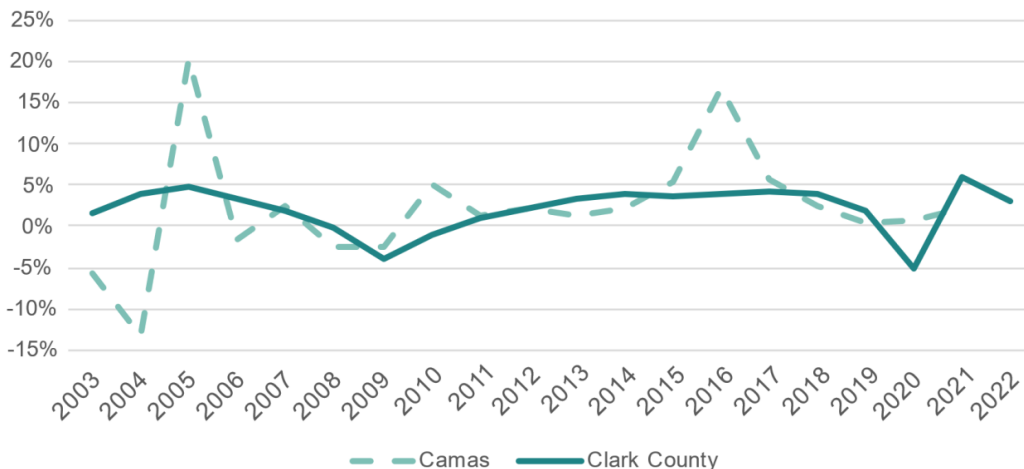


Exhibit 19. Total Employment Change YOY (Primary Jobs), Camas and Clark County (2011-2022)

Source: Washington Employment Security Department, LEHD-LODES. Note: LEHD-LODES data for the City of Camas only available through 2021



Growth in employment, population, and housing are interconnected. In general, communities with a high ratio of population to employment can be characterized as "bedroom" or commuter communities, where there are fewer jobs than residents in the City. In Camas, this ratio has changed only slightly since 2010, with the number of persons per job decreasing from 3.0 in 2010 to 2.8 in 2021. In the same period, the ratio of jobs to housing has slightly increased from 0.9 to 1.0, indicating a healthy balance of housing units in comparison with employment. As the City grows, maintaining this trend can help to ensure that there is adequate housing for those who work in Camas. Clark County adopted a jobs-to-housing ratio of 1:1 (1 job for every housing unit) via Resolution 2016-03-01 (2016).

Exhibit 20. Population, Employment, and Jobs Comparison Ratios, Camas, 2010-2021

Source: OFM, LEHD-LODES

Note: Employment data is currently only available at the City level through 2021.

	TRENDS			RATIOS	
	POPULATION	EMPLOYMENT	HOUSING UNITS	POPULATION : JOBS	JOBS : HOUSING
2010	19,355	6,508	7,072	3.0	0.9
2021	26,870	9,558	9,586	2.8	1.0

In Camas, top employers reflect many of the County's largest industries, including professional services like finance and insurance and technology, manufacturing, and health care. Four of the City's top ten employers were in the manufacturing industry as of 2020.

Exhibit 21. Top 10 Employers, Camas, 2020

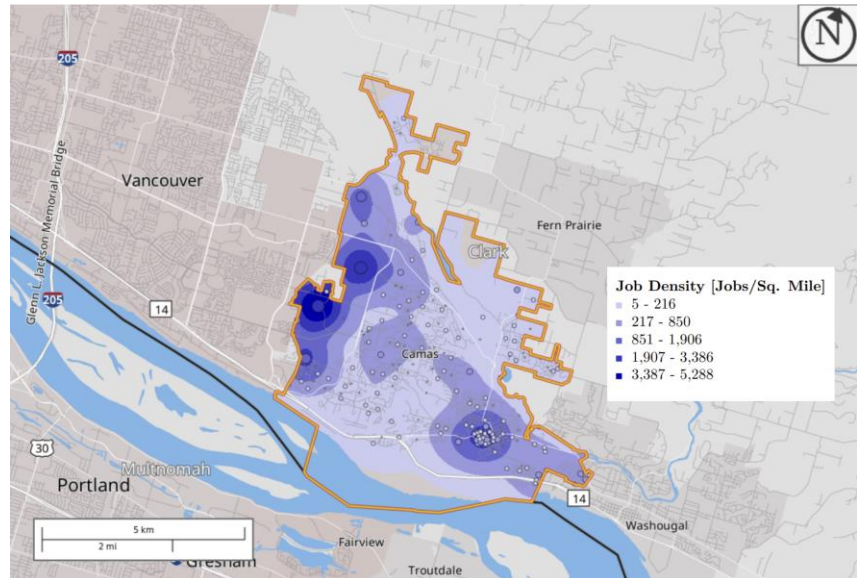
Source: Camas Housing Action Plan, Washington Employment Security Department, Columbian Newspaper

EMPLOYER	EMPLOYEES	PERCENT OF TOTAL CITY EMPLOYMENT	INDUSTRY
Fisher Investments	1,725	20.2%	Finance and Insurance
Wafertech	1,000	11.7%	Manufacturing
Camas School District	800	9.4%	Education
Linear Technology (Analog)	340	4.0%	Manufacturing
Sigma Design	273	3.2%	Technology
City of Camas	226	2.6%	Government
Georgia Pacific	150	1.8%	Manufacturing
Fuel Medical	150	1.8%	Health Care
Plexys	91	1.1%	Technology
Bodycote	50	0.6%	Manufacturing

Employment locations plays an important role in where people live and vice versa it can influence where people choose to relocate. Within Camas, employment is concentrated at two nodes, including the Downtown area to the southeast and corporate campuses on the northwest side along the border with the City of Vancouver (Exhibit 22).

Exhibit 22. Employment Density, Camas, 2021

Source: LEHD-LODES



Approximately 9,102 people are employed in Camas (as of 2021 according to LEHD-LODES data) and among this total nearly 90% live in Camas (8,159) but work outside of the city and the remaining 10% live and work in Camas (943 people). Around 6,982 people commute to Camas for work and live outside of the City of Camas (2021, LEHD-LODES data). Top commuting destinations for Camas residents are primarily nearby, larger cities with employment hubs like Vancouver (26%) and Portland (17%), while only 10% remained in the city. The fourth most common destination for residents was Seattle, likely indicating remote workers at companies based in the Puget Sound area. Workers in Camas commuted from similar destinations, with one quarter coming from Vancouver, as well as shares coming from Portland (8%) and Washougal (6%).

Exhibit 23. Top Destinations Where Camas Residents Worked, 2021

Source: LEHD-LODES

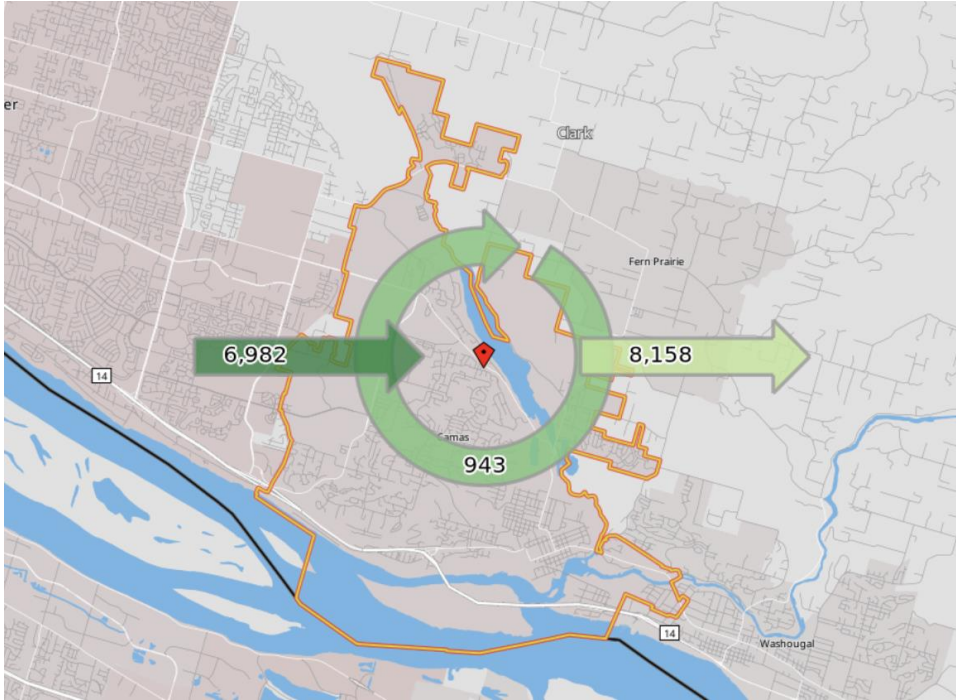
2,411	1,592	943	319
(26%)	(17%)	(10%)	(3%)
Vancouver	Portland	Camas	Seattle

Exhibit 24. Top Locations Where Camas Workers Lived, 2021

1,995	943	629	593
(25%)	(12%)	(8%)	(6%)
Vancouver	Camas	Portland	Washougal

Exhibit 25. Camas Commuting Inflow and Outflow, 2021

Source: LEHD-LODES. Disclaimer Note: The arrows are conceptual graphics showing employees commuting into and outside of the City of Camas generally and are not representing the exact direction of commuting.



Industry data from the Washington Employment Security Division (ESD) is not available at the city level but given the city's interconnected relationship with surrounding jurisdictions a County and regional perspective provides relevant insights on industry grow and wage trends.

In Clark County, the industries with the largest employment in 2022 were Healthcare and Social Assistance; Government; Retail Trade; Construction; and Accommodation and Food Services. Of these industries, Government and Construction had average wages per employee above the average wage for all covered employment across the county, while Retail and Accommodation and Food Services paid below average wages. Healthcare and Social Assistance paid roughly equivalent wages with the county average.

Exhibit 26. Covered Employment Change, Clark County, 2012-2022

Source: Washington Employment Security Division

Note: The top five industries with the highest share of covered employment in 2022 are shown in **bold** and those paying above the county average wage in 2022 are highlighted in green

Sector	2012	2022	Share of Total Jobs (2022)	Average Wage (2022)	Change 2012 to 2022		
					Difference	Percent	AAGR
Management of Companies and Enterprises	1,193	3,576	2.0%	\$111,725	2,383	200%	11.6%
Construction	7,964	16,986	9.7%	\$71,499	9,022	113%	7.9%
Finance and Insurance	3,781	6,451	3.7%	\$112,277	2,670	71%	5.5%
Educational Services	951	1,613	0.9%	\$38,791	662	70%	5.4%
Health Care and Social Assistance	18,074	27,639	15.7%	\$64,412	9,565	53%	4.3%
Professional, Scientific, and Technical Services	6,692	10,169	5.8%	\$99,988	3,477	52%	4.3%
Information	2,540	3,856	2.2%	\$107,469	1,316	52%	4.3%
Accommodation and Food Services	10,241	14,831	8.4%	\$27,491	4,590	45%	3.8%
Administrative and Waste Services	6,777	9,719	5.5%	\$58,585	2,942	43%	3.7%
Real Estate and Rental and Leasing	2,158	3,078	1.8%	\$59,398	920	43%	3.6%
Retail Trade	14,646	19,139	10.9%	\$42,261	4,493	31%	2.7%
Transportation and Warehousing	2,917	3,548	2.0%	\$72,086	631	22%	2.0%
Manufacturing	12,072	14,333	8.2%	\$71,970	2,261	19%	1.7%
Wholesale Trade	6,042	6,953	4.0%	\$92,968	911	15%	1.4%
Government	23,026	25,856	14.7%	\$71,555	2,830	12%	1.2%
Agriculture, Forestry, Fishing and Hunting	631	594	0.3%	\$48,781	-37	-6%	-0.6%
Arts, Entertainment, and Recreation	2,268	2,001	1.1%	\$32,835	-267	-12%	-1.2%
Other services, Except Public Administration	7,760	5,374	3.1%	\$49,730	-2,386	-31%	-3.6%
Not Elsewhere Classified	109	136	0.1%	\$178,803	27	25%	2.2%
Total	129,842	175,852	100%	\$66,824	46,010	35%	3.1%

At the city level, data is not available from ESD about employment and wages. However, the US Census provides estimates through its Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LEHD-LODES) data. This data is generated by merging previously collected survey and administrative data on jobs, businesses, and workers to understand commuting.¹⁰ It provides an approximate picture of employment by industry locally but does not include information about wages.

In 2021, the top five industries by employment in Camas were Finance and Insurance; Manufacturing; Educational Services; Professional, Scientific, and Technical Services; and Wholesale Trade. In the County overall in 2021, four of these five top industries paid above average wages (only Educational Services paid below average wages). Finance and Insurance was the city's fastest growing industry, gaining over 2,000 new employees over the last decade (with an average annual growth rate of about 33%). Other top industries saw more moderate increases except for Manufacturing, which remained among the city's top sectors but lost over 350 employees (or about 15% of workers) between 2011 and 2021. Despite low overall employment in Camas, Real Estate and Rental and Leasing as well as Construction had high growth rates between 2011 and 2021, more than doubling the number of employees in that time period.

¹⁰ US Census Bureau, 'LEHD Data,' <https://www.census.gov/programs-surveys/ces/data/restricted-use-data/lehd-data.html>, November 7, 2022.

Exhibit 27. Primary Jobs Change, Camas, 2011-2021

Source: LEHD-LODES

Note: The top five industries with the highest share of covered employment in 2021 are shown in **bold** and those paying above the county average wage in 2021 are highlighted in **green**.

Timelines for LEHD-LODES data releases are different than the Quarterly Census of Employment and Wages (QCEW) data used by ESD for County-level data. 2021 is the most recent year currently available. Due to confidentiality restrictions in QCEW data some points on County wages and employment are not available.

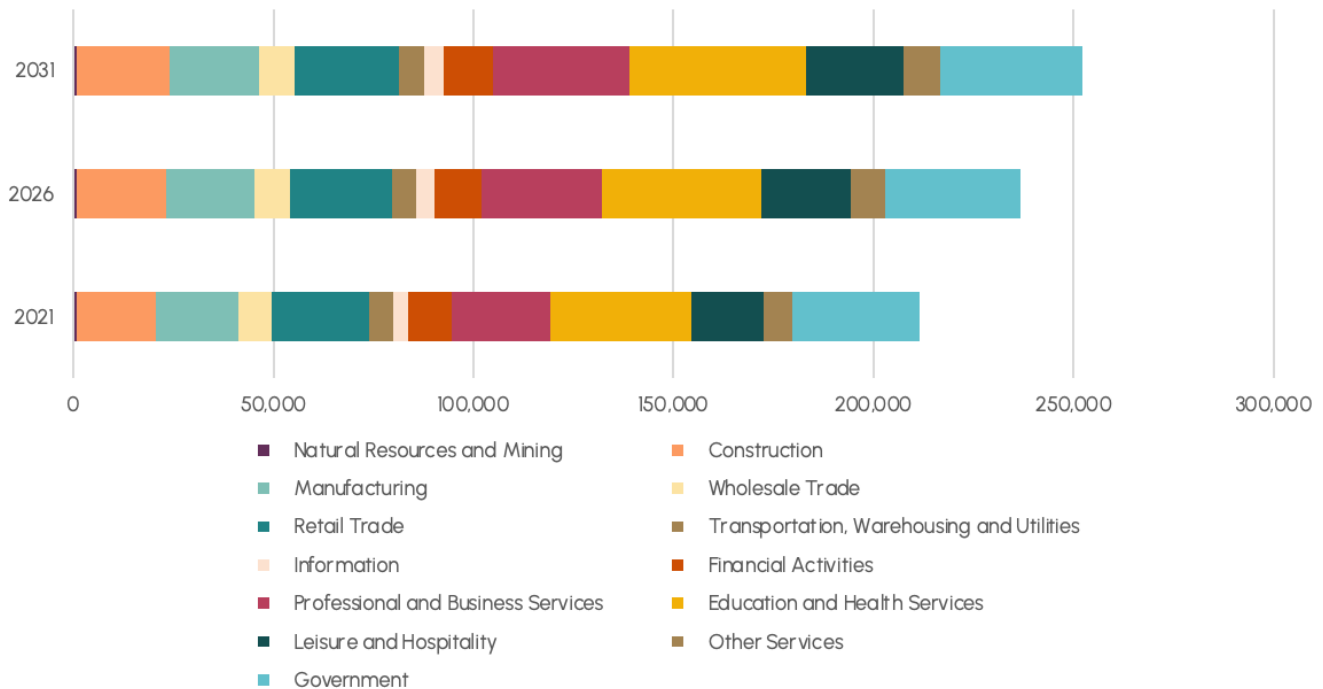
Sector	2011	2021	Share of Total Jobs (2021)	Average County Wage (2021)	Change 2011 to 2021		
					Difference	Percent	AAGR
Management of Companies and Enterprises	55	11	0.1%	\$111,912	-44	-80%	-14.9%
Utilities	1	2	0.0%	Not available	1	100%	7.2%
Construction	112	276	3.0%	\$68,866	164	146%	9.4%
Finance and Insurance	126	2,259	24.4%	\$123,062	2,133	1693%	33.5%
Educational Services	1,003	1,325	14.3%	\$34,372	322	32%	2.8%
Health Care and Social Assistance	222	329	3.6%	\$60,878	107	48%	4.0%
Professional, Scientific, and Technical Services	709	1,142	12.3%	\$99,125	433	61%	4.9%
Information	83	89	1.0%	\$102,172	6	7%	0.7%
Accommodation and Food Services	257	364	3.9%	\$25,734	107	42%	3.5%
Administrative and Waste Services	107	130	1.4%	\$51,277	23	21%	2.0%
Real Estate and Rental and Leasing	19	95	1.0%	\$55,215	76	400%	17.5%
Retail Trade	622	330	3.6%	\$40,032	-292	-47%	-6.1%
Transportation and Warehousing	65	31	0.3%	\$65,184	-34	-52%	-7.1%
Manufacturing	2,341	1,987	21.5%	\$69,195	-354	-15%	-1.6%
Wholesale Trade	187	478	5.2%	\$96,010	291	156%	9.8%
Agriculture, Forestry, Fishing and Hunting	2	0	0.0%	\$46,736	-2	-100%	-100.0%
Arts, Entertainment, and Recreation	78	78	0.8%	\$28,010	0	0%	0.0%
Other services, Except Public Administration	115	115	1.2%	\$47,881	0	0%	0.0%
Public Administration	187	213	2.3%	\$70,893	26	14%	1.3%
Total	6,291	9,254	100%	\$65,009	2,963	47%	3.9%

Regionally, the Washington State Employment Security Department provides projections for future employment growth. In 2021, ESD estimated that Southwest Washington was expected to grow by about 19 % overall by 2031 (Exhibit 26). The sectors expected to see the greatest increase in their share of employment were Professional and Business Services, Leisure and Hospitality, Education and Health Services, Information, and Other Services. This increasing share of many service businesses aligns with high-wage opportunities in Clark County (such as Professional, Scientific, and Technical Services and Information). However, both Education Services and Accommodation and Food Services paid well below the County average as of 2022.



Exhibit 28. Growth Target by Sector, Southwest Washington, 2021-2031

Source: Washington State Employment Security Department



Remote Workers

Camas has a larger share of remote workers compared with the County and State, which has grown since 2008-2012 with the onset of the COVID-19 pandemic influencing this trend in many industries nationwide. In 2018-2022, one in four workers in Camas was a remote employee, compared to 15% in the County and State overall (

Exhibit 29). Median wages for remote workers were about on par with the workforce as a whole in Camas in 2018-2022, despite larger gaps between remote and non-remote workers in the County and State (

Exhibit 29).

Exhibit 29. Share of Remote Workers, Camas, Clark County, and Washington, 2012-2022

Source: ACS, 2008-2012, 2018-2022

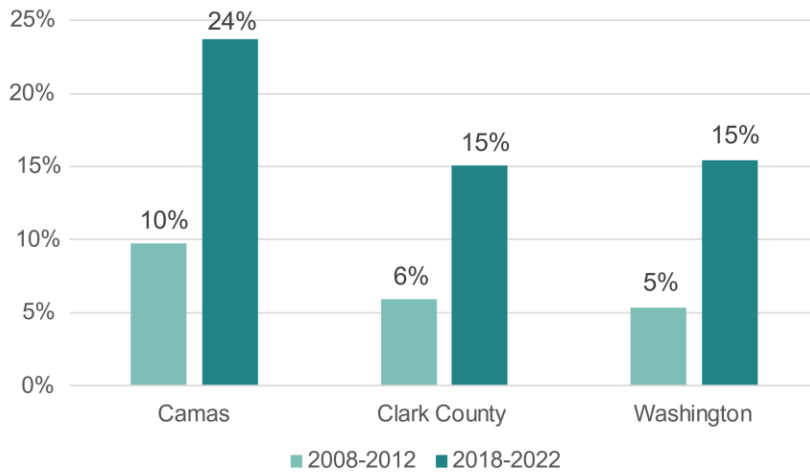
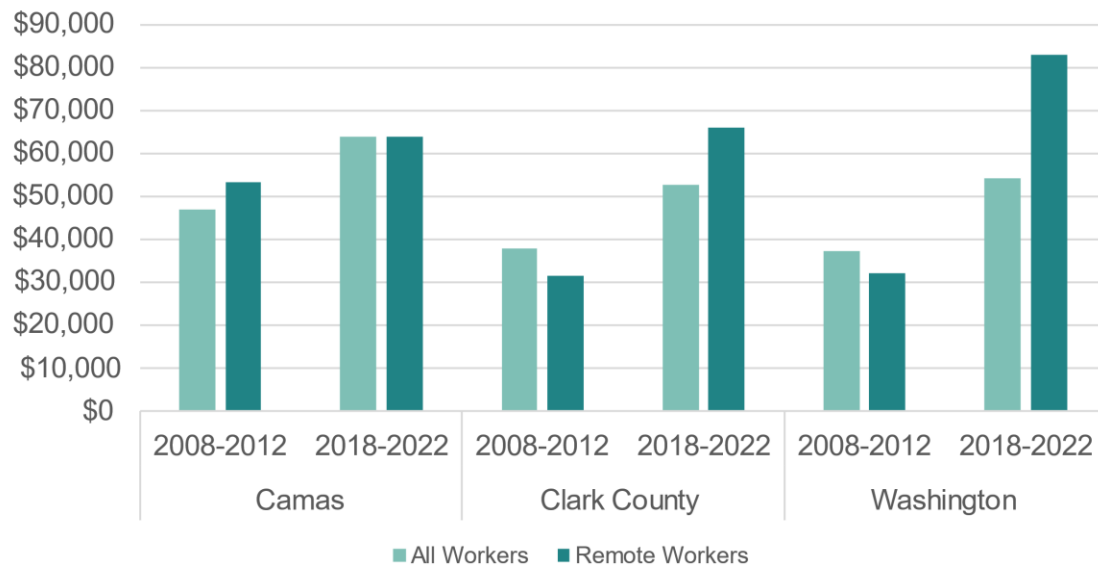


Exhibit 30. Annual Median Earnings for Remote and Non-Remote Workers, Camas, Clark County, and Washington, 2012-2022

Source: ACS, 2008-2012, 2018-2022



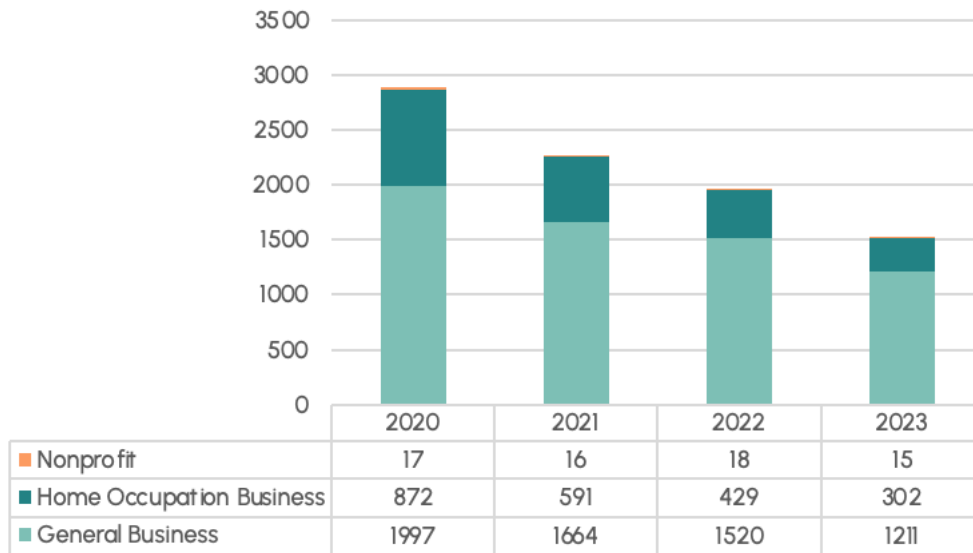
Business Changes

The City of Camas began requiring business licenses in 2019, so while local data does not have a long history it does help to capture post-pandemic trends in new establishments. Since 2020, the city has issued 8,652 new business permits, with the largest volume of new permits in 2020 and a decreasing amount annual since. General business establishments accounted for the largest portion of these

permits (74%), followed by home occupations (25%). Nonprofit organizations were a very small share of new establishments (less than 1%).

Exhibit 31. Business Permits, City of Camas, 2020–2023

Source: City of Camas

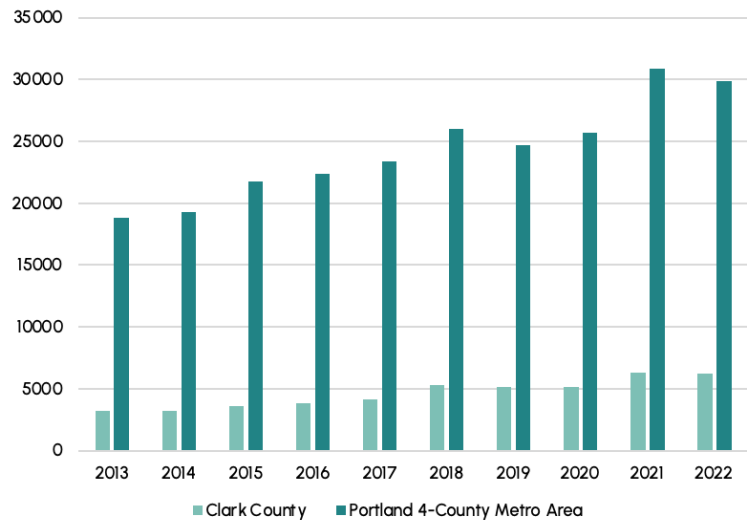


In a regional context, 6,241 new business applications were filed in Clark County in 2022, growing steadily by more than double (106%) from the 3,031 business applications filed in 2012. The growth rate for the four-county area over this time period was only 58%, potentially indicating that Clark County has been successfully growing in their ability to attract new firms relative to the region.

Applications in Clark County accounted for approximately 26% of all new firms started within the four-county metro area (including Clark, Clackamas, Multnomah, and Washington Counties) in 2022.

Exhibit 32. Annual Business Applications, Clark County and 4-County Portland Metro (Clark, Multnomah, Washington, and Clackamas Counties), 2012–2022

Source: US Census Bureau, Business Formation Statistics. Note: This data is only available at the county level.



Fiscal Conditions

Fiscal conditions are critical indicators for economic development, which have implications for jurisdictions' capacity to invest in essential services and growth. In Washington state, the lack of income tax makes sales and other tax trends particularly important for understanding economic trends and impact on local budgets.

The City of Camas's taxable retail sales were higher than those in most comparable jurisdictions in Clark County over the past decade, competing primarily with the City of Battle Ground for the highest annual amounts.

On a per capita basis, Camas had higher taxable retail sales than unincorporated areas of the County, but slightly lower sales than the Cities of Battle Ground or Washougal. In 2022, total taxable retail sales reached an all-time high of over \$600 million (

Exhibit 34). In Clark County overall, the City of Vancouver and unincorporated areas had by far the highest volume of taxable retail sales, with Vancouver reaching over \$6.3 billion in 2022 (

Exhibit 35).

Exhibit 33. Per Capita Taxable Retail Sales by Clark County Jurisdictions, 2012-2022 (in 2022\$)

Source: WA Dep. of Commerce, US Bureau of Labor Statistics Inflation Calculator. Average Annual Growth Rate (AAGR).

<i>JURISDICTION</i>	<i>2012 (IN 2022\$)</i>	<i>2022</i>	<i>% CHANGE 2012-2022 (ADJ.)</i>	<i>AAGR</i>
<i>City of Camas</i>	<i>\$12,986</i>	<i>\$19,214</i>	<i>48.0%</i>	<i>4.8%</i>
<i>Unincorporated Clark County</i>	<i>\$8,333</i>	<i>\$13,860</i>	<i>66.3%</i>	<i>6.6%</i>
<i>City of Battle Ground</i>	<i>\$13,241</i>	<i>\$27,629</i>	<i>108.7%</i>	<i>10.9%</i>
<i>City of Washougal</i>	<i>\$9,845</i>	<i>\$20,295</i>	<i>106.1%</i>	<i>10.6%</i>



Exhibit 34. Total Taxable Retail Sales for City of Camas and Comparison Geographies, 2012-2022

Source: Washington Department of Commerce

Note: Total amounts for by year are in nominal dollars (not adjusted for inflation).

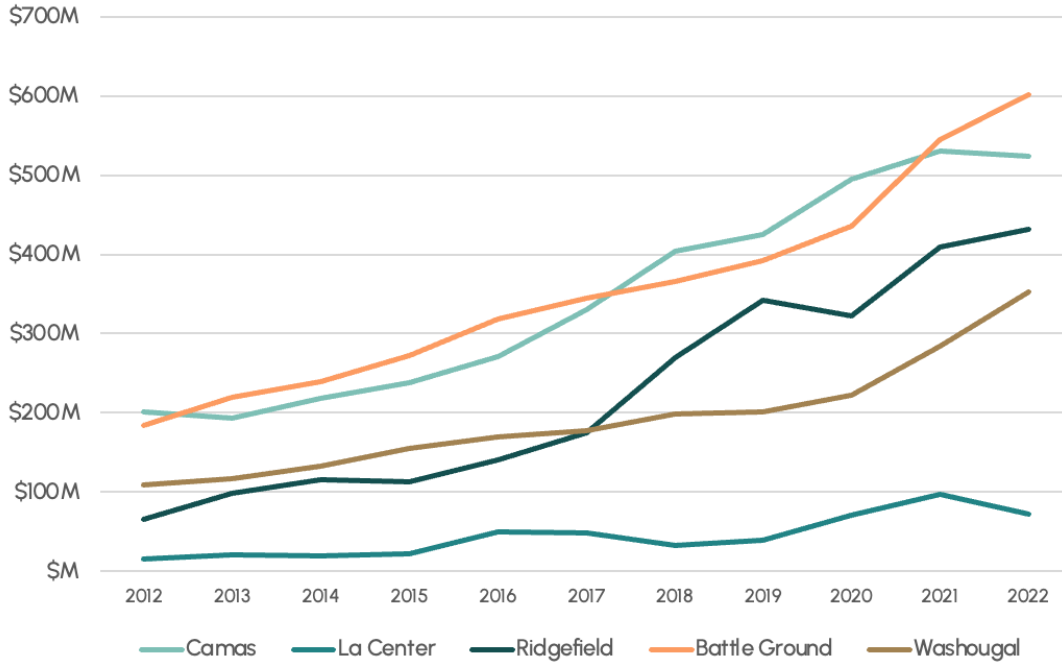
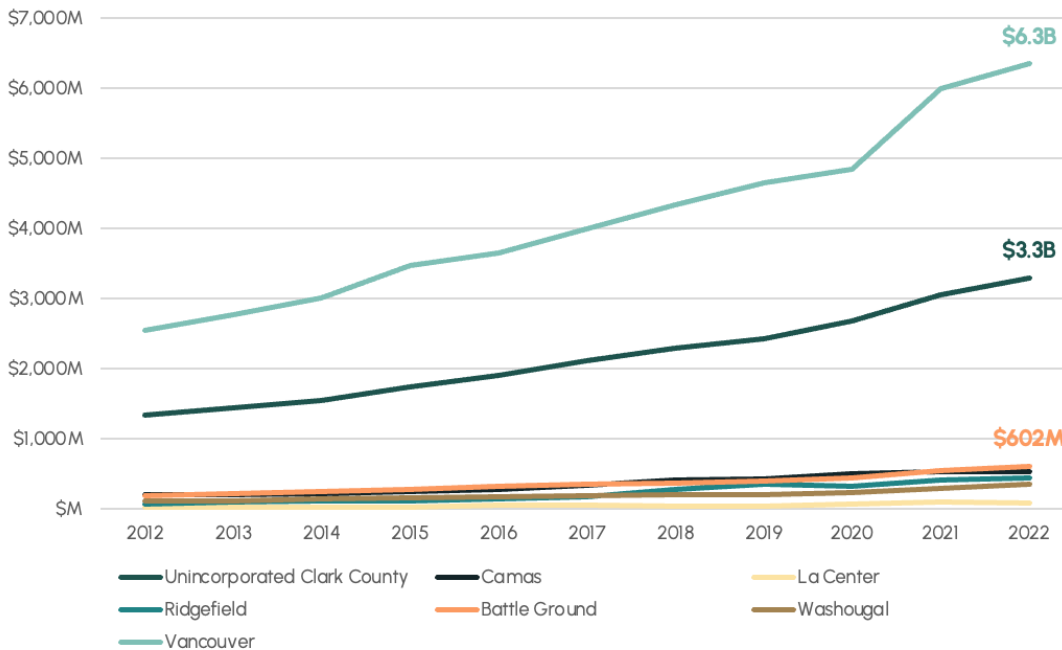


Exhibit 35. Total Taxable Retail Sales for City of Camas and Clark County, 2012-2022

Source: Washington Department of Commerce

Note: Total amounts for by year are in nominal dollars (not adjusted for inflation).



Economic Opportunities

Real Estate Market Conditions and Trends

Understanding Camas's real estate market opportunities can indicate what industries might locate and grow in the City, based on historic and current demand patterns across different real estate types. This section details Camas's commercial real estate conditions and identifies market drivers and trends that will influence the market appeal and viability of commercial uses in the area.

This report primarily covers nonresidential commercial real estate including office, industrial, and retail building types, as well as multifamily trends to illustrate opportunities for mixed-use development. The Housing Needs Assessment portion of this Comprehensive Plan Update covers the residential real estate market in greater depth. The exhibits in the section below show historical trends in the average effective rent rates and average annual vacancy rates for the analysis. In general, the analysis shows trends in Triple-Net (NNN) rents, vacancy rates, and deliveries (these are described below). This section also looks back to trends in the past decade years, capturing a longer cycle of real estate trends.

- ◆ **Triple-Net (NNN):** Represents annual rents on a per-square-foot (PSF) basis, not including any pass-through expenses such as taxes, insurance, and utilities or maintenance costs.
- ◆ **Vacancy Rates:** Represents how much space per-square-foot (PSF) is vacant in a submarket.
- ◆ **Deliveries:** Represent the total amount of new square feet of each product type that has been added to the market on an annual basis.
- ◆ **Net Absorption:** Represent annual net square feet of new occupancy or vacancy of space accounting for deliveries.

Office Market

Office space in the City of Camas made up about 6.5% of Clark County's overall office stock in 2023.

Rents PSF for office space grew in both the City and the County since 2014. The average rent in Camas fluctuated over the past ten years and were slightly below the County average in 2024 year-to-date (YTD) at \$22.67 and \$25.46 PSF respectively.

Vacancy rates in Camas also fluctuated over the last ten years, falling from a high of nearly 16% in 2015. In comparison, Clark County's office vacancy rates steadily fell in general since 2014, with a slight increase in 2020.

While many places throughout the United States saw spiking office vacancies in 2020 with, the City and County avoided this trend.

Exhibit 36. Average Office Rent per Square Foot, Camas and Clark County, 2014-2024 YTD

Source: CoStar

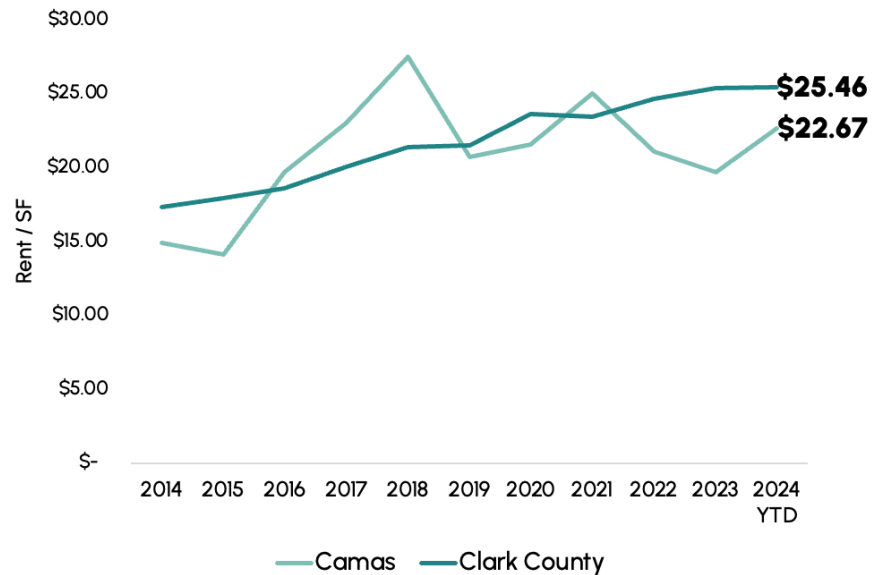
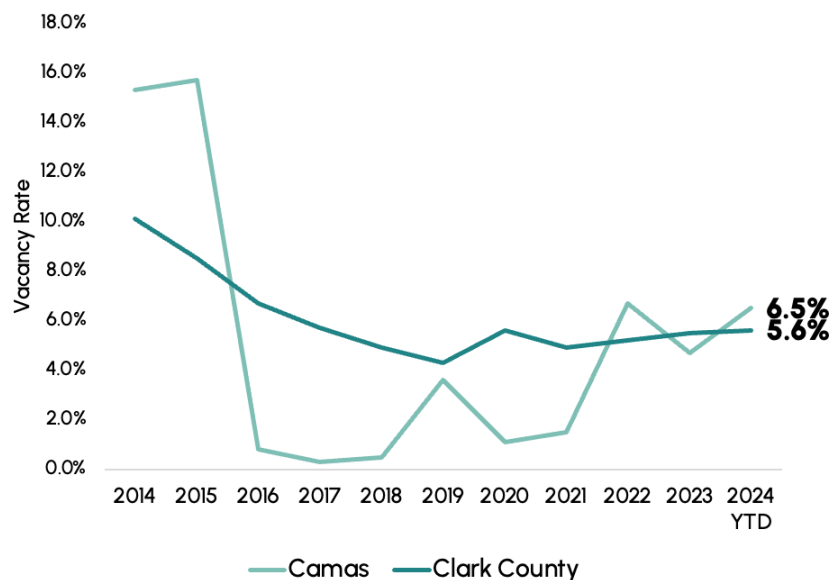


Exhibit 37. Average Office Vacancy Rate, Camas and Clark County, 2014-2024 YTD

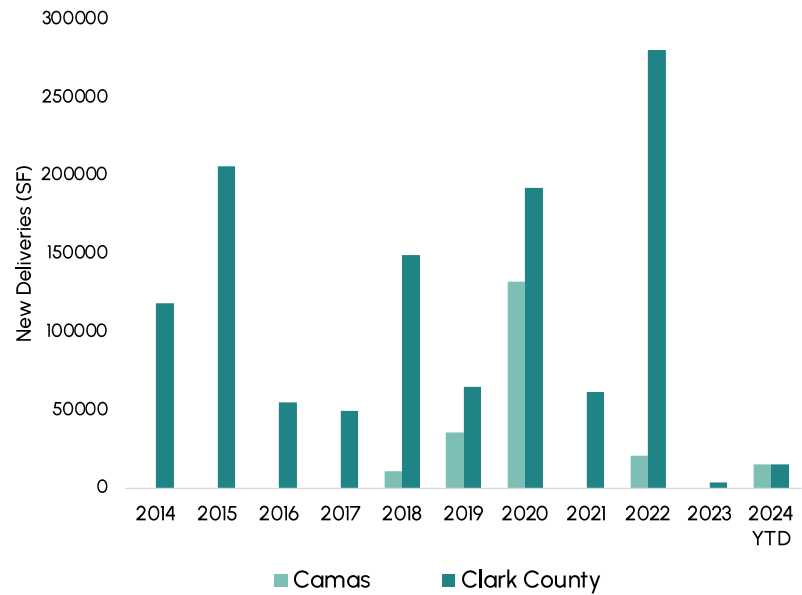
Source: CoStar



The City of Camas had its largest delivery of new office space in the last decade in 2020, adding approximately 132,000 new square feet to the market. Other areas of Clark County saw larger deliveries in 2022 and 2015.

Exhibit 38. Office Deliveries, Camas and Clark County, 2014-2024 YTD

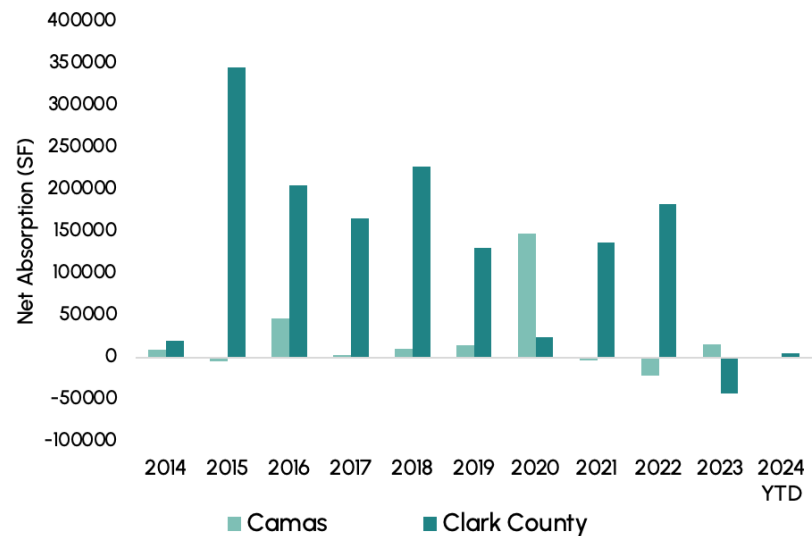
Source: CoStar



The City and the County have generally had positive net absorption of office space since 2014, with some negative absorption in the City in 2022 (approximately 21,000 SF).

Exhibit 39. Office Net Absorption, Camas and Clark County, 2014-2024 YTD

Source: CoStar



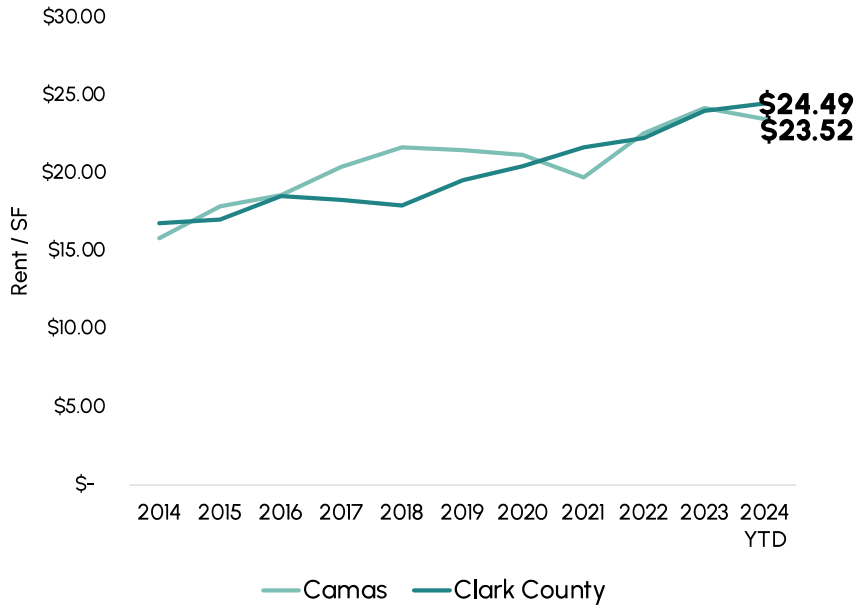
Retail Market

Camas's square footage of retail space made up about 4.2% of Clark County's overall inventory.

Retail rents PSF in Camas generally tracked closely with Clark County trends since 2014, showing slight upward growth. Rents in the City were slightly lower than the County in 2024 YTD at \$23.52 PSF compared to \$24.49.

Exhibit 40. Average Retail Rent per Square Foot, Camas and Clark County, 2014-2024 YTD

Source: CoStar

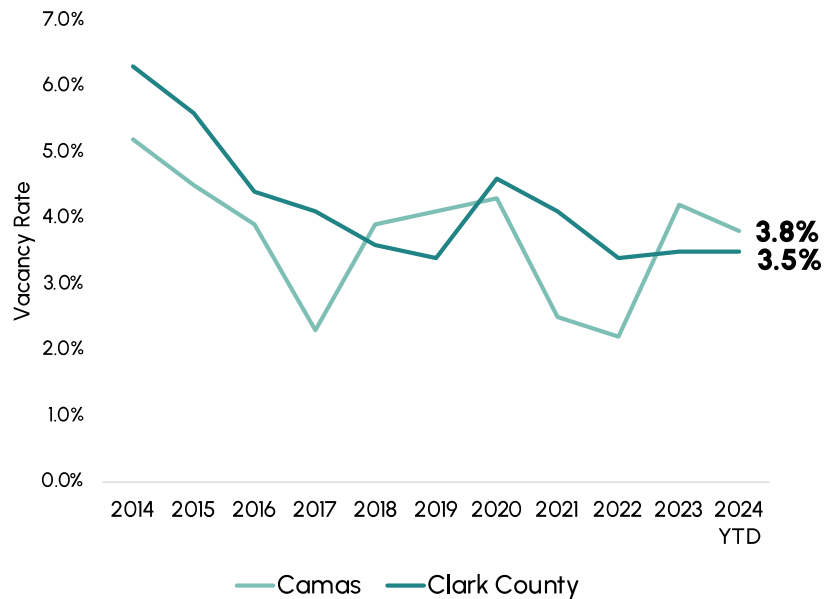


Retail vacancies have fluctuated in Camas and Clark County over the past decade, with a general downward trend since 2014. Retail vacancies were slightly higher in Camas than Clark County in 2024 YTD at 3.8% compared to 3.5%.

Rising rents PSF coupled with falling vacancy rates indicate increasing demand for retail in both areas. However, some level of vacancy is indicative of a healthy market with natural turnover.

Exhibit 41. Average Retail Vacancy Rate, Camas and Clark County, 2014-2024 YTD

Source: CoStar

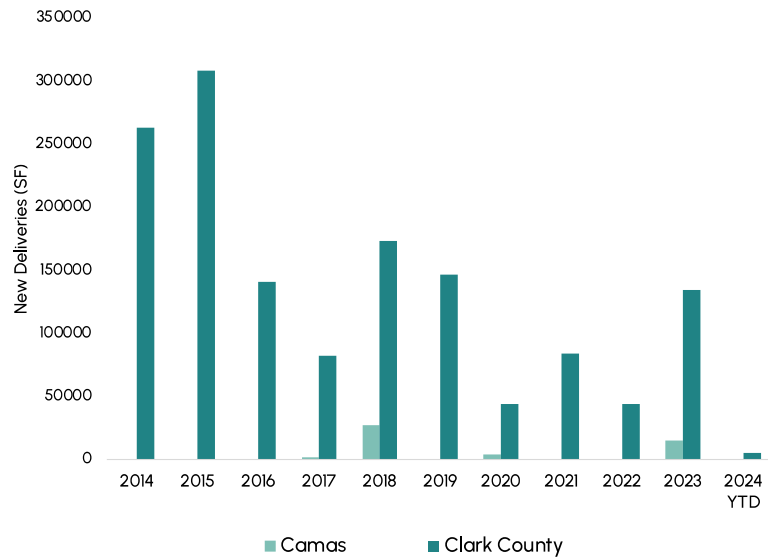


Clark County has seen large deliveries of new retail space primarily in 2014 and 2015, as well as additions of square footage in 2018 and more recently in 2023.

In Camas, there have been some years with small spikes of deliveries in the last decade, with the largest increase of about 27,000 SF in 2018 and 15,000 SF in 2023.

Exhibit 42. Retail Deliveries, Camas and Clark County, 2014-2024 YTD

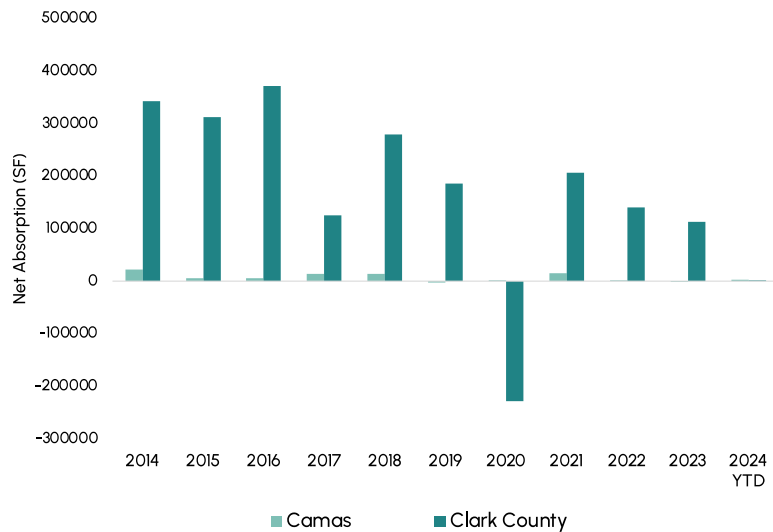
Source: CoStar



Retail absorption has also been generally positive since 2014 in both the City and County, with the notable exception of about 229,000 square feet of negative absorption in Clark County in 2020. This is likely due to challenges in the wake of the 2020 pandemic.

Exhibit 43. Retail Net Absorption, Camas and Clark County, 2014-2024 YTD

Source: CoStar



Industrial and Manufacturing Market

The City of Camas is home to about 3.9% of Clark County's industrial real estate in square footage.

Since 2014, the County has generally had slow growth in industrial rents PSF, with an increase in 2022 and an average of \$11.04 PSF in 2024 YTD.

The City of Camas saw a sharp increase of industrial rents PSF in 2022, growing by over 200% year-over-year (YOY). In 2024 YTD, industrial rent in Camas was \$23.00 PSF.

Vacancy rates for industrial real estate were extremely low in Camas in 2024 YTD at 1.7%, indicating high demand in the industrial market locally. Since 2015, industrial vacancies have generally been very low in the City with the exception of 2021.

In comparison, industrial vacancies in Clark County have been generally low and steady, standing at 5.2% in 2024 YTD.

Exhibit 44. Average Industrial Rent per Square Foot, Camas and Clark County, 2014-2024 YTD

Source: CoStar

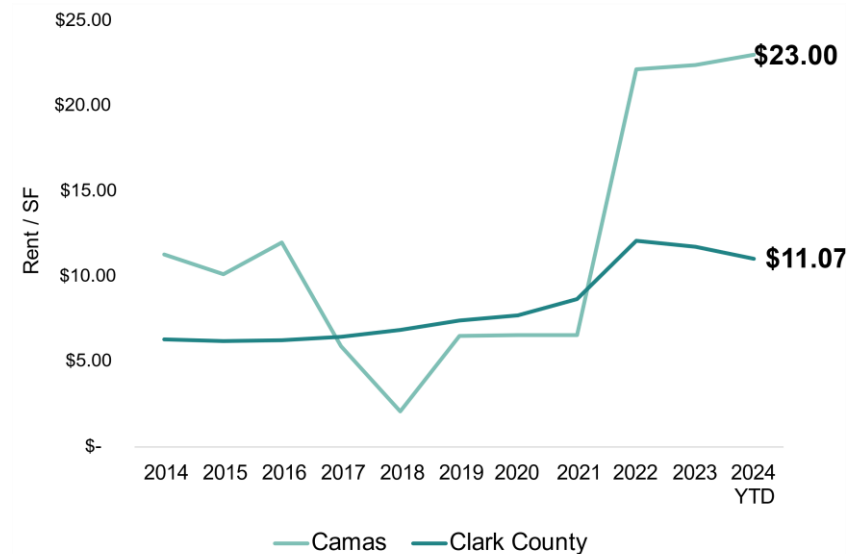
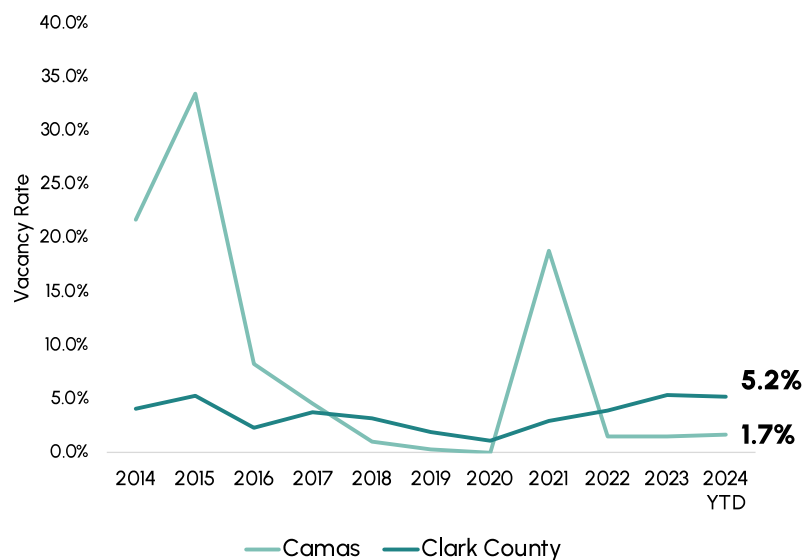


Exhibit 45. Average Industrial Vacancy Rate, Camas and Clark County, 2014-2024 YTD

Source: CoStar

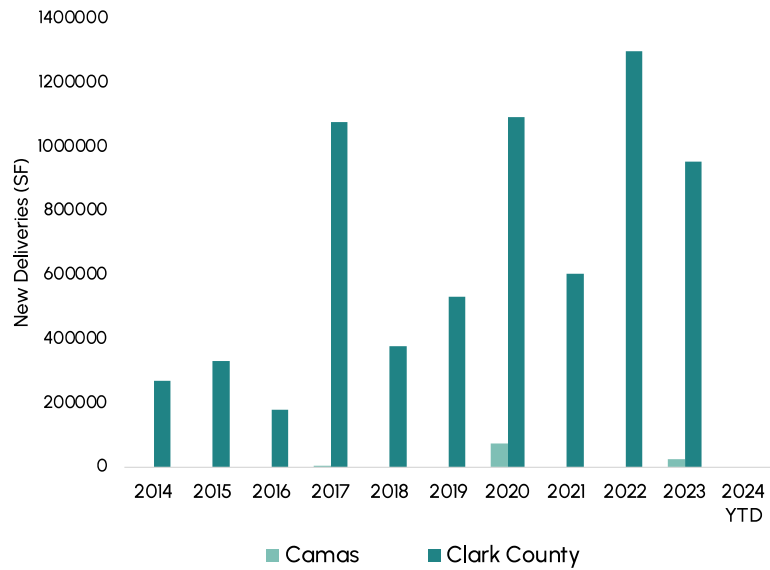


Clark County has seen growing industrial deliveries in the latter half of the 2010s and early 2020's, with large additions of new industrial space in 2017, 2020, and 2022.

Camas has seen fewer new deliveries but had its largest amount of new square footage added in 2020 (75,000 SF).

Exhibit 46. Industrial Deliveries, Camas and Clark County, 2014 - 2024 YTD

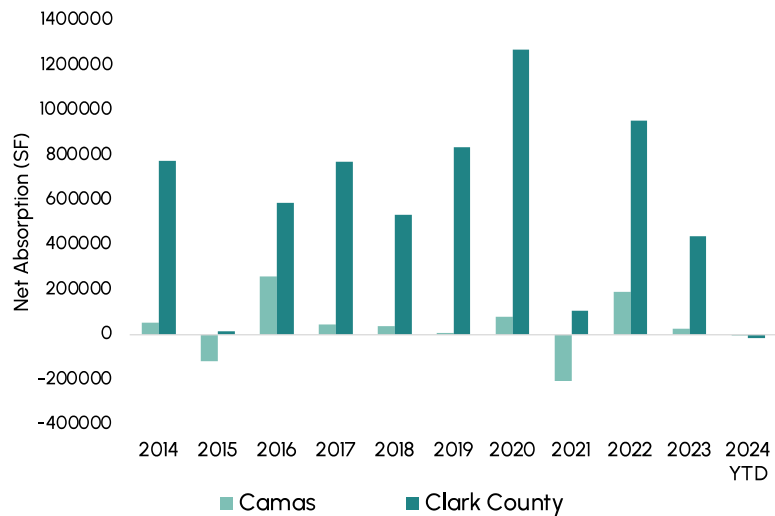
Source: CoStar



New industrial space has also generally had positive absorption in the City and County, although new deliveries from 2020 had negative absorption initially in 2021.

Exhibit 47. Industrial Net Absorption, Camas and Clark County, 2014-2024 YTD

Source: CoStar



Mixed Use Development Opportunities

Mixed-use development with commercial and residential retail has seen growing demand nationally in recent years, as demand grows for dense, walkable areas. Trends in multifamily real estate in Camas show potential for combining demand for rental units with increases in the City's office or retail inventory.

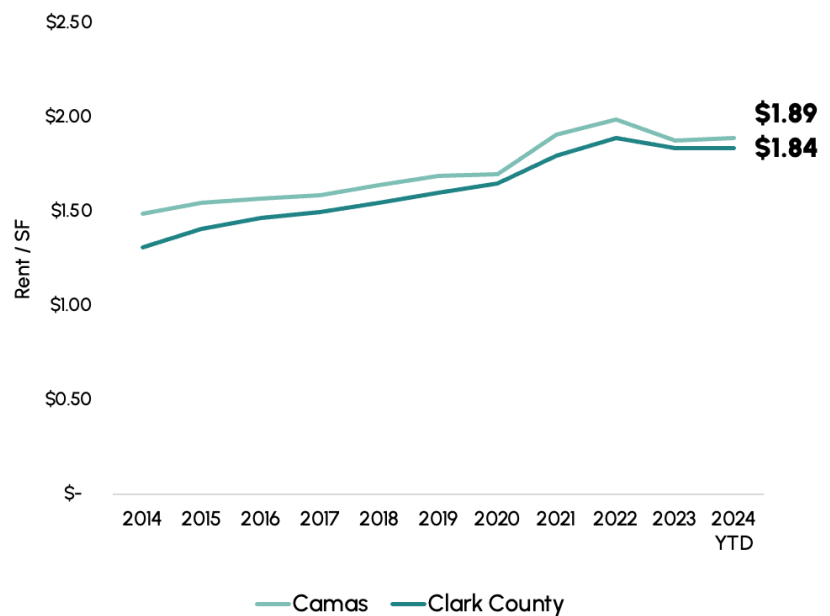
Multifamily Residential Market

Camas's multifamily units make up about 4 % of units in the County.

Camas's multifamily rents PSF have closely followed Clark County overall, remaining slightly lower over the past decade. In 2024 YTD, multifamily rents in the City were \$1.84 PSF compared to \$1.89 PSF in the County.

Exhibit 48. Average Multifamily Rent per Square Foot, Camas and Clark County, 2014-2024 YTD

Source: CoStar

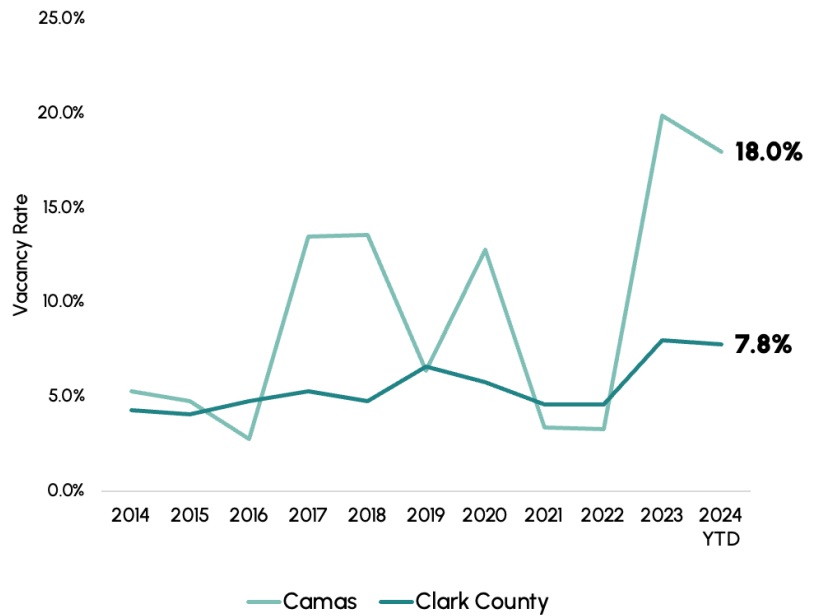


Multifamily rents were high in 2023 and 2024 YTD in Camas County, although this spike corresponds with a recent delivery of 389 units in 2023 (the largest annual number of units delivered in the past ten years). Increasing vacancies in 2017 and 2020 also track with new multifamily units delivered.

Multifamily vacancies were 7.8% in Clark County overall in 2024 YTD, also indicating increasing vacancies over time.

Exhibit 49. Average Multifamily Vacancy Rate, Camas and Clark County, 2014-2024 YTD

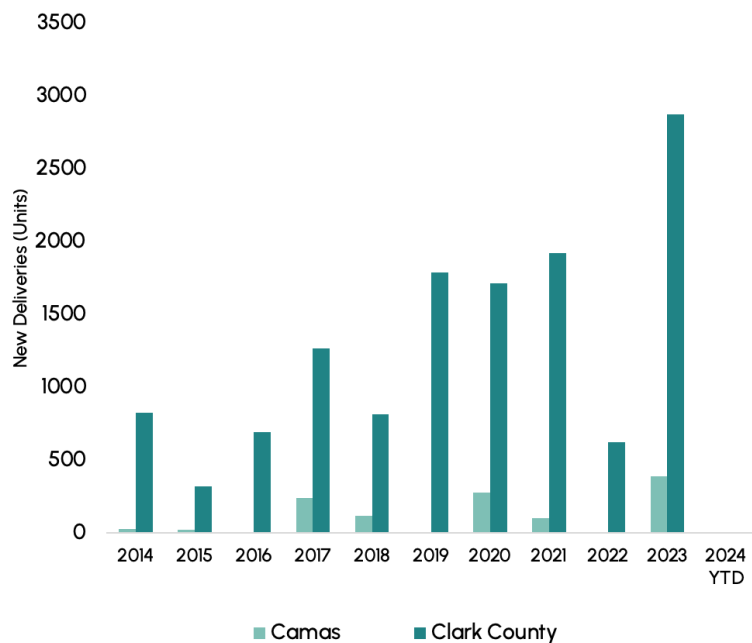
Source: CoStar



Clark County has seen an increase in multifamily deliveries in the past ten years, with the largest number of new units in 2023 (2,872 units).

Exhibit 50. Multifamily Deliveries, Camas and Clark County, 2014-2024 YTD

Source: CoStar



Downtown Camas Analysis

The following charts measure visitation by visitors, employees, and residents in Downtown Camas from 2017 to 2024. Visitation trends help in providing insights into how the city is rebounding after the COVID-19 pandemic, using Placer.ai's foot traffic analytics platform integrating proprietary artificial intelligence to estimate the number of visits based on GPS data.¹¹ Visitor and employee visits have increased to pre-pandemic levels and visitation by residents has been trending upward in recent years. Overall, this indicates a healthy level of foot traffic in the Downtown area showing an upward trajectory with visitors, employees, and residents coming to the Downtown area for shopping, work, or other purposes. Market analysis of retail activity in Downtown Camas shows retail rents increasing rapidly from approximately \$15 per square foot in 2022 to almost \$35 per square foot in 2024, the highest rate measured from 2017 to 2024. In addition, the vacancy rates for retail have remained very low below 1.5% since 2014 which is lower than the retail vacancy rates in both the City of Vancouver (3.7%) and Clark County (3.7%) in 2023, likely indicating increased demand for retail space above the available supply.

Exhibit 5I. Downtown Camas

Source: EConorthwest, SERA Architects



¹¹ Placer.ai uses anonymous mobile phone location data to estimate visitation. A "visit" is triggered in Placer.ai's database when a cell phone seeks two Wi-Fi signals five to fifteen minutes apart (this range differs by cell phone operating system; e.g., an Android phone scans for Wi-Fi every three to seven minutes). While this means that visitors may be counted multiple times, this data is useful to provide a relative picture of trends over time.

Exhibit 52. Downtown Camas Visitor Visits, 2017-2024

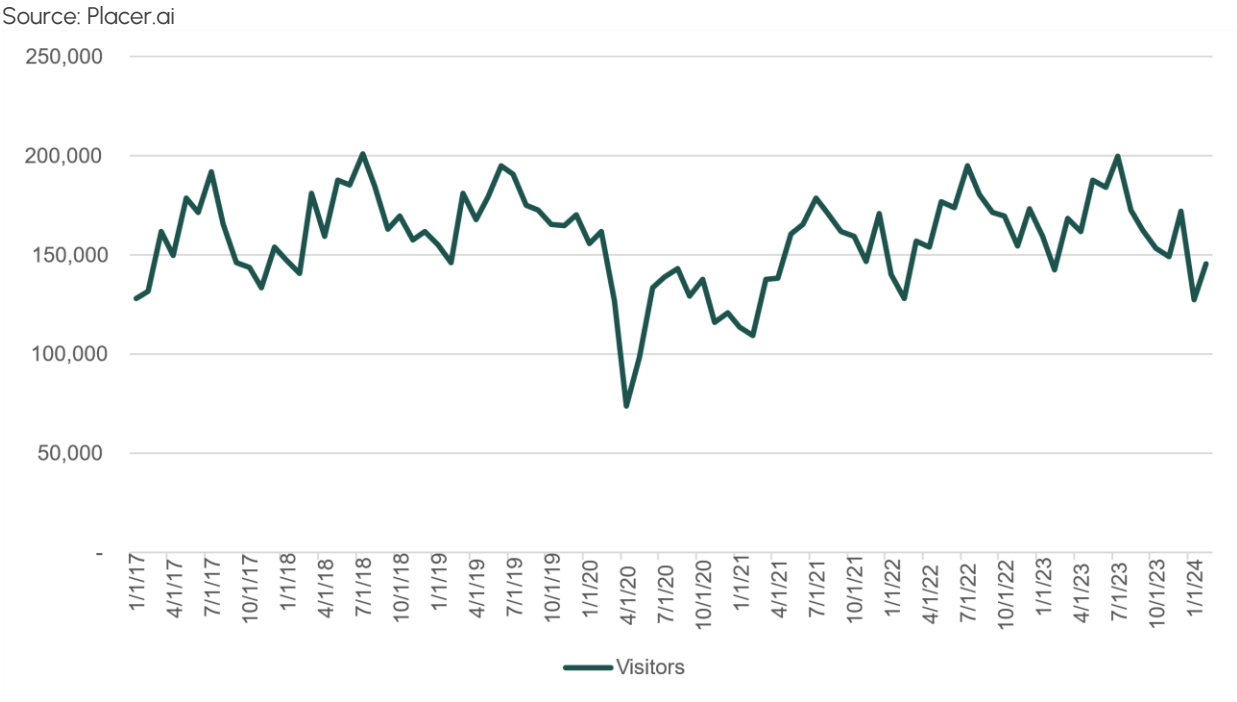


Exhibit 53. Downtown Camas Employee Visits, 2017-2024

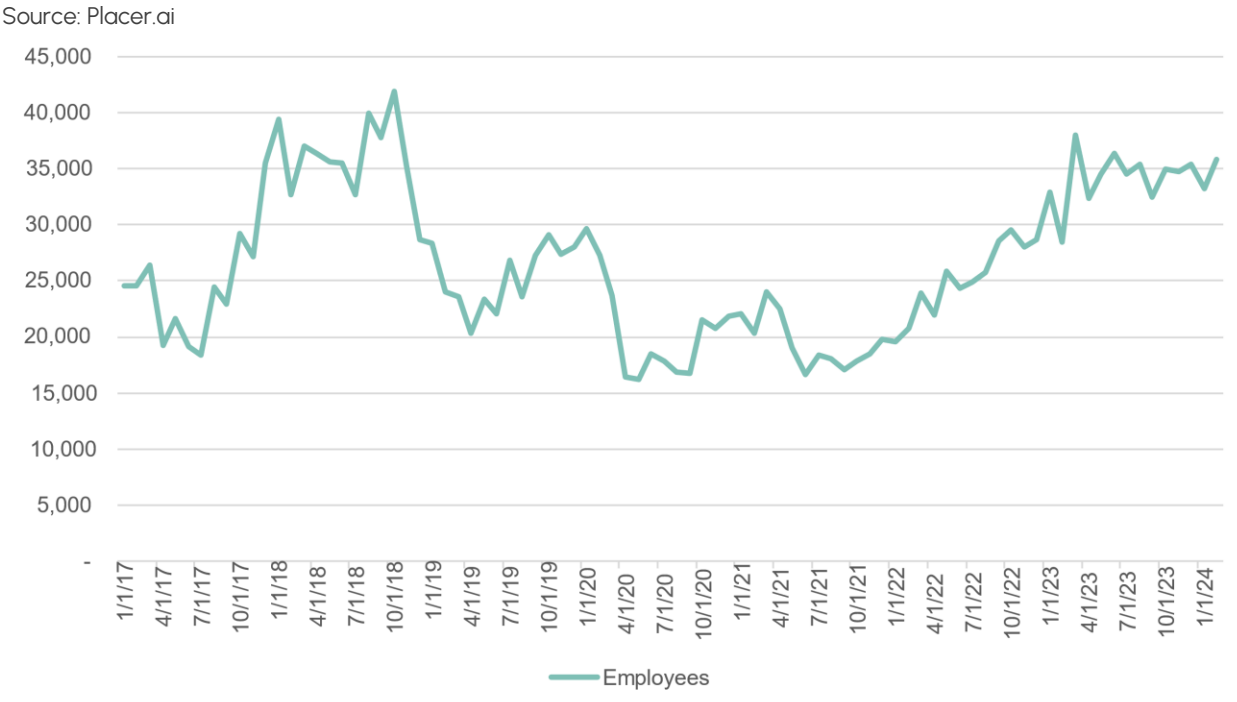


Exhibit 54. Downtown Camas Resident Visits, 2017-2024

Source: Placer.ai

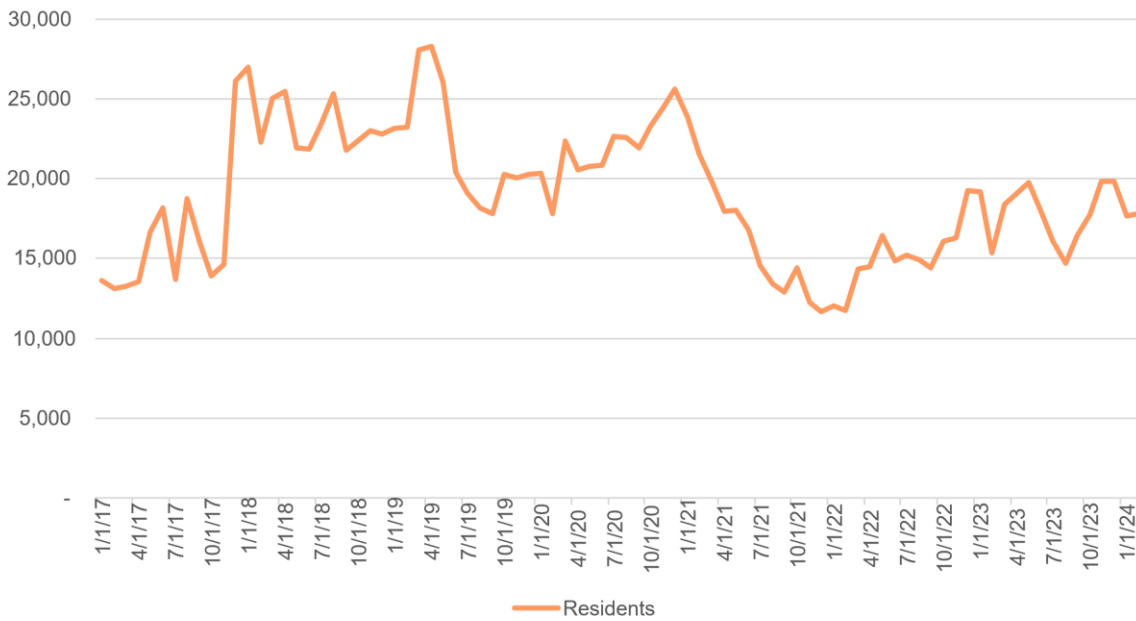
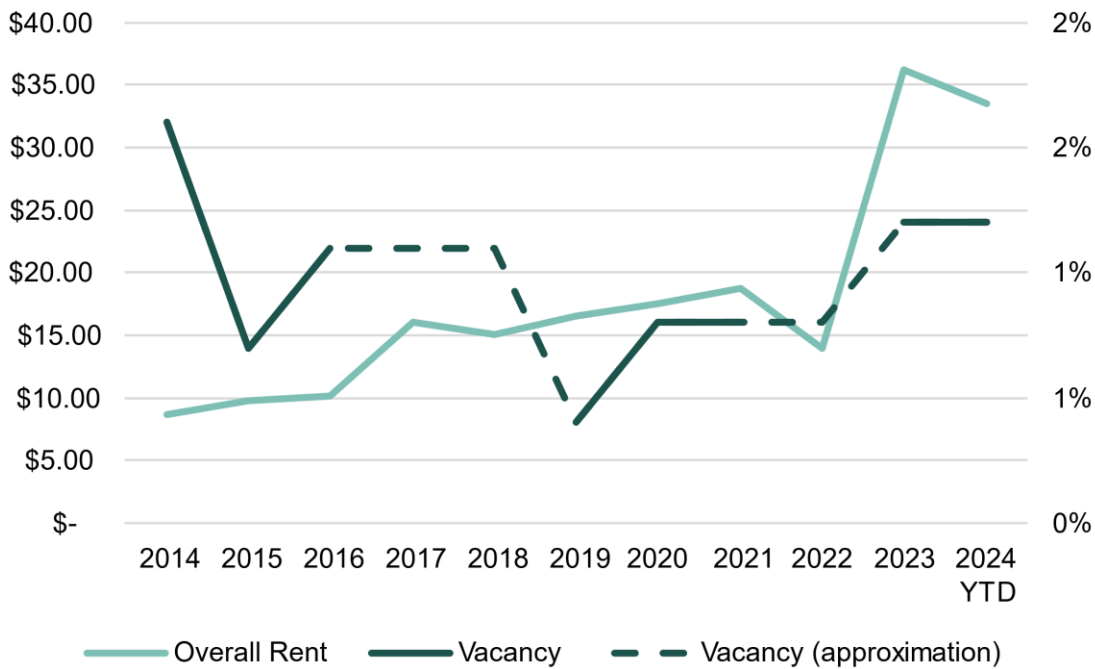


Exhibit 55. Average Retail Rent per Square Foot and Average Retail Vacancy Rate (%) in Downtown Camas, 2014-2024 Year to Date (YTD)

Source: CoStar





Staff Report

April 21, 2025 Council Workshop

City of Camas 2024 Financial Performance Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This presentation is to review the financial performance of the City from the perspective of budget to actual, investment performance and status of short- and long-term debt. The presentation also will provide an economic overview both nationally and regionally to provide context as well as provide the outlook for the next quarter.

SUMMARY: The City of Camas' 2024 performance overall improved as the year progressed to meet expectations revenues and with lower expenses. The revenue collections were initially lower due to slower housing construction growth with higher mortgage rates but as the year progressed uncertainty with inflation and improved economic outlooks encouraged home buyers to purchase. Retail sales from e-commerce has continued with a boost to sales tax receipts. The slower revenue collection in building related revenues also turned around especially with large multi-family projects in Green Mountain and in Camas Meadows. Lower charges for services, fines and forfeitures and rental activity were offset with sales tax collections. Maintained revenue with spending constraints have enabled the City to maintain fund balances. Overall, the City's General Fund increased by \$546,000 due to budgeted revenues and delayed costs.

BENEFITS TO THE COMMUNITY:

The intent of the presentation is to provide City Council a status report on the City's financial performance and an outlook to 2025-2026. It provides context for decision making for City Council and discloses the state of the City's finances to the residents of Camas. In addition, provides open and transparent financial reporting which is a goal of the City's strategic plan and meets best financial practices.

BUDGET IMPACT: This agenda item provides financial context for City Council considerations.

RECOMMENDATION: Information only.



Staff Report

April 21, 2025 Council Workshop Meeting

PACE (Tyler Technologies ERP) EAM Module Go-Live Presentation

Presenter: Cathy Huber Nickerson, Finance Director, Rob Charles, Interim Public Works Director, and Will Noonan, Operations Manager

Time Estimate: 10 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: The simplest way to understand what an ERP solution is to think of the core systems which supports the whole city. These include accounting, human resources, procurement, capital assets, building, inventory, budget, and customer request management. ERP solutions integrate all these functions into a single system.

The City purchased a Software-as-a-Service (SaaS) solution in which the ERP is hosted centrally with the vendor and licensed on a subscription basis. This solution saves the City money with hardware, staffing and support. Council approved the contract November 2021.

The staff has researched different ERP systems, viewed demonstrations, interviewed peers, conducted site visits, and attended trainings. Staff is recommending acquiring Tyler Technologies Munease, EnerGov, and EAM products for the ERP system. Tyler Technologies is on the Washington State Sourcewell list and has provided a quote to the City. Council also received a demonstration by Tyler Technologies on August 16, 2021.

Staff has completed negotiations with Tyler Technologies with a five-year contract for acquiring, implementing, and utilizing the full ERP system for \$3,314,513. This contract pricing is broken down between ongoing and one-time costs as:

SaaS Annual Fee Includes Ongoing Costs of \$284,380 annually	\$1,421,900
Professional Services One-Time Costs	\$1,381,850
3 rd Party Items One-Time Costs	\$8,013
Travel for Tyler One-Time Costs	\$66,000
Optional Items Includes Ongoing Costs of \$77,690	\$436,750
Grand Total	\$3,314,513

Staff proposed funding of the project with an appropriate mix of one-time revenues and ongoing revenues as summarized below:

	Year 1	Annual	5 Year Total
Costs	\$ 1,866,233	\$ 362,070	\$ 3,314,513
Replacement Costs		\$ (93,315)	\$ (373,260)
Subtotal	\$ 1,866,233	\$ 268,755	\$ 2,941,253
ARPA Citizen Self Service	\$ (174,444)	\$ (70,244)	\$ (455,420)
Subtotal	\$ 1,691,789	\$ 198,511	\$ 2,485,833
ARPA Cybersecurity	\$ (500,000)	\$ (125,000)	\$ (1,000,000)
Total Costs to Allocate	\$ 1,191,789	\$ 73,511	\$ 1,485,833
General Fund	\$ 302,089	\$ 25,345	\$ 403,467
Community Development	\$ 403,382	\$ 46,118	\$ 587,853
Streets	\$ 25,759	\$ 50	\$ 25,958
CWFD	\$ 71,910	\$ 83	\$ 72,242
Stormwater	\$ 34,395	\$ 55	\$ 34,614
Solid Waste	\$ 108,795	\$ 30	\$ 108,915
Water	\$ 134,235	\$ 890	\$ 137,795
Sewer	\$ 111,224	\$ 941	\$ 114,989
Total	\$ 1,191,789	\$ 73,511	\$ 1,485,833

This project began in March 2022 with planning and scoping of the project. Currently, four modules are complete including Human Resource Management, Enterprise Licensing and Permitting, and Enterprise Asset Management. Utility Billing will be going live the day of this Council Workshop.

SUMMARY: This presentation is to bring the City Council and the community current with Enterprise Asset Management module post go-live.

BENEFITS TO THE COMMUNITY: The intent in investing in a new ERP solution is to save the taxpayers money in greater efficiencies, provide transparency and enhanced service delivery.

The ERP system should provide as much self-service and transparency to allow customers and employee to access data and process transactions remotely.

POTENTIAL CHALLENGES: Staff have overcome several hurdles but have so far persevered to bring all five modules live on time.

BUDGET IMPACT: The ERP system will have ongoing as well as one-time costs. Staff will be reviewing the impact to the budget in the presentation and propose the appropriate mix of funding for one-time and ongoing parts of the project. In addition, this system is a city-wide system impacting every employee, every citizen, and every business. As such the costs will be shared across all funds. The use of federal funds from the CARES Act as well as the ARPA funding are budgeted.

RECOMMENDATION: This presentation is to inform the Council and the Community.

Enterprise Assets Management Module Go-Live Presentation

Tyler Technologies ERP Project (PACE)



Agenda

ERP Project Recap

EAM Module

New Features

Introduce all-new Camas
Connect

Questions

ERP Solution with Tyler Technologies

Solution = Camas PACE

Public Works

Accounting

Community Development

Employees



ERP Modules

Financials

Human
Resources
Management

Enterprise
Permitting
and Licensing

Enterprise
Asset
Management

Utility Billing

Modules Timeline – All Most There!



EAM Core Team

Capital Assets

Lori Lunceford –Lead

Gabe Maupin

Matt Thorup

Debra Brooks

Cathy Huber Nickerson

Steve Wall
Public Works
SME

Will Noonan
Facilities, Parks
Streets SME

Rob Charles
Utilities SME

Ken Pearrow
GIS SME

Tara Carlin
Operations
SME

Kristina Haag
Utilities SME

Brian Monnin
Stormwater
SME

Brandonn
Prather Utilities
SME

Jay Martell
Utilities SME

Crystal Sather
Utilities Billing
SME

Steve Klopman
Lead

Ryan Hickey
Lead

Scott
Purkeypyle
Lead

Scott Herdener
Lead

Will Weglage
Lead

Nick
MacQuarrie
Lead

Enterprise Asset Management



Assets



Work Force
Mobile



Service
Requests



Work Orders



Cost
Accounting



My Civic



Capital Assets

Productivity

EAM Analytics
and Reporting

Tyler Content
Manager SE

Workflow



Change in Process

- Online service requests
- Centralized work orders
- Online assignment of workorders
- Mapping and tracking of workorders



True Integration

EPL

Capital Assets

Human Resource Management

General Ledger

Accounts Payable/Purchase Cards

Workforce Mobile

GIS



New Features

Workflow

Document Retention

Preventive Maintenance

Mobile Access

HUB Access

Multiple Ways to Access and Use
Information

Cost Accounting

Self Service

Springbrook

No asset management

No preventive maintenance

No integrative cost accounting

No field apps

No functioning Capital Assets
(audit issues)

1-50 of 2283													
Number	Creation Date	Activity	Description	Requesting Dept	Servicing Dept	Status	Close Approval	Asset	Servicing Priority	Requesting Priority	Requesting Priority (System)	Assigned To	Address
2927	4/15/25	Sidewalks/Curb	Sidewalks-Citizen requested ther...	Citizen Request	Streets	Approved		NONE				(199801) CLINTON PURKEYPYLE	
2929	4/15/25	Repair	Hello, street sign that blew dow...	Citizen Request	Streets	Approved		NONE				(199801) CLINTON PURKEYPYLE	1000 NW 30th Cir Camas WA 98607
2916	4/15/25	Cut Vegetation	Mow/weedcut Facilities and 9th	Stormwater	Stormwater	In Progress		NONE				(202433) JOSHUA MCPOIL	
2915	4/15/25	Cut Vegetation	Mow/weedcut Facilities and 9th	Stormwater	Stormwater	In Progress		NONE				(202432) RYAN SISCO	
2914	4/15/25	TV Inspection	Flag for Tv inspection of Facili...	Stormwater	Stormwater	In Progress		NONE				(202433) JOSHUA MCPOIL	
2913	4/15/25	TV Inspection	Flag for Tv inspection of Facili...	Stormwater	Stormwater	In Progress		NONE				(202432) RYAN SISCO	
2912	4/15/25	TV Inspection	Flag for Tv inspection of Facili...	Stormwater	Stormwater	In Progress		NONE				(202432) RYAN SISCO	
2911	4/15/25	TV Inspection	TV Inspect Facility 67	Stormwater	Stormwater	In Progress		NONE				(202407) JAY ARVIDSON	
2910	4/15/25	TV Inspection	TV Inspect Facility 67	Stormwater	Stormwater	In Progress		NONE				(201928) MATTHEW PERSONS	
2909	4/15/25	TV Inspection	Tv inspect mainlines on 3rd Ave	Stormwater	Stormwater	In Progress		NONE				(202407) JAY ARVIDSON	
2908	4/15/25	TV Inspection	Tv inspect Mainlines on 3rd Ave	Stormwater	Stormwater	In Progress		NONE				(201928) MATTHEW PERSONS	
2926	4/15/25	Clean	Fallen leaf softball	Park Maintenance	Park Maintenance	In Progress		PMINT-BASEBALL - Fallen Leaf Baseball				(199502) MICHAEL CLAPP	
2925	4/15/25	Clean	Heritage restroom	Park Maintenance	Park Maintenance	Work Complete		PMINT-HERIT-RR - Heritage Park Restroom				(199502) MICHAEL CLAPP	
2924	4/15/25	Clean	Goodwin restrooms	Park Maintenance	Park Maintenance	Work Complete		RR-Goodwin - Goodwin Restrooms				(199502) MICHAEL CLAPP	
2923	4/15/25	Clean	Grass valley restroom	Park Maintenance	Park Maintenance	Work Complete		PMINT-GRV-RR - Grass Valley Park Restroom				(199502) MICHAEL CLAPP	
2922	4/15/25	8yr Septic Tank Maintenance	Cleaned tank	Sewer	Sewer	Approved		2126 SE 12TH AVE - Sewer Septic; 2126 SE 12TH AVE- UNKNOWN				(202003) ERIC YOUNGBLOOD	Camas WA 98607

Find address or place

LINKED FEATURES UNLINKED FEATURES

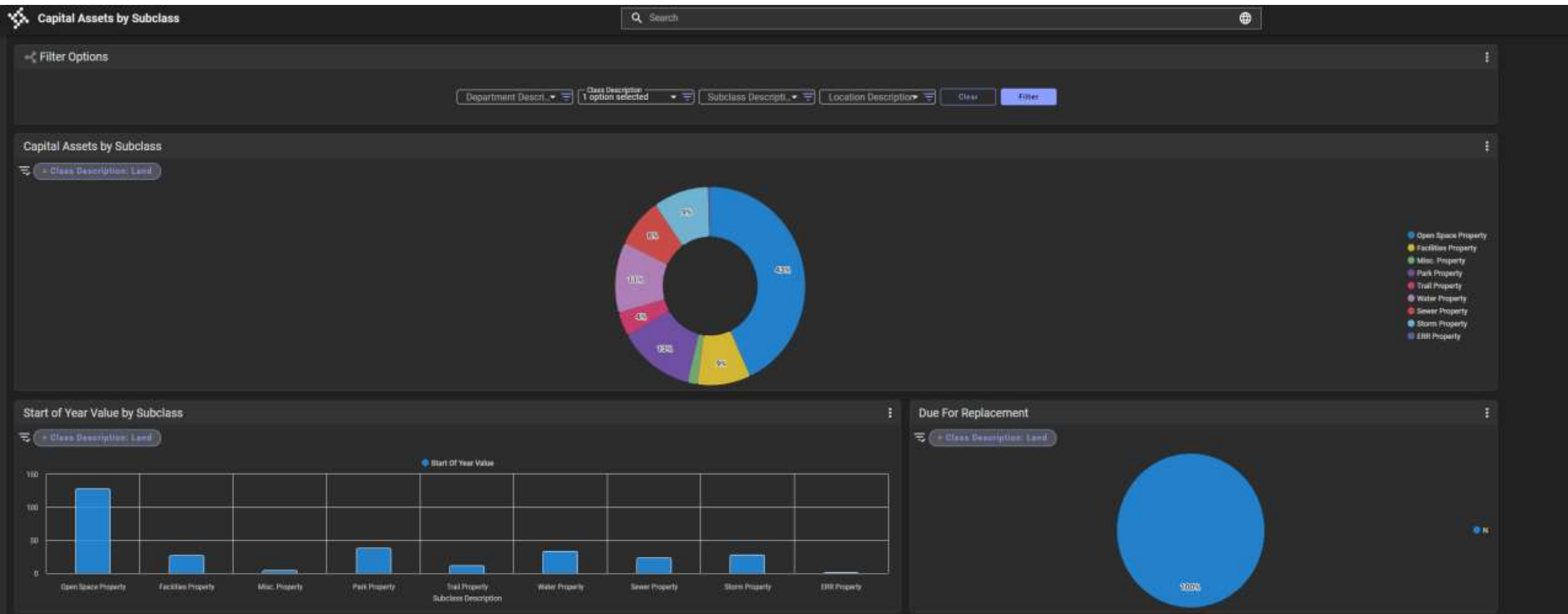
+ ADD WORK ORDER HERE

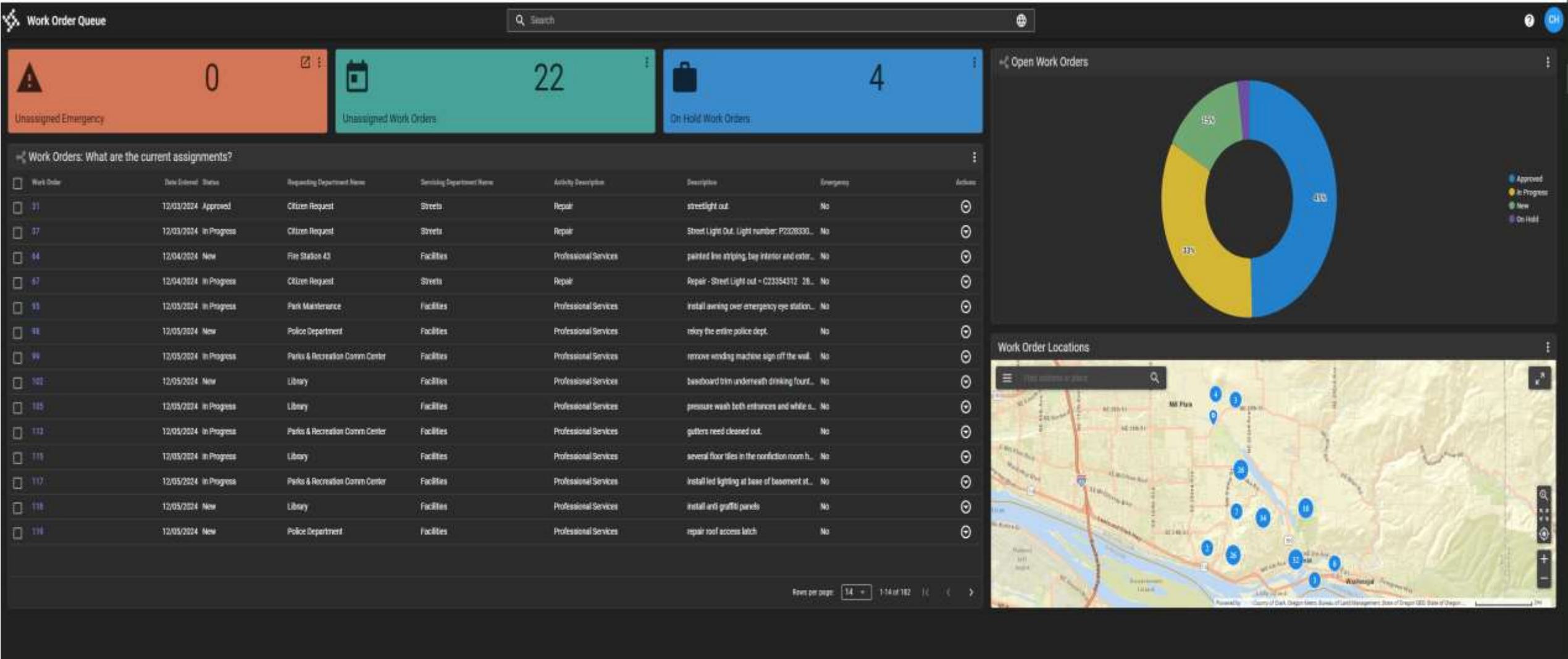
↓ FILTER LAYERS

No Records Found



Capital Assets







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City of Camas's Service Request Access is not for emergency situations. Please dial 911 for emergencies.

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See what requests are open in your neighborhood

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Sign in or Sign up

Register or sign in to track requests you submit, or follow

[Sign in or Sign up](#)



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Time to Connect

Go to Google or Apple App Stores and search:

Camas Connect



Camas Connect Demo

Report an
Issue

Camas
News

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Finance
Data Hub

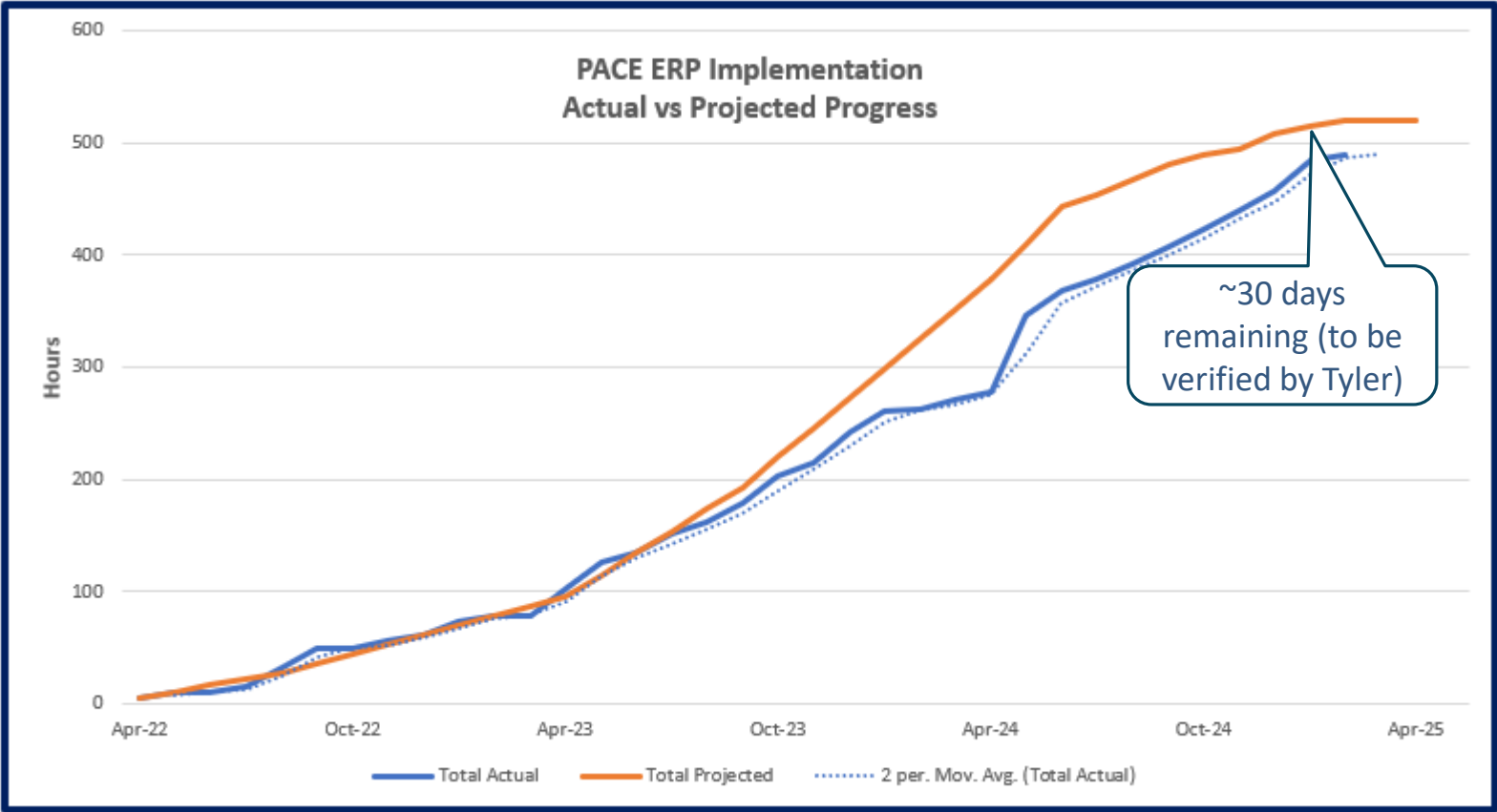
Utility
Access

Tyler
Payments

City
Calendar

City
Directory

TOTAL PACE ERP Plan vs Actual



Remaining Tyler sessions

Finance: 7 days | HRM: 8 days | EPL: 6 days | EAM: -1 day | UB: 6 days | Adv Sched: 4 days



Item 4.

Questions



Staff Report

April 21, 2025 Council Workshop Meeting

Professional Services Agreements for Downtown Stormwater Infiltration Vaults

Presenter: Rob Charles, Utilities Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: The City of Camas recently completed and submitted a Stormwater Management Action Plan (SMAP) which identified and selected basins within the City as higher priority areas with the least amount of existing stormwater control and . Preliminary engineering concepts were for two locations – Crown Park and Downtown. The City obtained a grant from the Department of Ecology (Ecology) to complete the design packages and estimates and prepare a follow-up request to fund construction. The preliminary sizing and siting will need additional design detail to address final treatment type selection (for performance, maintainability, and size for available area), utilities and subsurface conditions, and final hydraulic connections and site civil engineering. These projects are funded at an 85% match by a Washington State Department of Ecology (DOE) grant.

SUMMARY: The projects includes two catchments and project sites: the Downtown Stormwater Retrofit Project (DSRP) and the Crown Park Retrofit (CPR). The Project will be prepared in 30, 60 and 90 percent designs steps, with specific outcomes anticipated for each step. These steps will follow Ecology grant submittal and review requirements, as needed, and serve City needs for project progress and reimbursement requests from DOE.

Additional tasks include cultural resources and permitting review, data collection (e.g. data gaps analysis, hydrology and hydraulics, survey, geotech), alternatives analysis, and project management.

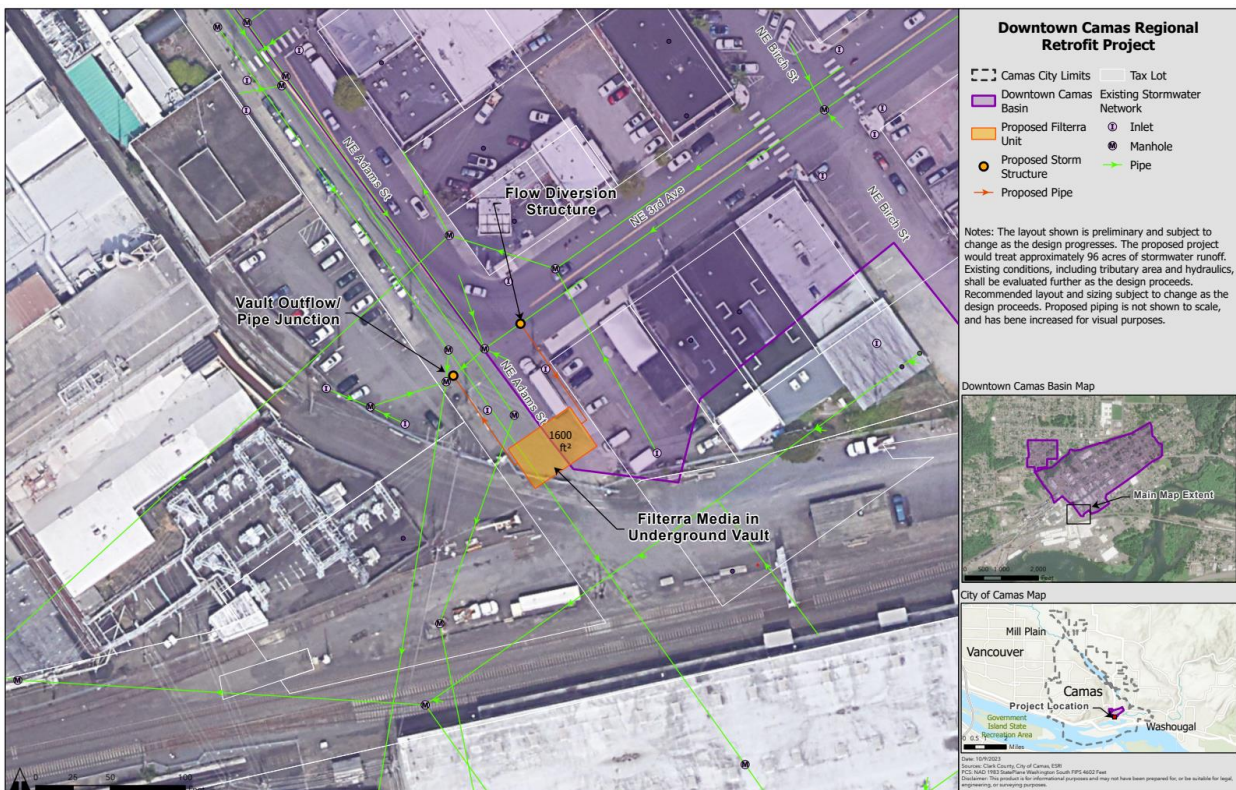


Fig. 1 and 2 - Location of proposed stormwater vaults.

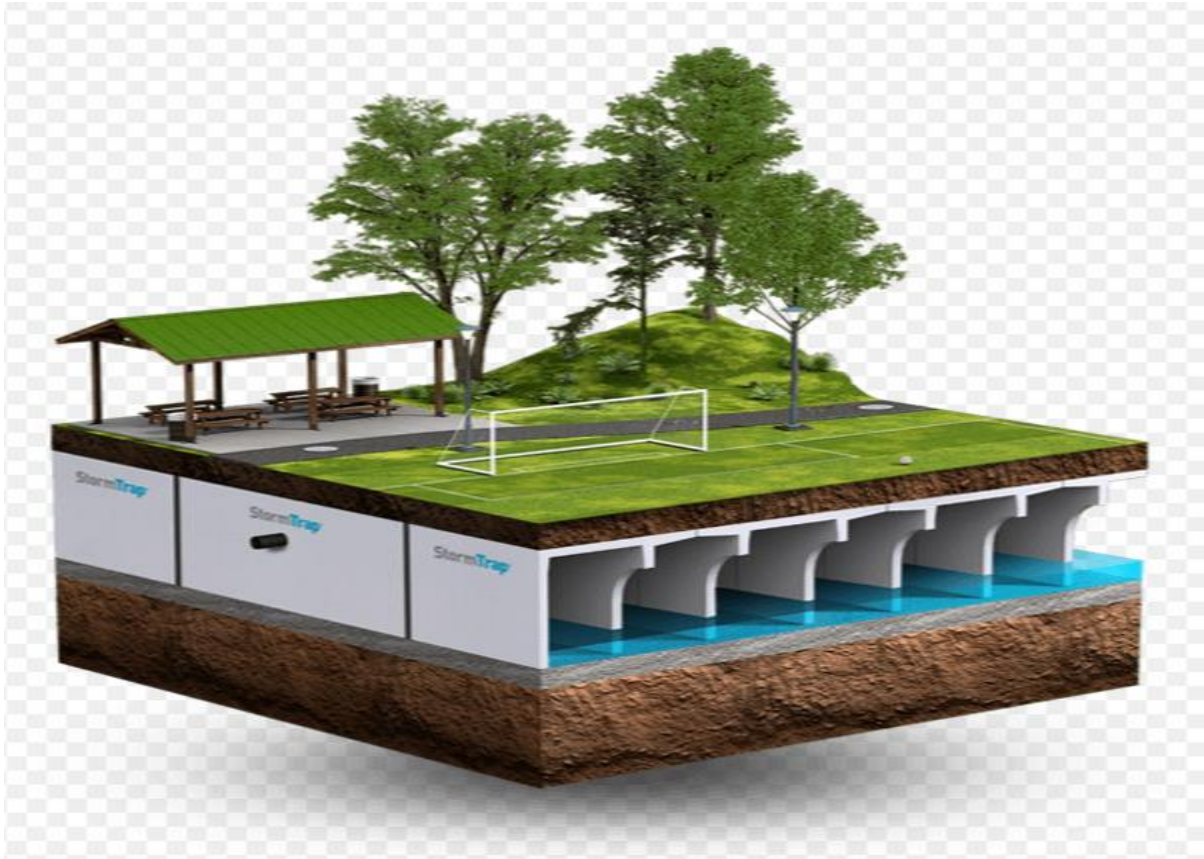


Fig. 3 – Stormwater Vault

BENEFITS TO THE COMMUNITY: The projects will treat and provide flow control of stormwater for over 200 acres of the Crown Park and Downtown areas. This will help protect and restore water quality in the Washougal River and the Columbia River.

BUDGET IMPACT: These two projects will be funded by 85% DOE Grants (\$1,092,414.63) and 15% Stormwater funds (\$192,779.05) split equally for each project, or \$642,596.84. There is additional capacity in the Ecology grant for an additional \$73,363.36 if needed. There are sufficient revenues in the stormwater fund to cover the city's share of the project.

RECOMMENDATION: Staff recommends this item be placed on the May 5, 2025 Council Regular Consent Agenda for Council's consideration.



CITY OF CAMAS PROFESSIONAL SERVICES AGREEMENT

616 NE 4th Avenue
Camas, WA 98607

PROJECT NO. STM24004

Downtown Regional Storm Treatment

THIS AGREEMENT is entered into between the City of Camas, a municipal corporation, hereinafter referred to as "the City", and Parametrix, Inc., hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. Project Designation. The Consultant is retained by the City to perform professional services in connection with the project designated as the Downtown Regional Storm Treatment.
2. Scope of Services. Consultant agrees to perform the services, identified on Exhibit "A" attached hereto, including the provision of all labor, materials, equipment, supplies and expenses.
3. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this agreement by no later than December 31, 2026, unless an extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of this Agreement.
4. Payment. The Consultant shall be paid by the City for completed work and for services rendered for an amount not to exceed \$642,596.84 under this agreement as follows:
 - a. Payment for the work provided by Consultant shall be made as provided on Exhibit "B" attached hereto, provided that the total amount of payment to Consultant shall not exceed the amounts for each task identified in Exhibit "A" (Scope of Services) inclusive of labor, materials, equipment supplies and expenses. Billing rates as identified in Exhibit "B".
 - b. The Consultant may submit vouchers to the City once per month during the progress of the work for payment for project completed to date. Vouchers submitted shall include the Project Number designated by the City and noted on this agreement. Such vouchers will be checked by the City, and upon approval thereof, payment will be made to the Consultant in the amount approved. Payment to the Consultant of partial estimates, final estimates, and retained percentages shall be subject to controlling laws.
 - c. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this agreement and its acceptance by the City.
 - d. Payment as provided in this section shall be full compensation for work performed, services rendered and for all materials, supplies, equipment and incidentals necessary to complete the work.
 - e. The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.

5. Ownership and Use of Documents. All documents, drawings, specifications, electronic copies and other materials produced by the Consultant hereinafter "Work Product" in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with Consultant's endeavors. The City agrees, to the fullest extent permitted by law, to indemnify and hold the Consultant harmless from any claim, liability or cost (including reasonable attorney's fees and defense costs) arising or allegedly arising out of any reuse or modification of the Work Product by the City or any person or entity that obtains the Work Product from or through the City.

All work product which may be produced or modified by the Consultant while performing the Services shall belong to the City, upon full payment of all monies owed to the Consultant under this agreement. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Consultant shall deliver all copies of any such work product remaining in the possession of the Consultant to the City.

6. Compliance with Laws. Consultant shall, in performing the services contemplated by this agreement, faithfully observe and comply with all federal state and local laws, ordinances, and regulations, applicable to the services to be rendered under this agreement. Compliance shall include, but not limited to, 8 CFR Part 274a – Control of Employment of Aliens, § 274a.2 Verification of identity and employment authorization.
7. Indemnification. Consultant shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials and employees, the Consultant's liability, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. Consultant's Liability Insurance.
- a. Insurance Term. The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.
 - b. No Limitation. Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
 - c. Minimum Scope of Insurance. Consultant shall obtain insurance of types and coverage described below:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident. Automobile Liability insurance covering all owned, non-owned, hired, and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.

2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent Consultants and personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.
3. Professional Liability insurance appropriate to the consultant's profession. Professional Liability insurance shall be written with limits no less than \$2,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
4. Workers' Compensation coverage as required by Industrial Insurance laws of the State of Washington.
5. Verification. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, showing the City of Camas as a named additional insured, evidencing the Automobile Liability and Commercial General Liability of the Consultant before commencement of the work.
- d. Other Insurance Provision. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain or be endorsed to contain that they shall be primary insurance as respect to the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work.
- g. Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
9. Independent Consultant. The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.

10. Covenant Against Contingent Fees. The Consultant warrants that he/she has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the City shall have the right to annul this contract without liability or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.
11. Discrimination Prohibited. During the performance of this Agreement, the Consultant, for itself, its assignees, and successors in interest agrees to comply with the following laws and regulations:
- Title VI of the Civil Rights Act of 1964
(42 USC Chapter 21 Subchapter V Section 2000d through 2000d-4a)
 - Federal-aid Highway Act of 1973
(23 USC Chapter 3 Section 324)
 - Rehabilitation Act of 1973
(29 USC Chapter 16 Subchapter V Section 794)
 - Age Discrimination Act of 1975
(42 USC Chapter 76 Section 6101 et seq.)
 - Civil Rights Restoration Act of 1987
(Public Law 100-259)
 - Americans with Disabilities Act of 1990
(42 USC Chapter 126 Section 12101 et. seq.)
 - 49 CFR Part 21
 - 23 CFR Part 200
 - RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the Consultant is bound by the provisions of Exhibit "C" attached hereto and by this reference made part of this Agreement, and shall include the attached Exhibit "C" in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

12. Confidentiality. The Consultant agrees that all materials containing confidential information received pursuant to this Agreement shall not be disclosed without the City's express written consent. Consultant agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City. The restrictions on the use and disclosure of the confidential information shall not apply to information which (a) was known to the Consultant before receipt of same from the City; or (b) becomes publicly known other than through the Consultant; or (c) is disclosed pursuant to the requirements of a governmental authority or judicial order, but only to the extent required to comply with the said requirements of the government authority or judicial order.
13. Work Product. All work product, including records, files, documents, plans, computer disks, magnetic media or material which may be produced or modified by the Contractor while performing the Services shall belong to the City, upon full payment of all monies owed to the Contractor under this agreement. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Contractor shall deliver all copies of any such work product remaining in the possession of the Contractor to the City.
14. Certification Regarding Debarment, Suspension, or Ineligibility and Voluntary Exclusion—Primary and Lower Tier Covered Transactions.
- a. The Consultant, defined as the primary participant and its principals, certifies by signing these General Terms and Conditions that to the best of its knowledge and belief that they:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.
 2. Have not within a three-year period preceding this contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this section; and
 4. Have not within a three-year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.
- b. Where the Consultant is unable to certify to any of the statements in this contract, the Consultant shall attach an explanation to this contract.
 - c. The Consultant agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the City.
 - d. The Consultant further agrees by signing this contract that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Lower Tier Covered Transactions

1. The lower tier Consultant certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
 2. Where the lower tier Consultant is unable to certify to any of the statements in this contract, such Consultant shall attach an explanation to this contract.
- e. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the City for assistance in obtaining a copy of these regulations.

15. Intellectual Property.

- a. Warranty of Non-infringement. Consultant represents and warrants that the Consultant is either the author of all deliverables to be provided under this Agreement or has obtained and holds all rights necessary to carry out this Agreement. Consultant further represents and warrants that the Services to be provided under this Agreement do not and will not infringe any copyright, patent, trademark, trade secret or other intellectual property right of any third party.
- b. Rights in Data. Unless otherwise provided, data which originates from this Agreement shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books,

- magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.
16. Assignment. The Consultant shall not sublet or assign any of the services covered by this agreement without the express written consent of the City.
 17. Non-Waiver. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.
 18. Conflict of Interest. It is recognized that Consultant may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict with or interfere with Consultant's ability to perform the Services. Consultant agrees to resolve any such conflicts of interest in favor of the City. Consultant confirms that Consultant does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Consultant's selection, negotiation, drafting, signing, administration, or evaluating the Consultant's performance.
 19. City's Right to Terminate Contract. The City shall have the right at its discretion and determination to terminate the contract following ten (10) calendar days written notice. The consultant shall be entitled to payment for work thus far performed and any associated expenses, but only after the city has received to its satisfaction the work completed in connection with the services to be rendered under this agreement.
 20. Notices. Notices to the City of Camas shall be sent to the following address:
 Brian Monnin
 City of Camas
 616 NE 4th Avenue
 Camas, WA 98607
 PH: 360-817-7388
 EMAIL: bmonnin@cityofcamas.us

 Notices to Consultant shall be sent to the following address:
 Theo Prince
 Parametrix, Inc.
 1019 39th Ave SE, Suite 100
 Puyallup, WA 98374
 PH: 206-838-3971
 EMAIL: tprince@parametrix.com
 21. Integrated Agreement. This Agreement together with attachments or addenda, represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. This agreement may be amended only by written instrument signed by both City and Consultant. Should any language in any Exhibits to this Agreement conflict with any language in this Agreement, the terms of this Agreement shall prevail. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision hereof and such other provisions shall remain in full force and effect.
 22. Arbitration Clause. If requested in writing by either the City or the Consultant, the City and the Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by first entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration in the Portland USA&M office in

accordance with the applicable United States Arbitration and Mediation Rules of Arbitration. The arbitrator's decision shall be final and legally binding and judgement be entered thereon.

Each party shall be responsible for its share of the arbitration fees in accordance with the applicable Rules of Arbitration. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with the arbitrator's award, the other party is entitled to costs of suit, including reasonable attorney's fee for having to compel arbitration or defend or enforce award.

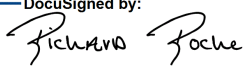
23. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.
24. Venue. The venue for any dispute related to this Agreement or for any action to enforce any term of this Agreement shall be Clark County, Washington.
25. Remedies Cumulative. Any remedies provided for under the terms of this Agreement are not intended to be exclusive but shall be cumulative with all other remedies available to the City at law or in equity.
26. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counterparts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

Parametrix, Inc.:
Authorized Representative

By _____

DocuSigned by:
By 
40B7F37B56C04B1...

Print Name _____

Print Name Richard Roche

Title _____

Title Senior Vice President

Date 4/16/2025

EXHIBIT "A" SCOPE OF SERVICES

SCOPE OF WORK

City of Camas Downtown Stormwater Retrofit Project (DSRP)

INTRODUCTION

The City of Camas recently completed and submitted a Stormwater Management Action Plan (SMAP) which identified and selected basins within the City as higher priority areas with the least amount of existing stormwater control and high potential need. Preliminary engineering concepts were for two locations – Crown Park and Downtown. The City obtained two grants from the Department of Ecology (Ecology) to complete the design packages and estimates and prepare a follow-up request to fund construction. The preliminary sizing and siting will need additional design detail to address final treatment type selection (for performance, maintainability, and size for available area), utilities and subsurface conditions, and final hydraulic connections and site civil engineering. The project is funded by Washington State Department of Ecology (Ecology) Grant Agreement No. WQC-2025-Camas-00163 (for DSRP), and WQC-2025-Camas-00124 (for CPRP)

The project includes two catchments and project sites: the Downtown Stormwater Retrofit Project (DSRP) and the Crown Park Retrofit Project (CPRP). The Project will be prepared in design-level steps, with specific outcomes anticipated for each step. These steps will follow Ecology grant submittal and review requirements, as needed, and serve City needs for project progress and other inputs, such as permitting, cultural resources review, and inter-department review. The following design levels are included:

- 30 percent design level - operations and maintenance review, treatment alternative selection, preliminary utilities review, cultural resources review, and geotechnical exploration
- 60 percent design level – complete sheet set (Ecology review), preliminary cost estimate, basis of design technical memorandum (Ecology review)
- 90 percent design level – complete set (final Ecology review), cost estimates for grant, specifications

Additional tasks include cultural resources and permitting review, data collection (e.g. data gaps analysis, hydrology and hydraulics, survey, geotechnical), alternatives analysis, and project management. The work for each site is addressed separately in the scope and indicated by letter code, with “A” for DSRP and “B” for CPRP, except for Project Management Task 3.8, which is to be evenly split between the projects.

TASK 1 – RESERVED FOR CITY GRANT ADMINISTRATION

To align with the Grant Agreement task numbering this task number is not used by Parametrix. Task 1 is reserved for the City to track and administer the grant agreement directly with Ecology. Grant support is provided in Task 3.8.

TASK 2A – CULTURAL AND ENVIRONMENTAL REVIEW AND PERMITTING (DSRP)

Subtask 2A.1 – Reviews and Permitting

This subtask provides the cultural resources and environmental review to support the planning and design for the project.

Approach

- A Cultural Resources Review Form
- An Inadvertent Discovery Form
- The SEPA Checklist
- A list of other required local, state, tribal, and federal permits
- Preapplication conference permitting materials. One Parametrix staff member will attend the preapplication conference.

Assumptions

- Based on the Cultural Resources Review Form, Ecology will consult with the Department of Archaeology and Historic Preservation (DAHP) and the tribes. Parametrix will not coordinate with these parties.
- The City will submit the documents to initiate ECOLOGY's cultural resources review. Property acquisition and above and below ground activities proposed at any project site must be reviewed by ECOLOGY for potential affects to cultural resources.
- The City will receive written notice from ECOLOGY prior to proceeding with any work, including geotechnical exploration. Work done prior to written notice to proceed shall not be eligible for reimbursement
- The Inadvertent Discovery Form will be developed based on the specific template provided by Ecology. The form will ultimately be kept onsite during construction.
- The SEPA Checklist will be based on City processes.
- The City will be responsible for the publication of all notices and announcements.
- All deliverables will be in PDF file format and hardcopies in accordance with City application requirements.
- The preparation of permit applications for wetlands or in-water work is not included in this scope of work, including documentation for Section 106 and the Endangered Species Act.

Deliverables

For the following deliverables, Parametrix will provide a City Review draft, an Ecology draft, a City review final, and an Ecology final:

- Ecology Cultural Resources Review Form
- Inadvertent Discovery Plan
- SEPA Checklist
- A list of other required local, state, tribal, and federal permits

TASK 3A – DESIGN PLANS AND SPECIFICATIONS (DSRP)

Subtask 3A.1 – Project Kick-off and Data Collection

The purpose of this subtask is to initiate the project and collect existing available data for review and use in the basis of design report and design package.

Approach

- Review existing available reports, including the SMAP, as-built drawings, utility drawings, City infrastructure database, GIS, property ownership maps, and other related data.
- Conduct a project staff and City staff kick-off meeting to discuss scope, schedule, project communications, and prepare a risk register.
- Prepare a brief data gaps email for City review to begin work on key data gaps found, if any.

Assumptions

- The Kick-off meeting will include 8 Parametrix staff and the Geotechnical subconsultant.
- The City will provide access to electronic versions of applicable data.
- The City will be responsible for addressing key data gaps, if any.
- This activity will be combined with the Task 3B.1 Kick-off

Deliverables

- Risk Register
- Data gaps email

Subtask 3A.2 – Project Hydrology and Hydraulics

The purpose of this subtask is to assess and document the basin hydrology to size the treatment area using the selected proposed available treatment technology.

Approach

- Review existing modeling and prepare an updated hydrologic model of the basin considering current and future basin development. Future basin development could be used to provide regional stormwater treatment for redevelopment and infill development as well as retrofit existing conditions, provided Ecology requirements are met.
- Review the proposed hydraulic profile, including flow split location, hydraulic drop range through the treatment media, the elevation range of the proposed treatment cells and overflows, and the outlet pipe tie-in profile to the downstream storm sewer.
- Prepare a draft hydrology and hydraulics section for the basis of design technical memorandum (Ecology deliverable).

Assumptions

- Existing available hydrologic information used in the SMAP will be the initial basis for the hydrologic delineation.
- The City will provide GIS of existing and future proposed development in the basins.
- The City will provide as-constructed information of connected storm sewer systems in electronic form.

Deliverables

- Draft hydrology and hydraulics sections for the basis of design technical memorandum.

Subtask 3A.3 – Alternatives Analysis

The purpose of this subtask is to develop, evaluate, and coordinate retrofit options for the DSRP.

Approach

- Prepare up to three retrofit options and evaluations for water quality best management practices.
- Lead a workshop to discuss the proposed retrofit project.
- Prepare an alternative analysis technical memorandum outlining the basis-of-design of the preferred alternative to describe the proposed project.

Assumptions

- The alternatives analysis technical memorandum is not intended as a direct Ecology deliverable but may be included as an attachment to the design report to be developed under Subtask 3A.6.
- The workshop will include three Parametrix staff members. This workshop will be coordinated with Task 3B.3.
- The technical memorandum will be a maximum of 10 pages, not including attachments.
- The draft technical memorandum will be submitted to the City two weeks prior to the workshop.
- The City will identify the selected preferred alternative within two weeks following the workshop.

Deliverables

- Draft and final technical memoranda to describe the project options and selected alternative.

Subtask 3A.4 – Survey

The purpose of this subtask is to complete the property research, field control work, and topographic mapping, and develop the base map for the project.

Approach

- Determine property boundary and rights-of-way.
- Coordinate utility locate.
- Survey the utility field-locates.
- Obtain topographic data for the existing site to practical extent of project area.
- Survey the location of geotechnical borings.
- Locate perimeter fences and gates.
- Survey existing stormwater conveyance features at anticipated connection to the existing system.

Assumptions

- Parametrix will coordinate utility locate with a private company.
- Right of entry will be obtained from property owners by the City.
- City will coordinate access with property owners, if needed.

- Geotechnical borings and infiltration tests will be performed prior to mobilizing for the field survey.

Deliverables

- Basemap (PDF)
- CAD files for basemap

Subtask 3A.5 – Geotechnical (Shannon and Wilson)

Approach

Shannon and Wilson will begin with a half-day geologic reconnaissance to observe and evaluate conditions at the two vault sites, in coordination with the City and Parametrix.

Shannon and Wilson will organize and execute a geotechnical exploration program consisting of one exploration at the proposed stormwater vault location (DSRP). For the DSRP vault location, we propose to drill to a depth of 30 feet below the existing ground surface. Drilling will initially be performed using hollow stem auger, which allows for approximate measurements of the groundwater table, if encountered. If groundwater is detected in the exploration within the anticipated depth of the proposed DSRP vault (i.e. upper 10 to 15 feet), then a 2-inch diameter standpipe monitoring well will be installed to support evaluations related to construction dewatering. After the monitoring well is installed, a representative of Shannon & Wilson will visit the site to develop the well such that it has connectivity with the surrounding aquifer. To further support evaluations related to construction dewatering, a hydraulic conductivity test, consisting of a small-scale pumping test will be performed.

Select samples obtained from the explorations will be chosen for further evaluation using a laboratory testing program. The laboratory tests will depend on the soils encountered but may consist of grain size analyses and Atterberg limit testing.

Up to three design meetings will be held to discuss preliminary findings and proposed design coordination following completion of subsurface explorations at both sites.

Shannon and Wilson will prepare and submit a draft geotechnical engineering report providing the results of the field explorations and laboratory testing and providing conclusions and recommendations in support of design and construction of the Parametrix-developed solution(s). Shannon & Wilson's geotechnical analyses and design recommendations will include the following:

- Summarize subsurface conditions and develop soil engineering properties and design parameters at the proposed vault locations.
- Provide code-based seismic design parameters for the vaults based on ASCE 7-16.
- Provide foundation recommendations for the proposed vault structures including bearing capacity and total and differential settlement.
- Provide lateral earth pressures for the proposed vault structures.
- Perform an evaluation of geologic hazards based on the explorations including liquefaction potential.
- Provide recommendations for vault subgrade preparation, structural fill, and backfill materials.
- Provide construction considerations related to earthwork, temporary excavation, shoring, and conceptual dewatering considerations.

Once any comments on the draft report are received and addressed, Shannon and Wilson will produce and deliver a final geotechnical engineering report.

Assumptions

- Shannon & Wilson will mark the proposed boring locations and call in a one-call utility locate. A private utility locator will also be retained as a secondary measure to locate conductible utilities.
- Vacuum excavation will be necessary to resolve/confirm location of existing utilities and is included in our fee estimate.
- Contaminated soils will not be encountered and cuttings can be disposed of at a facility that accepts clean fill.
- Drilling and sampling can be performed between the hours of 8AM to 5PM.
- If a monitoring well and associated flush mount vault is not installed, then the pavement will be patched with EZ-street pavement repair and hot mix asphalt will not be required.
- Shannon & Wilson can submit ROW permit applications to the City, but permit application fees, if required, will be waived and are not included in the scope and fee.
- Right of entry for drilling on private property, if required, will be obtained by the City or Parametrix.
- We anticipate traffic control will be necessary at the Downtown vault location and have included cost for one day of flaggers.
- Detailed dewatering calculations and estimated flow rates are not included in this scope and fee. Construction considerations related to construction dewatering will be conceptual.
- A topographic site survey will be made available for site analysis.
- Site-specific seismic design spectrum is not required, and a code-based seismic design spectrum will be used for design.
- Recommended mitigation of geologic hazards including liquefaction and lateral spreading, if identified as high hazards, is not included in this scope and fee.

Deliverables

- Draft and final geotechnical engineering report.
- Draft and final geotechnical data report.

Subtask 3A.6 – Design Report

The purpose of this subtask is to document the preferred alternative based on the guidelines of the Ecology grant award (Ecology 3.4).

Approach

Parametrix will prepare a design report based on Ecology's Stormwater Design Deliverables Guidance for Ecology-funded stormwater projects, which will include:

1. Introduction
2. Basin Description
3. Site Description
4. Minimum Requirement/Core Element Analysis
5. Alternatives Considered
6. Design Analysis

7. Quantification of the Water Quality Benefit
8. Engineer's Opinion of Probable Cost
9. Proposed Schedule

Ecology will provide review comments. Parametrix will provide comment response (Ecology 3.5)

Assumptions

- Design report will be submitted with 60 percent design package (Subtask 3.7).
- Final design report with responses to Ecology comments on the draft report (Ecology 3.5) will be submitted prior to the 90 percent design package.

Deliverables

- Parametrix will provide a City review draft, an Ecology draft (Ecology 3.5), a City review final, and an Ecology final version of the design report.

Subtask 3A.7 – PS&E Bid Documents

This subtask develops the plans, specifications, engineer's opinion of cost (PS&E), and project schedule in a bid package for contractor procurement by the City. 30 percent, 60 percent, and 90 percent plans will be provided.

Approach

- Prepare 30 percent plan set (up to 12 sheets)(Ecology 3.2):
 - Cover Sheet
 - General Notes and Legend
 - Existing Conditions
 - Staging and Temporary Construction Areas
 - Demolition and TESC Plan with Temporary Bypass
 - Site Layout Plan
 - Grading
 - Connections and Drainage Plan
 - Stormwater treatment details (2 sheets)
 - Miscellaneous Details
 - Restoration Plan
- Prepare 60 percent plan set with engineer's opinion of cost, and outline of anticipated special provisions for City review (12 sheets)(Ecology 3.3).
 - Cover
 - General Notes and Legend
 - Existing Conditions
 - Staging and Temporary Construction Areas
 - Demolition and TESC Plan with Temporary Bypass
 - Site Layout Plan
 - Grading
 - Connections and Drainage Plan
 - Stormwater treatment details (2 sheets)
 - Miscellaneous Details

- Restoration Plan
- Prepare 90 percent plan set with complete draft specifications, engineer's opinion of cost, and project construction schedule for City and Ecology review (17 sheets)(Ecology 3.7).
 - Cover
 - General Notes and Legend
 - Survey and Alignment Control Plan
 - Existing Conditions
 - Staging and Temporary Construction Areas
 - Traffic Control
 - Demolition and TESC Plan with Temporary Bypass
 - TESC Details
 - Site Layout Plan with Control Points
 - Grading
 - Connections and Drainage Plan
 - Stormwater treatment details (2 sheets)
 - Drainage Profiles
 - Miscellaneous Details (2 sheets)
 - Restoration Plan
- Prepare comment resolution documentation after 90 percent review.

Assumptions

- The City and Ecology review time will be 45 calendar days for the 60 percent plans. The city will resolve and provide one round of consolidated comments. Plan updates to address comments will be provided in the 90 percent plan set.
- Comment resolution documentation is provided only between 90 percent and final plan sets.
- Up to two meetings for comment resolution with City staff are included.
- The City and Ecology review time will be 45 calendar days for the 90 percent design package. The City will resolve and provide one round of consolidated comments.
- The City will provide information and resolve any issues related to the existing drainage easement and coordinate temporary site and use impacts, resolve private property issues, and address community comments and impact concerns.
- Technical specifications special provisions will be prepared in WSDOT/APWA format.
- Specifications will be delivered in an electronic format (Word).
- Division 00 and 01 specifications will be prepared by the City.
- Engineer's opinion of cost will be delivered in an electronic format.

Deliverables

- 30 percent plan set
- 60 percent plans, engineer's opinion of cost, and list of special provisions
- 90 percent plans, full draft specifications, engineer's opinion of cost, and construction schedule for full internal City and Ecology review (Ecology 3.7)

- Comment resolution form for 90 percent plans (Ecology 3.8)

Subtask 3.8 – Project Management

The purpose of this subtask is to provide overall project management of the consultant contract with the City. The effort will be evenly divided between the DSRP and CPRP.

Approach

- Document and communicate the scope of work, budget, and schedule.
- Use Parametrix in-house tools to track budget and schedule.
- Conduct monthly design team meetings and document project design decisions.
- Prepare progress reports and monthly invoices for services performed by Parametrix and subconsultants.
- Prepare scope of work and costs to complete final design and permit documents for final design and permitting.
- Provide grant support for construction phase.
- Provide Ecology-required information for grant administration.

Assumptions

- Project duration is 9 months.
- Budget assumes 9 monthly client meetings and 12 consultant team meetings.

Deliverables

- Monthly progress reports enclosed with invoices
- Ecology grant administration data
- Draft and final scope of work for Final design and permitting.
- Construction grant materials

TASK 4 – RESERVED FOR CITY (PROJECT CLOSEOUT)

To align with the Grant Agreement task numbering this task number is not used by Parametrix. Task 4 is reserved for the City to close out the project with Ecology.

EXHIBIT “B”
COSTS AND BILLING RATES FOR SCOPE OF SERVICES

Client: City of Camas
Project: Stormwater Retrofit Project DSRP
Project No: 553-1683-811

			Cost Rates:																			
			Billing Rates:																			
Task	Subtask	Description	Labor Dollars	Labor Hours																		
01		Grant and Loan Administration/Management	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01			\$0.00	0																		
02A		Cultural and Environmental Review and Permitting (DSRP)	\$14,262.89	72	0	0	0	0	2	0	0	0	0	38	4	0	28	0	0	0	0	0
02A	01	Submit Documentation to Ecology (2.1)	\$5,326.65	33					1						4		28					
02A	01	Submit SEPA Checklist to Ecology (2.3)	\$6,647.58	29					1					28								
02A	01	Prepare List of Required Permits (2.5)	\$2,288.65	10					1					10								
02A			\$0.00	0																		
02B		Cultural and Environmental Review and Permitting (CPRP)	\$14,262.89	72	0	0	0	0	2	0	0	0	38	4	0	28	0	0	0	0	0	0
02B	01	Submit Documentation to Ecology (2.1)	\$5,326.65	33					1						4		28					
02B	01	Submit SEPA Checklist to Ecology (2.3)	\$6,647.58	29					1					28								
02B	01	Prepare List of Required Permits (2.5)	\$2,288.65	10										10								
02B			\$0.00	0																		
03A		Design Plans and Specifications (DSRP)	\$49,317.26	259	2	14	0	13	32	38	16	36	1	0	22	1	36	24	24	0	0	0
03A	01	Project Kick-off and Data Collection	\$8,320.39	47	2	4		1	4	16	16		1		2	1						
03A	02	Project Hydrology and Hydraulics	\$11,790.55	68		2			8	6		32				20						
03A	03	Alternatives Analysis	\$6,729.58	32		6			6	16		4										
03A	04	Survey	\$15,652.46	86					2								36	24	24			
03A	05	Geotechnical (Coordinated with Shannon and Wilson)	\$6,824.29	26		2		12	12													
03A			\$0.00	0																		
03A	06	Design Report	\$45,913.60	272	0	6	0	0	34	88	52	40	0	0	24	0	0	0	0	14	14	0
03A	06	Prepare Draft Basis of Design Report	\$25,628.14	154		2			16	48	32	16			24				8	8		
03A	06	Prepare Water Quality Benefits Analysis	\$2,951.00	20								20										
03A	06	Respond to Ecology Comments	\$7,590.96	44		2			6	20	12	4										
03A	06	Prepare Final Basis of Design Report	\$9,743.50	54		2			12	20		8							6	6		
03A																						
03A	07	PS&E Bid Documents	\$140,359.90	734	0	42	140	64	96	176	156	20	0	0	0	0	0	0	0	24	16	0
03A	07	Complete Detailed Design Through 90 Percent	\$0.00	0																		
03A	07	Prepare Preliminary (30%) Design	\$32,005.61	160		12	32	20	24	32	40											
03A	07	Respond to Ecology Comments	\$7,642.05	44		2			6	20	8	8										
03A	07	Prepare Intermediate (60%) Design	\$31,173.87	156		12	32	24	16	32	40											
03A	07	Respond to Ecology Comments	\$8,557.71	50		2			8	20	20											
03A	07	Develop 60% Engineer's Opinion of Probable Cost (EOPC)	\$6,513.85	34			20		6	8												
03A	07	Prepare and Submit 90% Design Package	\$37,581.31	200		12	32	20	16	32	40	8							24	16		
03A	07	Respond to Ecology Comments	\$8,488.03	46		2			12	20	8	4										
03A	07	Develop Engineer's Opinion of Probable Cost (EOPC)	\$8,397.48	44			24		8	12												
03A			\$0.00	0																		
03B		Design Plans and Specifications (CPRP)	\$49,317.26	259	2	14	0	13	32	38	16	36	1	0	22	1	36	24	24	0	0	0
03B	01	Project Kick-off and Data Collection	\$8,320.39	47	2	4		1	4	16	16		1		2	1						
03B	02	Project Hydrology and Hydraulics	\$11,790.55	68		2			8	6		32				20						
03B	03	Alternatives Analysis	\$6,729.58	32		6			6	16		4										
03B	04	Survey	\$15,652.46	86					2								36	24	24			
03B	05	Geotechnical (Coordinated with Shannon and Wilson)	\$6,824.29	26		2		12	12													
03B			\$0.00	0																		
03B	06	Design Report	\$45,913.60	272	0	6	0	0	34	88	52	40	0	0	24	0	0	0	0	14	14	0
03B	06	Prepare Draft Basis of Design Report	\$25,628.14	154		2			16	48	32	16			24				8	8		
03B	06	Prepare Water Quality Benefits Analysis	\$2,951.00	20								20										
03B	06	Respond to Ecology Comments	\$7,590.96	44		2			6	20	12	4										
03B	06	Prepare Final Basis of Design Report	\$9,743.50	54		2			12	20		8							6	6		
03B																						
03B	07	PS&E Bid Documents	\$140,359.90	734	0	42	140	64	96	176	156	20	0	0	0	0	0	0	0	24	16	0
03B	07	Complete Detailed Design Through 90 Percent	\$0.00	0																		
03B	07	Prepare Preliminary (30%) Design	\$32,005.61	160		12	32	20	24	32	40											
03B	07	Respond to Ecology Comments	\$7,642.05	44		2			6	20	8	8										
03B	07	Prepare Intermediate (60%) Design	\$31,173.87	156		12	32	24	16	32	40											
03B	07	Respond to Ecology Comments	\$8,557.71	50		2			8	20	20											
03B	07	Develop 60% Engineer's Opinion of Probable Cost (EOPC)	\$6,513.85	34			20		6	8												
03B	07	Prepare and Submit 90% Design Package	\$37,581.31	200		12	32	20	16	32	40	8							24	16		
03B	07	Respond to Ecology Comments	\$8,488.03	46		2			12	20	8	4										
03B	07	Develop Engineer's Opinion of Probable Cost (EOPC)	\$8,397.48	44			24		8	12												
03B			\$0.00	0																		
03		Project Management	\$67,039.70	364	132	20	0	0	160	16	0	0	0	0	0	0	0	0	0	0	0	36
03	06	Project Management	\$59,924.09	322	108	18			144	16												36
03	08	Ecology Grant/Loan Administration (1.1 quarterly reports)	\$7,115.62	42		24			16													
03																						
04		Project Close Out	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			\$0.00	0																		

Labor Totals:		3,038	136	144	280	154	488	620	448	192	78	8	92	58	72	48	48	76	60	36	0
Totals:	\$566,746.96		\$14,639.04	\$50,576.76	\$52,916.50	\$41,701.66	\$116,808.90	\$100,588.80	\$60,380.32	\$28,329.60	\$17,851.47	\$2,166.58	\$15,999.49	\$8,294.00	\$15,750.54	\$7,800.00	\$6,796.92	\$13,189.80	\$8,043.75	\$4,912.83	\$0.00

Contingency	
Contingency (4%)	\$22,669.88
Contingency Total:	\$22,669.88

Subconsultants	
Utilities locate	\$6,000.00
Shannon and Wilson	\$21,000.00
Subconsultants Total:	\$27,000.00

Other Direct Expenses	
Mileage - \$0.70/mile (1,000)	\$700.00
Survey Equipment (\$160/Use)	\$480.00
Geotechnical drilling	\$25,000.00
Other Direct Expenses Total:	\$26,180.00

Project Total	\$642,596.84
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EXHIBIT “C”

TITLE VI ASSURANCES

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agree as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Equal Opportunity Employer:** The CONSULTANT, In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Consultant or its selection and retention of sub-consultants, including procurement of materials and leases of equipment, of any level, or any of those entities employees, agents, sub-consultants, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination of the grounds of race, color, sex, or national origin.
4. **Information and Report:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by AGENCY, STATE or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, STATE or FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:
 - Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.
6. **Incorporation of Provisions:** The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment,

unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY and the STATE enter into such litigation to protect the interests of the AGENCY and the STATE and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "Consultant") agrees as follows:

1. **Compliance with Regulations:** The Consultant (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The Consultant, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subConsultants, including procurements of materials and leases of equipment. The Consultant will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subConsultant or supplier will be notified by the Consultant of the Consultant's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, Age, disability, income-level or LEP.
4. **Information and Reports:** The Consultant will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish the information, the Consultant will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Consultant's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the Consultant under the contract until the Consultant complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The Consultant will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Consultant will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with litigation by a subConsultant, or supplier because of such direction, the Consultant may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the “Consultant”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and Consultants, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).



CITY OF CAMAS PROFESSIONAL SERVICES AGREEMENT

616 NE 4th Avenue
Camas, WA 98607

PROJECT NO. STM24003

Crown Park Regional Storm Treatment

THIS AGREEMENT is entered into between the City of Camas, a municipal corporation, hereinafter referred to as "the City", and Parametrix, Inc., hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. Project Designation. The Consultant is retained by the City to perform professional services in connection with the project designated as the Crown Park Regional Storm Treatment.
2. Scope of Services. Consultant agrees to perform the services, identified on Exhibit "A" attached hereto, including the provision of all labor, materials, equipment, supplies and expenses.
3. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this agreement by no later than December 31, 2026, unless an extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of this Agreement.
4. Payment. The Consultant shall be paid by the City for completed work and for services rendered for an amount not to exceed \$642,596.84 under this agreement as follows:
 - a. Payment for the work provided by Consultant shall be made as provided on Exhibit "B" attached hereto, provided that the total amount of payment to Consultant shall not exceed the amounts for each task identified in Exhibit "A" (Scope of Services) inclusive of labor, materials, equipment supplies and expenses. Billing rates as identified in Exhibit "B".
 - b. The Consultant may submit vouchers to the City once per month during the progress of the work for payment for project completed to date. Vouchers submitted shall include the Project Number designated by the City and noted on this agreement. Such vouchers will be checked by the City, and upon approval thereof, payment will be made to the Consultant in the amount approved. Payment to the Consultant of partial estimates, final estimates, and retained percentages shall be subject to controlling laws.
 - c. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this agreement and its acceptance by the City.
 - d. Payment as provided in this section shall be full compensation for work performed, services rendered and for all materials, supplies, equipment and incidentals necessary to complete the work.
 - e. The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.

5. Ownership and Use of Documents. All documents, drawings, specifications, electronic copies and other materials produced by the Consultant hereinafter "Work Product" in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with Consultant's endeavors. The City agrees, to the fullest extent permitted by law, to indemnify and hold the Consultant harmless from any claim, liability or cost (including reasonable attorney's fees and defense costs) arising or allegedly arising out of any reuse or modification of the Work Product by the City or any person or entity that obtains the Work Product from or through the City.

All work product which may be produced or modified by the Consultant while performing the Services shall belong to the City, upon full payment of all monies owed to the Consultant under this agreement. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Consultant shall deliver all copies of any such work product remaining in the possession of the Consultant to the City.

6. Compliance with Laws. Consultant shall, in performing the services contemplated by this agreement, faithfully observe and comply with all federal state and local laws, ordinances, and regulations, applicable to the services to be rendered under this agreement. Compliance shall include, but not limited to, 8 CFR Part 274a – Control of Employment of Aliens, § 274a.2 Verification of identity and employment authorization.
7. Indemnification. Consultant shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials and employees, the Consultant's liability, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. Consultant's Liability Insurance.
- a. Insurance Term. The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.
 - b. No Limitation. Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
 - c. Minimum Scope of Insurance. Consultant shall obtain insurance of types and coverage described below:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident. Automobile Liability insurance covering all owned, non-owned, hired, and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.

2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent Consultants and personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.
3. Professional Liability insurance appropriate to the consultant's profession. Professional Liability insurance shall be written with limits no less than \$2,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
4. Workers' Compensation coverage as required by Industrial Insurance laws of the State of Washington.
5. Verification. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, showing the City of Camas as a named additional insured, evidencing the Automobile Liability and Commercial General Liability of the Consultant before commencement of the work.
- d. Other Insurance Provision. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain or be endorsed to contain that they shall be primary insurance as respect to the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work.
- g. Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
9. Independent Consultant. The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.

10. Covenant Against Contingent Fees. The Consultant warrants that he/she has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the City shall have the right to annul this contract without liability or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.
11. Discrimination Prohibited. During the performance of this Agreement, the Consultant, for itself, its assignees, and successors in interest agrees to comply with the following laws and regulations:
- Title VI of the Civil Rights Act of 1964
(42 USC Chapter 21 Subchapter V Section 2000d through 2000d-4a)
 - Federal-aid Highway Act of 1973
(23 USC Chapter 3 Section 324)
 - Rehabilitation Act of 1973
(29 USC Chapter 16 Subchapter V Section 794)
 - Age Discrimination Act of 1975
(42 USC Chapter 76 Section 6101 et seq.)
 - Civil Rights Restoration Act of 1987
(Public Law 100-259)
 - Americans with Disabilities Act of 1990
(42 USC Chapter 126 Section 12101 et. seq.)
 - 49 CFR Part 21
 - 23 CFR Part 200
 - RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the Consultant is bound by the provisions of Exhibit "C" attached hereto and by this reference made part of this Agreement, and shall include the attached Exhibit "C" in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

12. Confidentiality. The Consultant agrees that all materials containing confidential information received pursuant to this Agreement shall not be disclosed without the City's express written consent. Consultant agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City. The restrictions on the use and disclosure of the confidential information shall not apply to information which (a) was known to the Consultant before receipt of same from the City; or (b) becomes publicly known other than through the Consultant; or (c) is disclosed pursuant to the requirements of a governmental authority or judicial order, but only to the extent required to comply with the said requirements of the government authority or judicial order.
13. Work Product. All work product, including records, files, documents, plans, computer disks, magnetic media or material which may be produced or modified by the Contractor while performing the Services shall belong to the City, upon full payment of all monies owed to the Contractor under this agreement. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Contractor shall deliver all copies of any such work product remaining in the possession of the Contractor to the City.
14. Certification Regarding Debarment, Suspension, or Ineligibility and Voluntary Exclusion—Primary and Lower Tier Covered Transactions.
- a. The Consultant, defined as the primary participant and its principals, certifies by signing these General Terms and Conditions that to the best of its knowledge and belief that they:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.
 2. Have not within a three-year period preceding this contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this section; and
 4. Have not within a three-year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.
- b. Where the Consultant is unable to certify to any of the statements in this contract, the Consultant shall attach an explanation to this contract.
 - c. The Consultant agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the City.
 - d. The Consultant further agrees by signing this contract that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Lower Tier Covered Transactions

1. The lower tier Consultant certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
 2. Where the lower tier Consultant is unable to certify to any of the statements in this contract, such Consultant shall attach an explanation to this contract.
- e. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the City for assistance in obtaining a copy of these regulations.

15. Intellectual Property.

- a. Warranty of Non-infringement. Consultant represents and warrants that the Consultant is either the author of all deliverables to be provided under this Agreement or has obtained and holds all rights necessary to carry out this Agreement. Consultant further represents and warrants that the Services to be provided under this Agreement do not and will not infringe any copyright, patent, trademark, trade secret or other intellectual property right of any third party.
- b. Rights in Data. Unless otherwise provided, data which originates from this Agreement shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books,

- magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.
16. Assignment. The Consultant shall not sublet or assign any of the services covered by this agreement without the express written consent of the City.
 17. Non-Waiver. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.
 18. Conflict of Interest. It is recognized that Consultant may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict with or interfere with Consultant's ability to perform the Services. Consultant agrees to resolve any such conflicts of interest in favor of the City. Consultant confirms that Consultant does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Consultant's selection, negotiation, drafting, signing, administration, or evaluating the Consultant's performance.
 19. City's Right to Terminate Contract. The City shall have the right at its discretion and determination to terminate the contract following ten (10) calendar days written notice. The consultant shall be entitled to payment for work thus far performed and any associated expenses, but only after the city has received to its satisfaction the work completed in connection with the services to be rendered under this agreement.
 20. Notices. Notices to the City of Camas shall be sent to the following address:
 Brian Monnin
 City of Camas
 616 NE 4th Avenue
 Camas, WA 98607
 PH: 360-817-7388
 EMAIL: bmonnin@cityofcamas.us
- Notices to Consultant shall be sent to the following address:
 Theo Prince
 Parametrix, Inc.
 1019 39th Ave SE, Suite 100
 Puyallup, WA 98374
 PH: 206-838-3971
 EMAIL: tprince@parametrix.com
21. Integrated Agreement. This Agreement together with attachments or addenda, represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. This agreement may be amended only by written instrument signed by both City and Consultant. Should any language in any Exhibits to this Agreement conflict with any language in this Agreement, the terms of this Agreement shall prevail. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision hereof and such other provisions shall remain in full force and effect.
 22. Arbitration Clause. If requested in writing by either the City or the Consultant, the City and the Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by first entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration in the Portland USA&M office in

accordance with the applicable United States Arbitration and Mediation Rules of Arbitration. The arbitrator's decision shall be final and legally binding and judgement be entered thereon.

Each party shall be responsible for its share of the arbitration fees in accordance with the applicable Rules of Arbitration. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with the arbitrator's award, the other party is entitled to costs of suit, including reasonable attorney's fee for having to compel arbitration or defend or enforce award.

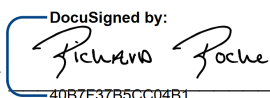
23. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.
24. Venue. The venue for any dispute related to this Agreement or for any action to enforce any term of this Agreement shall be Clark County, Washington.
25. Remedies Cumulative. Any remedies provided for under the terms of this Agreement are not intended to be exclusive but shall be cumulative with all other remedies available to the City at law or in equity.
26. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counterparts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

Parametrix, Inc.:
Authorized Representative

By _____

By  _____
40B7F37B5CC04B1...

Print Name _____

Print Name Richard Roche

Title _____

Title Senior Vice President

Date 4/16/2025

EXHIBIT “A”
SCOPE OF SERVICES

SCOPE OF WORK

City of Camas Crown Park Retrofit Project (CPRP)

INTRODUCTION

The City of Camas recently completed and submitted a Stormwater Management Action Plan (SMAP) which identified and selected basins within the City as higher priority areas with the least amount of existing stormwater control and high potential need. Preliminary engineering concepts were for two locations – Crown Park and Downtown. The City obtained two grants from the Department of Ecology (Ecology) to complete the design packages and estimates and prepare a follow-up request to fund construction. The preliminary sizing and siting will need additional design detail to address final treatment type selection (for performance, maintainability, and size for available area), utilities and subsurface conditions, and final hydraulic connections and site civil engineering. The project is funded by Washington State Department of Ecology (Ecology) Grant Agreement No. WQC-2025-Camas-00163 (for DSRP), and WQC-2025-Camas-00124 (for CPRP)

The project includes two catchments and project sites: the Downtown Stormwater Retrofit Project (DSRP) and the Crown Park Retrofit Project (CPRP). The Project will be prepared in design-level steps, with specific outcomes anticipated for each step. These steps will follow Ecology grant submittal and review requirements, as needed, and serve City needs for project progress and other inputs, such as permitting, cultural resources review, and inter-department review. The following design levels are included:

- 30 percent design level - operations and maintenance review, treatment alternative selection, preliminary utilities review, cultural resources review, and geotechnical exploration
- 60 percent design level – complete sheet set (Ecology review), preliminary cost estimate, basis of design technical memorandum (Ecology review)
- 90 percent design level – complete set (final Ecology review), cost estimates for grant, specifications

Additional tasks include cultural resources and permitting review, data collection (e.g. data gaps analysis, hydrology and hydraulics, survey, geotechnical), alternatives analysis, and project management. The work for each site is addressed separately in the scope and indicated by letter code, with “A” for DSRP and “B” for CPRP, except for Project Management Task 3.8, which is to be evenly split between the projects.

TASK 1 – RESERVED FOR CITY GRANT ADMINISTRATION

To align with the Grant Agreement task numbering this task number is not used by Parametrix. Task 1 is reserved for the City to track and administer the grant agreement directly with Ecology. Grant support is provided in Task 3.8.

TASK 2B – CULTURAL AND ENVIRONMENTAL REVIEW AND PERMITTING (CPRP)

Subtask 2B.1 – Reviews and Permitting

This subtask provides the cultural resources and environmental review to support the planning and design for the project.

Approach

- A Cultural Resources Review Form
- An Inadvertent Discovery Form
- The SEPA Checklist
- A list of other required local, state, tribal, and federal permits
- Preapplication conference permitting materials. One Parametrix staff member will attend the preapplication conference.

Assumptions

- Based on the Cultural Resources Review Form, Ecology will consult with the Department of Archaeology and Historic Preservation (DAHP) and the tribes. Parametrix will not coordinate with these parties.
- The City will submit the documents to initiate ECOLOGY's cultural resources review. Property acquisition and above and below ground activities proposed at any project site must be reviewed by ECOLOGY for potential affects to cultural resources.
- The City will receive written notice from ECOLOGY prior to proceeding with any work, including geotechnical exploration. Work done prior to written notice to proceed shall not be eligible for reimbursement
- The Inadvertent Discovery Form will be developed based on the specific template provided by Ecology. The form will ultimately be kept onsite during construction.
- The SEPA Checklist will be based on City processes.
- The City will be responsible for the publication of all notices and announcements.
- All deliverables will be in PDF file format and hardcopies in accordance with City application requirements.
- The preparation of permit applications for wetlands or in-water work is not included in this scope of work, including documentation for Section 106 and the Endangered Species Act.

Deliverables

For the following deliverables, Parametrix will provide a City Review draft, an Ecology draft, a City review final, and an Ecology final:

- Ecology Cultural Resources Review Form
- Inadvertent Discovery Plan
- SEPA Checklist
- A list of other required local, state, tribal, and federal permits

TASK 3B – DESIGN PLANS AND SPECIFICATIONS (CPRP)

Subtask 3B.1 – Project Kick-off and Data Collection

The purpose of this subtask is to initiate the project and collect existing available data for review and use in the basis of design report and design package.

Approach

- Review existing available reports, including the SMAP, as-built drawings, utility drawings, City infrastructure database, GIS, property ownership maps, and other related data.
- Conduct a project staff and City staff kick-off meeting to discuss scope, schedule, project communications, and prepare a risk register.
- Prepare a brief data gaps email for City review to begin work on key data gaps found, if any.

Assumptions

- The Kick-off meeting will include 8 Parametrix staff and the Geotechnical subconsultant.
- The City will provide access to electronic versions of applicable data.
- The City will be responsible for addressing key data gaps, if any.
- This activity will be combined with the Task 3A.1 Kick-off.
-

Deliverables

- Risk Register
- Data gaps email

Subtask 3B.2 – Project Hydrology and Hydraulics

The purpose of this subtask is to assess and document the basin hydrology to size the treatment area using the selected proposed available treatment technology.

Approach

- Review existing modeling and prepare an updated hydrologic model of the basin considering current and future basin development. Future basin development could be used to provide regional stormwater treatment for redevelopment and infill development as well as retrofit existing conditions, provided Ecology requirements are met.
- Review the proposed hydraulic profile, including flow split location, hydraulic drop range through the treatment media, the elevation range of the proposed treatment cells and overflows, and the outlet pipe tie-in profile to the downstream storm sewer.
- Prepare a draft hydrology and hydraulics section for the basis of design technical memorandum (Ecology deliverable).

Assumptions

- Existing available hydrologic information used in the SMAP will be the initial basis for the hydrologic delineation.
- The City will provide GIS of existing and future proposed development in the basins.

- The City will provide as-constructed information of connected storm sewer systems in electronic form.

Deliverables

- Draft hydrology and hydraulics sections for the basis of design technical memorandum.

Subtask 3B.3 – Alternatives Analysis

The purpose of this subtask is to develop, evaluate, and coordinate retrofit options for the CPRP.

Approach

- Prepare up to three retrofit options and evaluations for water quality best management practices.
- Lead a workshop to discuss the proposed retrofit project.
- Prepare an alternative analysis technical memorandum outlining the basis-of-design of the preferred alternative to describe the proposed project.

Assumptions

- The alternatives analysis technical memorandum is not intended as a direct Ecology deliverable but may be included as an attachment to the design report to be developed under Subtask 3B.6.
- The workshop will include three Parametrix staff members. This workshop will be coordinated with Task 3A.3.
- The technical memorandum will be a maximum of 10 pages, not including attachments.
- The draft technical memorandum will be submitted to the City two weeks prior to the workshop.
- The City will identify the selected preferred alternative within two weeks following the workshop.

Deliverables

- Draft and final technical memoranda to describe the project options and selected alternative.

Subtask 3B.4 – Survey

The purpose of this subtask is to complete the property research, field control work, and topographic mapping, and develop the base map for the project.

Approach

- Determine property boundary and rights-of-way.
- Coordinate utility locate.
- Survey the utility field-locates.
- Obtain topographic data for the existing site to practical extent of project area.
- Survey the location of geotechnical borings.
- Locate perimeter fences and gates.
- Survey existing stormwater conveyance features at anticipated connection to the existing system.

Assumptions

- Parametrix will coordinate utility locate with a private company.
- Right of entry will be obtained from property owners by the City.

- City will coordinate access with property owners, if needed.
- Geotechnical borings and infiltration tests will be performed prior to mobilizing for the field survey.

Deliverables

- Basemap (PDF)
- CAD files for basemap

Subtask 3B.5 – Geotechnical (Shannon and Wilson)

Approach

Shannon and Wilson will begin with a half-day geologic reconnaissance to observe and evaluate conditions at the two vault sites, in coordination with the City and Parametrix.

Shannon and Wilson will organize and execute a geotechnical exploration program consisting of one exploration at the proposed stormwater vault locations (CPRP). To support evaluations of slope stability, we propose to drill to a depth of approximately 60 feet below the existing ground surface at the CPRP site. The CPRP exploration will include a vibrating wire piezometer and datalogger to provide on-going characterization of the groundwater underlying the existing slope, which will be important for assessing the slope stability

Select samples obtained from the explorations will be chosen for further evaluation using a laboratory testing program. The laboratory tests will depend on the soils encountered but may consist of grain size analyses and Atterberg limit testing.

Up to three design meetings will be held to discuss preliminary findings and proposed design coordination following completion of subsurface explorations at both sites.

Shannon and Wilson will prepare and submit a draft geotechnical engineering report providing the results of the field explorations and laboratory testing and providing conclusions and recommendations in support of design and construction of the Parametrix-developed solution(s). Shannon & Wilson's geotechnical analyses and design recommendations will include the following:

- Summarize subsurface conditions and develop soil engineering properties and design parameters at the proposed vault locations.
- Provide code-based seismic design parameters for the vaults based on ASCE 7-16.
- Provide foundation recommendations for the proposed vault structures including bearing capacity and total and differential settlement.
- Provide lateral earth pressures for the proposed vault structures.
- Perform an evaluation of geologic hazards based on the explorations including liquefaction potential.
- Perform an evaluation of slope stability for the Crown Park vault location.
- Provide recommendations for vault subgrade preparation, structural fill, and backfill materials.
- Provide construction considerations related to earthwork, temporary excavation, shoring, and conceptual dewatering considerations.

Once any comments on the draft report are received and addressed, Shannon and Wilson will produce and deliver a final geotechnical engineering report.

Assumptions

- Shannon & Wilson will mark the proposed boring locations and call in a one-call utility locate. A private utility locator will also be retained as a secondary measure to locate conductible utilities.
- Vacuum excavation will be necessary to resolve/confirm location of existing utilities and is included in our fee estimate.
- Contaminated soils will not be encountered and cuttings can be disposed of at a facility that accepts clean fill.
- Drilling and sampling can be performed between the hours of 8AM to 5PM.
- If a monitoring well and associated flush mount vault is not installed, then the pavement will be patched with EZ-street pavement repair and hot mix asphalt will not be required.
- Shannon & Wilson can submit ROW permit applications to the City, but permit application fees, if required, will be waived and are not included in the scope and fee.
- Right of entry for drilling on private property, if required, will be obtained by the City or Parametrix.
- Detailed dewatering calculations and estimated flow rates are not included in this scope and fee. Construction considerations related to construction dewatering will be conceptual.
- A topographic site survey will be made available for site analysis.
- Site-specific seismic design spectrum is not required, and a code-based seismic design spectrum will be used for design.
- Recommended mitigation of geologic hazards including liquefaction and lateral spreading, if identified as high hazards, is not included in this scope and fee.

Deliverables

- Draft and final geotechnical engineering report.
- Draft and final geotechnical data report.

Subtask 3B.6 – Design Report

The purpose of this subtask is to document the preferred alternative based on the guidelines of the Ecology grant award (Ecology 3.4).

Approach

Parametrix will prepare a design report based on Ecology's Stormwater Design Deliverables Guidance for Ecology-funded stormwater projects, which will include:

1. Introduction
2. Basin Description
3. Site Description
4. Minimum Requirement/Core Element Analysis
5. Alternatives Considered
6. Design Analysis
7. Quantification of the Water Quality Benefit
8. Engineer's Opinion of Probable Cost

9. Proposed Schedule

Ecology will provide review comments. Parametrix will provide comment response (Ecology 3.5)

Assumptions

- Design report will be submitted with 60 percent design package (Subtask 3.7).
- Final design report with responses to Ecology comments on the draft report (Ecology 3.5) will be submitted prior to the 90 percent design package.

Deliverables

- Parametrix will provide a City review draft, an Ecology draft (Ecology 3.5), a City review final, and an Ecology final version of the design report.

Subtask 3B.7 – PS&E Bid Documents

This subtask develops the plans, specifications, engineer's opinion of cost (PS&E), and project schedule in a bid package for contractor procurement by the City. 30 percent, 60 percent, and 90 percent plans will be provided.

Approach

- Prepare 30 percent plan set (up to 12 sheets)(Ecology 3.2):
 - Cover Sheet
 - General Notes and Legend
 - Existing Conditions
 - Staging and Temporary Construction Areas
 - Demolition and TESC Plan with Temporary Bypass
 - Site Layout Plan
 - Grading
 - Connections and Drainage Plan
 - Stormwater treatment details (2 sheets)
 - Miscellaneous Details
 - Restoration Plan
- Prepare 60 percent plan set with engineer's opinion of cost, and outline of anticipated special provisions for City review (12 sheets)(Ecology 3.3).
 - Cover
 - General Notes and Legend
 - Existing Conditions
 - Staging and Temporary Construction Areas
 - Demolition and TESC Plan with Temporary Bypass
 - Site Layout Plan
 - Grading
 - Connections and Drainage Plan
 - Stormwater treatment details (2 sheets)
 - Miscellaneous Details
 - Restoration Plan

- Prepare 90 percent plan set with complete draft specifications, engineer's opinion of cost, and project construction schedule for City and Ecology review (17 sheets)(Ecology 3.7).
 - Cover
 - General Notes and Legend
 - Survey and Alignment Control Plan
 - Existing Conditions
 - Staging and Temporary Construction Areas
 - Traffic Control
 - Demolition and TESC Plan with Temporary Bypass
 - TESC Details
 - Site Layout Plan with Control Points
 - Grading
 - Connections and Drainage Plan
 - Stormwater treatment details (2 sheets)
 - Drainage Profiles
 - Miscellaneous Details (2 sheets)
 - Restoration Plan
- Prepare comment resolution documentation after 90 percent review.

Assumptions

- The City and Ecology review time will be 45 calendar days for the 60 percent plans. The city will resolve and provide one round of consolidated comments. Plan updates to address comments will be provided in the 90 percent plan set.
- Comment resolution documentation is provided only between 90 percent and final plan sets.
- Up to two meetings for comment resolution with City staff are included.
- The City and Ecology review time will be 45 calendar days for the 90 percent design package. The City will resolve and provide one round of consolidated comments.
- The City will provide information and resolve any issues related to the existing drainage easement and coordinate temporary site and use impacts, resolve private property issues, and address community comments and impact concerns.
- Technical specifications special provisions will be prepared in WSDOT/APWA format.
- Specifications will be delivered in an electronic format (Word).
- Division 00 and 01 specifications will be prepared by the City.
- Engineer's opinion of cost will be delivered in an electronic format.

Deliverables

- 30 percent plan set
- 60 percent plans, engineer's opinion of cost, and list of special provisions
- 90 percent plans, full draft specifications, engineer's opinion of cost, and construction schedule for full internal City and Ecology review (Ecology 3.7)
- Comment resolution form for 90 percent plans (Ecology 3.8)

Subtask 3.8 – Project Management

The purpose of this subtask is to provide overall project management of the consultant contract with the City. The effort will be evenly divided between the DSRP and CPRP.

Approach

- Document and communicate the scope of work, budget, and schedule.
- Use Parametrix in-house tools to track budget and schedule.
- Conduct monthly design team meetings and document project design decisions.
- Prepare progress reports and monthly invoices for services performed by Parametrix and subconsultants.
- Prepare scope of work and costs to complete final design and permit documents for final design and permitting.
- Provide grant support for construction phase.
- Provide Ecology-required information for grant administration.

Assumptions

- Project duration is 9 months.
- Budget assumes 9 monthly client meetings and 12 consultant team meetings.

Deliverables

- Monthly progress reports enclosed with invoices
- Ecology grant administration data
- Draft and final scope of work for Final design and permitting.
- Construction grant materials

TASK 4 – RESERVED FOR CITY (PROJECT CLOSEOUT)

To align with the Grant Agreement task numbering this task number is not used by Parametrix. Task 4 is reserved for the City to close out the project with Ecology.

EXHIBIT “B”
COSTS AND BILLING RATES FOR SCOPE OF SERVICES

[illegible]

4/11/2025

EXHIBIT “C”
TITLE VI ASSURANCES

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agree as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Equal Opportunity Employer:** The CONSULTANT, In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Consultant or its selection and retention of sub-consultants, including procurement of materials and leases of equipment, of any level, or any of those entities employees, agents, sub-consultants, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination of the grounds of race, color, sex, or national origin.
4. **Information and Report:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by AGENCY, STATE or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, STATE or FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:
 - Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.
6. **Incorporation of Provisions:** The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment,

unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY and the STATE enter into such litigation to protect the interests of the AGENCY and the STATE and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the “Consultant”) agrees as follows:

1. **Compliance with Regulations:** The Consultant (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The Consultant, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subConsultants, including procurements of materials and leases of equipment. The Consultant will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subConsultant or supplier will be notified by the Consultant of the Consultant’s obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, Age, disability, income-level or LEP.
4. **Information and Reports:** The Consultant will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish the information, the Consultant will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Consultant’s noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the Consultant under the contract until the Consultant complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The Consultant will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Consultant will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with litigation by a subConsultant, or supplier because of such direction, the Consultant may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the “Consultant”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and Consultants, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).



Staff Report

January 2, 2024 Council Workshop Meeting

Construction Award for Lacamas Meadows Force Main Replacement

Presenter: Rob Charles, Utilities Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: The 0.6 mile force main (FM) from Lacamas Meadows Sewer Lift Station to Lake Road has ruptured and leaked 5 times over the last 5 years in several different locations. The city is unable to determine why the breaks keep occurring, but replacement of the pipe appears to be the best option to mitigate this continuing problem. The City has completed a design on 0.3 miles of the pipe where all of the breaks have occurred from the sewer lift station to Leadbetter Drive.

SUMMARY: The City received 6 bids on the project. The low bidder on the project was Grade Werks Excavating, LLC with a bid of \$585,864.42. The engineer's estimate on the project was \$836,500. The project will be completed during the summer when school is out to minimize traffic impacts in the neighborhood. Neighbors will also be notified about the project.

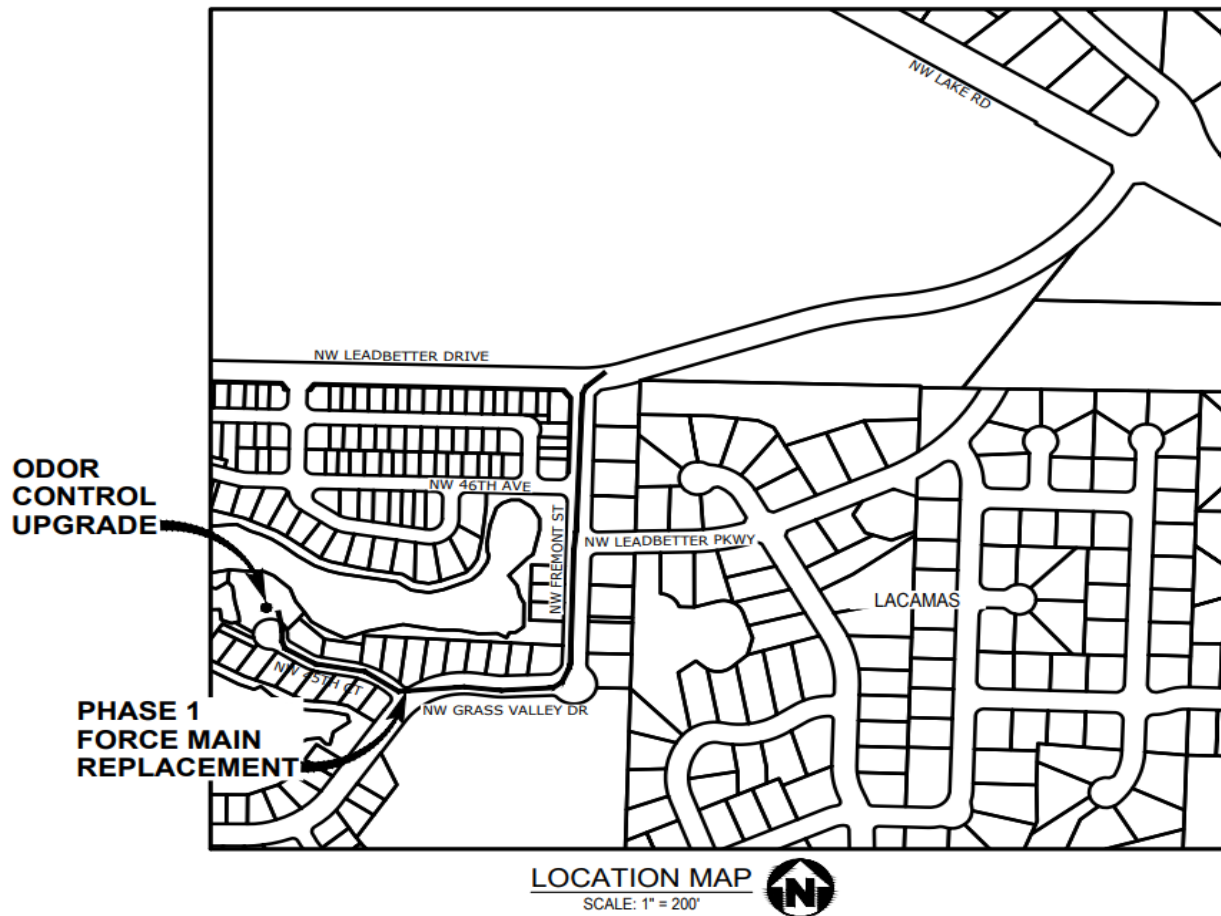


Figure 1: Lacamas Meadows FM Replacement

BENEFITS TO THE COMMUNITY: Reduced impacts to citizens along the FM route when the force main has had to be repaired.

BUDGET IMPACT: The cost for the work will be \$585,864.42 and there are sufficient funds in sewer to cover this expenditure.

RECOMMENDATION: Staff recommends this item be placed on the May 5, 2025 Council Regular Meeting Consent Agenda for Council's consideration.



I, Rob Charles, Utilities Manager, hereby certify that these bid tabulations are correct.

Signed by: *Rob Charles* 4/14/2025
Rob Charles Date

PROJECT NO. SWR24003A																	
DESCRIPTION: Lacamas Meadows Pump Station Phase 1																	
Force Main Replacement and Odor Control																	
DATE OF BID OPENING: 4-10-25 @ 10:00AM																	
Project - Schedule A																	
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	Mobilization	LS	1	\$61,000.00	\$61,000.00	\$50,000.00	\$50,000.00	\$54,000.00	\$54,000.00	\$54,000.00	\$54,000.00	\$52,000.00	\$52,000.00	\$55,400.00	\$55,400.00	\$59,000.00	\$59,000.00
2	Minor Change	FA	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
3	Construction Survey and Staking	LS	1	\$5,000.00	\$5,000.00	\$6,200.00	\$6,200.00	\$12,500.00	\$12,500.00	\$6,800.00	\$6,800.00	\$10,500.00	\$10,500.00	\$5,977.00	\$5,977.00	\$6,200.00	\$6,200.00
4	SPCC Plan	LS	1	\$2,500.00	\$2,500.00	\$650.00	\$650.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,443.00	\$1,443.00	\$400.00	\$400.00
5	Construction Documentation	FA	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
6	Surface Restoration	LS	1	\$15,000.00	\$15,000.00	\$4,000.00	\$4,000.00	\$3,200.00	\$3,200.00	\$15,100.00	\$15,100.00	\$18,000.00	\$18,000.00	\$11,788.00	\$11,788.00	\$21,000.00	\$21,000.00
7	Air Scrubber Installation, Complete	LS	1	\$60,000.00	\$60,000.00	\$48,500.00	\$48,500.00	\$47,000.00	\$47,000.00	\$33,000.00	\$33,000.00	\$38,000.00	\$38,000.00	\$49,288.00	\$49,288.00	\$29,000.00	\$29,000.00
8	Project Temporary Traffic Control	LS	1	\$30,000.00	\$30,000.00	\$24,000.00	\$24,000.00	\$13,000.00	\$13,000.00	\$56,000.00	\$56,000.00	\$42,000.00	\$42,000.00	\$35,000.00	\$35,000.00	\$29,000.00	\$29,000.00
9	Temporary HMA Trench Patch, 2-Inch Thick	TON	60	\$225.00	\$13,500.00	\$250.00	\$15,000.00	\$100.00	\$6,000.00	\$350.00	\$21,000.00	\$200.00	\$12,000.00	\$280.00	\$16,800.00	\$415.00	\$24,900.00
10	HMA CL 12 IN. PG 64-22	TON	470	\$165.00	\$86,950.00	\$190.00	\$89,300.00	\$170.00	\$79,900.00	\$139.50	\$65,965.00	\$180.00	\$84,600.00	\$208.00	\$97,760.00	\$150.00	\$70,500.00
11	Planning Bituminous Pavement	SY	3,000	\$5.00	\$15,000.00	\$6.50	\$19,500.00	\$5.00	\$15,000.00	\$5.70	\$17,100.00	\$8.00	\$24,000.00	\$9.50	\$28,500.00	\$8.00	\$24,000.00
12	Trench Safety System (Minimum Bid \$1 / LF)	LF	1,570	\$3.00	\$4,710.00	\$1.00	\$1,570.00	\$1.00	\$1,570.00	\$3.00	\$4,710.00	\$1.00	\$1,570.00	\$6.00	\$9,420.00	\$1.00	\$1,570.00
13	Removal and Replacement of Unsuitable	CY	20	\$175.00	\$3,500.00	\$175.00	\$3,500.00	\$200.00	\$4,000.00	\$141.00	\$2,820.00	\$50.00	\$1,000.00	\$168.00	\$3,360.00	\$135.00	\$2,700.00
14	Locate Station	EA	5	\$1,000.00	\$5,000.00	\$700.00	\$3,500.00	\$1,000.00	\$5,000.00	\$612.00	\$3,060.00	\$400.00	\$2,000.00	\$489.00	\$2,445.00	\$390.00	\$1,950.00
15	Sanitary Sewer Force Main Pipe, 4-inch DR 14	LF	1,410	\$175.00	\$246,750.00	\$110.00	\$155,100.00	\$95.00	\$133,950.00	\$101.00	\$142,410.00	\$120.00	\$169,200.00	\$88.00	\$124,080.00	\$123.00	\$173,430.00
16	Sanitary Sewer Force Main Pipe, 4-inch CL 52	LF	160	\$275.00	\$44,000.00	\$160.00	\$25,600.00	\$160.00	\$25,600.00	\$160.00	\$25,600.00	\$145.00	\$23,200.00	\$167.00	\$26,720.00	\$88.00	\$15,880.00
17	Ductile Iron 4-Inch 11.25, 22.5, and 45-Degree	EA	16	\$800.00	\$12,800.00	\$600.00	\$9,600.00	\$800.00	\$12,800.00	\$520.00	\$8,320.00	\$575.00	\$9,200.00	\$537.00	\$8,592.00	\$730.00	\$11,680.00
18	Temporary Sewer Bypass	LS	1	\$14,000.00	\$14,000.00	\$9,000.00	\$9,000.00	\$60,000.00	\$60,000.00	\$25,000.00	\$25,000.00	\$14,000.00	\$14,000.00	\$23,600.00	\$23,600.00	\$64,000.00	\$64,000.00
19	Water Main Crossing Casing	EA	4	\$7,500.00	\$30,000.00	\$2,000.00	\$8,000.00	\$3,000.00	\$12,000.00	\$2,300.00	\$9,200.00	\$2,200.00	\$8,800.00	\$1,950.00	\$7,800.00	\$2,000.00	\$8,000.00
20	Storm Crossing Abandonment and	LS	1	\$9,000.00	\$9,000.00	\$3,750.00	\$3,750.00	\$13,000.00	\$13,000.00	\$7,100.00	\$7,100.00	\$1,500.00	\$1,500.00	\$7,947.00	\$7,947.00	\$778.00	\$778.00
21	Connect to Existing Force Main @ Lacamas	LS	1	\$12,000.00	\$12,000.00	\$23,500.00	\$23,500.00	\$14,000.00	\$14,000.00	\$15,000.00	\$15,000.00	\$8,600.00	\$8,600.00	\$24,964.00	\$24,964.00	\$18,950.00	\$18,950.00
22	Connect to Existing Force Main @ NW Fremont	LS	1	\$18,000.00	\$18,000.00	\$25,500.00	\$25,500.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$8,600.00	\$8,600.00	\$28,635.00	\$28,635.00	\$20,000.00	\$20,000.00
23	Erosion Control and Water Pollution Prevention	LS	1	\$5,000.00	\$5,000.00	\$1,200.00	\$1,200.00	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	\$5,500.00	\$5,500.00	\$3,800.00	\$3,800.00	\$2,127.00	\$2,127.00
Subtotal Schedule A -					\$706,210.00		\$539,470.00		\$545,520.00		\$546,785.00		\$550,770.00		\$585,819.00		\$597,365.00
Sales Tax (8.6%)							\$46,394.42		\$46,914.72		\$47,023.51		\$47,366.22		\$50,380.43		\$51,373.39
Total Schedule A -					\$766,237.85		\$585,864.42		\$592,434.72		\$593,808.51		\$598,136.22		\$636,199.43		\$648,738.39
TOTAL CONSTRUCTION COST SCHEDULES A					\$766,237.85		\$585,864.42		\$592,434.72		\$593,808.51		\$598,136.22		\$636,199.43		\$648,738.39
(BASIS OF AWARD**)															Bid bond acknowledged amount not filled in.		
** Basis of Award will be determined by the sum of Schedule A.																	



Staff Report

April 21, 2025 Council Workshop Meeting

Citywide Horizontal Curve Safety Project Professional Services Agreement Supplement 2

Presenter: James Carothers, Engineering Manager

Time Estimate: Five minutes

Phone	Email
360.817.7919	jcarothers@cityofcamas.us

BACKGROUND: The City has received \$360,000 in FHWA grant funding to conduct speed studies and evaluate the conditions and road signs at horizontal curves on major roads throughout the City. Results of these studies will be used in replacing signs and pavement markings that do not meet current design standards. It is anticipated that the grant will cover the entire cost of the project, including permitting and installation of all signs and markings.

SUMMARY: In 2023 the City entered into a professional services agreement (PSA) with PBS Engineering and Environmental. The cost of this PSA and previously approved supplement 1 is \$100,192.52 and covers initial site assessments, preliminary engineering design, right-of-way evaluations, and environmental and cultural resources assessments and permitting.

PSA Supplement 2 adds the following tasks to the agreement:

- Bidding Support
- Construction Management

The cost of PSA Supplement 2 is \$10,066.00 and will provide responding to contractor questions during bidding, field locating the locations of new signs, and field inspections to verify conformance with plans and specifications

BENEFITS TO THE COMMUNITY: Citywide safety improvements to roadway curves will benefit all road users.

BUDGET IMPACT: This project is fully funded by the FHWA grant.

RECOMMENDATION: Staff recommends this item be placed on the May 5, 2025 Council Regular Meeting Agenda for Council's consideration.



Supplemental Agreement Number 2		Organization and Address PBS Engineering and Environmental Inc 1325 SE Tech Center Dr., Suite 140, Vancouver, WA 98683	
Original Agreement Number LA10565		Phone: 360.695.3488	
Project Number STR23007	Execution Date 4/3/2025	Completion Date 12/31/2025	
Project Title Citywide Horizontal Curve Safety Improvements	New Maximum Amount Payable \$110,258.52		
Description of Work The original contract reserved the right for the City to supplement the contract with addition tasks. Supplement 2 with add Tasks 9 and 10, see the attached amended scope of work for description of the work. (Exhibit A) Base Agreement Amount \$100,192.52 (After Supplemental Agreement 1) Supplemental Agreement 2 Amount \$10,066.00, New Total \$110,258.52			

The Local Agency of City of Camas
desires to supplement the agreement entered in to with PBS Engineering and Environmental Inc
and executed on April 3, 2025 and identified as Agreement No. LA 10565
All provisions in the basic agreement remain in effect except as expressly modified by this supplement.
The changes to the agreement are described as follows:

I

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

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days
for completion of the work to read: _____

III

Section V, PAYMENT, shall be amended as follows:
SEE EXHIBIT B and E

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.
If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate
spaces below and return to this office for final action.

By: _____ By: _____

Consultant Signature

Approving Authority Signature

Date

EXHIBIT A SUPPLEMENT 2

City of Camas, Washington

Scope of Work Citywide Horizontal Curve Safety Improvements City of Camas Project: STR23007

INTRODUCTION

PBS Engineering and Environmental Inc. (PBS) and its Consultant team have been selected by the City of Camas (City) to perform traffic and design engineering, environmental permitting, public involvement and other related professional services for the Citywide Horizontal Curve Safety Improvements project. Professional services will include evaluation of existing horizontal curves, evaluation of corrective measures, traffic engineering, environmental process and permits, and utility coordination. This project is federally funded.

This phase of the project will evaluate the City's arterial and collector roadway network, determine deficiencies, and identify which curves can be corrected within the constraints of the federal grant. It is assumed that this first phase of the project design will last up to three months, with the total design and permitting portion of the project lasting up to one year.

PROJECT DESCRIPTION/BACKGROUND

The City's Citywide Horizontal Curve Safety Improvements project will include a horizontal curve inventory study and posted speed study to assess existing conditions on approximately 33.50 miles of arterial and major collector roads in the city limits (approximately 40 curves). It will also include adding or replacing up to 120 warning signs on City roads within the city limits.

The project funding is through the Highway Safety Improvements (HSIP) program, which will require the project to follow Washington State Department of Transportation's (WSDOT) *Environmental Procedures Manual* for compliance with the National Environmental Policy Act (NEPA) and permits from local, state, and federal agencies. The existing City of Camas (City) right-of-way (ROW) will be reviewed and verified to ensure that all signs included with the project are located within the City's ROW.

The project involves traffic design/engineering. With contingencies or amendments that include surveying, ROW evaluation, public involvement, environmental, cultural resource documentation, and permitting necessary to prepare plans, specifications, and engineer's estimate in accordance with all applicable federal, state, and City standards.

SCOPE OF WORK

Task 1: Project Management and Administration

PBS shall oversee project tasks and coordinate with the City to manage the scope, schedule, and budget for the design engineering phase. The current phase of the project is assumed to take up to three months to complete.

Subtask 1.1: Contract Administration, Invoicing, and Progress Reports

- Prepare and submit monthly invoices. Each invoice will include: the date period covered by the invoice and the number of hours worked during the billing period with billing rates shown; expenses and

associated markups; total cost for labor and expenses for the billing period; subconsultants fees including markups for the billing period; and a total amount summarizing labor, expenses, and subconsultant fees.

- Prepare a Contract Summary Report to accompany the monthly invoices. The Contract Summary Report will summarize the current invoice with an itemized summary of invoice number, date, and amounts billed for labor, expenses, and subconsultants as well as total amounts. The Contract Summary Report will also list the total amount billed to date, the total amount remaining under the contract, and the contract expiration date.
- Maintain required contract documentation. Provide copies of project files and records to the City for audits and public information requests. Final documents shall be provided in an electronic format as requested.

Deliverables

- Monthly invoices and Contract Summary Reports
- Project documentation, upon request

Subtask 1.2: Meetings

This item includes the coordination and meetings necessary to successfully complete the project.

- Preparation for and attendance at a two-hour project kickoff meeting with City staff in Camas, including up to two PBS staff attending.
- Up to three phone meetings with City staff.
- Up to three internal PBS design team coordination and meetings.
- Preparation for and attendance at three monthly project coordination meetings with City staff, including and up to two PBS staff present. Other consultant team members will attend meetings as needed.

Deliverables

- Meeting agendas and meeting summaries

Subtask 1.3: Management, Coordination, and Direction

- The Consultant shall provide management, coordination, and direction to the project team in order to complete the project on time and within budget. The City fosters a partnership approach with all stakeholders in the Project. The Consultant shall integrate this strategy into the overall management approach.
- The Consultant shall establish a quality management program and designate responsibility for review of technical work and other deliverable products.
- Prepare and maintain the project design schedule. The schedule shall identify Consultant tasks and items provided by the City and other consultants. The schedule shall be updated as circumstances require or as requested by the City.
- The Consultant shall prepare and submit an activities list and schedule to the City following the Notice to Proceed. The schedule shall show appropriate milestones for the Project, including intermediate and final submittal dates for design documents and key decision points.
- The Consultant shall coordinate Consultant tasks and activities with the City.

Deliverables

- Project schedule and schedule updates
- Summary notes of coordination efforts

Task 2: Curve Assessment

Subtask 2.1: Curve Assessment

The Consultant will prepare the horizontal curve inventory for the project using a Vendor (Quality Counts). This task will be completed using Rieker Curve Advisory Reporting Services (CARS). This work will consist of:

- Data collection on an estimated 33.5 miles of City roads
- Processing through Rieker CARS

Once this is complete, the Consultant will develop a list of deficiencies and a planning level cost (design, permitting, ROW, and construction) for each deficient curve. This list will be evaluated with the City, a final project list will be developed, and the design and permitting of this will be included in Amendment 1.

Deliverables

- Finished curve reports and video images.
- Curve deficiency list, remediation approach, and estimates.
- Draft and final project lists

Amendment Task 3 Through Task 5

Task 3: Surveying

Subtask 3.1: Right-of Way Evaluation

For the sign locations (approximately 100 signs), the Consultant will utilize the following procedure:

- Review existing City Right of Way records, either electronic copies or paper copies at the City offices to identify the existing right of way width at each sign location and any documented information related to the location of the roadway within the existing right of way. If no information exists related to the roadway location, the roadway will be assumed to be centered in the existing right of way.
- Physically visit each roadway corridor to visually identify the sign locations, distance from the edge of pavement or other physical feature to determine if it is most likely that the sign is within the existing right of way.

Phase 5 Assumptions:

- The City will attend the Survey/ROW meetings.
- The City will assist in all available in-house records for survey control and road deed/right-of-way records and legalizations to supplement the Consultant's research.
- The City will sign the No Right-of-Way (ROW) Needed Verification Checklist.

Phase 5 Deliverables:

- The Consultant will schedule, prepare for, and participate in the Survey/ROW meetings in Table 1.
- The Consultant will perform right-of-way research via County, WSDOT, and DNR websites.
- Document and visual verification of right of way for approximately 100 signs.
- Confirmation that all signs included in the project are within the County right of way.
- The Consultant will also sign the No Right-of-Way (ROW) Needed Verification Checklist.

Task 4: Environmental Documentation and Cultural Resources

The Consultant will prepare applications and supporting environmental documents for local, state, and federal permits and approvals required for the project.

Subtask 4.1: NEPA Categorical Exclusion (CE)

The Consultant will complete the necessary tasks and documents to obtain approval of the project under the National Environmental Policy Act (NEPA) Categorical Exclusion (CE) process (The project is reviewed and approved under NEPA because of the federal funding source).

Assumptions:

- The City will attend the Environmental meeting.
- The City must approve the study areas before the Consultant conducts their fieldwork.
- The City will submit the NEPA CE documentation to WSDOT for review. None of the project area contains jurisdictional wetlands, a wetland delineation will not be required to obtain approval of the project.
-

Deliverables:

- The Consultant will schedule, prepare for, and participate in the Environmental meeting (The Consultant will also invite WSDOT to the Environmental meeting).
- The Consultant will prepare a draft and final NEPA CE documentation for the City to review.

Task 2 – State and Local Permitting Assistance

Assumptions:

- The City's Project Manager will email the City's Community Development & Planning staff for the review of the Critical Areas, SEPA and Shoreline Master Plan exemption memorandums and cc the consultant to ensure consensus.
- The City's Project Manager will email the City's Community Development & Planning staff for the review of the Scenic Area permitting and memorandum and cc the consultant to ensure consensus.

Deliverables:

- The Consultant will prepare a memorandum outlining the specific code citation that dictate the proposed exemptions under the County's Critical Areas Ordinance, SEPA, and Shoreline Master Plan and how the project meets these exemptions.

Subtask 4.2: Cultural Resources

The Subconsultant, Archaeological Investigations Northwest, Inc. (AINW), will provide cultural resource consulting services for the project.

Task 1 – Meetings and Coordination

Assumptions:

- The City will attend the Cultural Resource meetings.
- The project team can avoid placing signs in areas that need cultural resources work.

- The City will provide review comments of the Area of Potential Effect (APE) submittals and cover letter.
- The City will submit the cover letter and APE submittals to WSDOT for review.
- The sign locations can be revised once, after the desktop review is completed, and Subconsultant can conduct a supplemental desktop review. Additional revisions will be at additional cost.

Deliverables:

- The Subconsultant will prepare for, and participate in the Cultural Resource meetings, and can assist with scheduling as needed.
- The Subconsultant will conduct a desktop review of the sign locations to identify areas that may need cultural resources work.
- The Subconsultant will also coordinate with WSDOT and Cultural Resource staff to determine the extent of the APE that WSDOT wishes to include in the project review and how much can be exempted from the review based on existing procedures.
- The Subconsultant will prepare the cover letter and APE submittals.

Task 5: Traffic Engineering

The Consultant will provide project review and traffic and design engineering tasks for the project.

Task 1 – Project Review and Map

The Consultant and City will review and verify the project sign list the approximately 100 curve warning signs to comply with the latest federal, state and county standards and the grant guidelines.

Assumptions:

- The City will attend the Sign Review meetings.
- The City will assist the consultant, should there be a discrepancy with the sign spreadsheet or compliance issues.

Deliverables

- The Consultant will schedule, prepare for, and participate in the Sign Review meetings.
- The Consultant will provide updates to the preliminary project sign spreadsheet until the Consultant and City agree the sign list is finalized and complies with the latest federal, state and county standards and grant guidelines.
 - The Consultant will conduct field visits as needed to provide updates to the sign spreadsheet.

Task 2 – Traffic/Design Engineering

The Consultant will prepare the preliminary and final plans, estimate and contract for the project.

Assumptions:

- The City will attend the Site Visit.
- The City will provide review comments of the 60%, 90%, 99% plans and the Final PS&E, estimate and contract.
- The City will attend the Design Standards and QA/QC meetings.
- The City will submit the Final plans, estimate, and contract to WSDOT Local Programs for review.

Deliverables

- The Consultant will schedule, prepare for, and participate in Site Visit, Design Standards and QA/QC meetings.

- The Consultant will utilize the GIS level sign location maps, supplied by the City, as a basis for developing the sign layout plans. Sign layout plans will include schematic (single line) representation of the County roads with street names, and standard sign symbols with numbers identifying sign removal and sign installation notations. Signs will be grouped on sheets based on the corridor and location.
- The Consultant will develop a sign specification table for sign removal information and sign installation information. MUTCD, WSDOT and City Code sign types will be utilized unless the sign is a custom size.
- The Consultant will supply 60%, 90%, and 99% plans to the City for review.
 - The Consultant will conduct site visits as needed to provide updates to the plans.
 - The Consultant plans will include:
 - Cover, Material Quantity / Staging, and Construction Staging sheets (layout sheets, specifications, and details sheets)
 - Signing sheets for approximately 100 regulatory sign locations (layout sheets, specifications, and detail sheets)
 - Traffic control (layout sheets, specifications, and detail sheets).
- The Consultant will supply the preliminary PS&E, estimate and contract to the City for review.
- The Consultant will submit final full-sized plans, specifications, estimate and contract to the City.
 - The final plans, cost estimate and contract shall include a wet stamp, signature, and date of the Consultant's registered professional engineer in the State of Washington.

The contract and plans shall also specify that the contractor calls (811) public locate requests for the project and the contractor is responsible for obtaining locates adequate to avoid conflicts. This may include visual warnings and private utility locations to avoid conflicts. Any conflicts with the proposed location of the improvement should be brought to the attention of the engineer a minimum of 2 days prior to the start of construction. The contractor shall follow RCW 19.122 for underground utilities.

Task 6: Utility Coordination

Work to be included in a future amendment if needed.

Task 7: Public Involvement

Work to be included in a future amendment if needed.

Task 8: Right-of-Way

Work to be included in a future amendment if needed.

Task 9: Bidding Support

Subtask 9.1 Respond to Requests for Information

The consultant will respond to requests for information (RFI) during the project advertisement for bid as requested by the City.

Task 10: Construction Management

Subtask 10.1 Field Staking of Signs

The consultant will stake all the signpost locations in the field prior to the first working day of the contract.

Assumptions:

- The Consultant will provide a two-person crew for staking in needed.

Subtask 10.2 Field Inspections and Construction Support

The consultant will coordinate with the City on conducting any field inspections, these field inspections will be conducted as requested by the City.

Assumptions:

- The field inspections may be up to two (2) four-hour inspections per week.
- The Consultant will coordinate with City and may participate in the field inspections.

CITY DELIVERABLES TO THE CONSULTANT

City-Provided Information

Sample Projects

The City will provide copies of sample City projects, and design guidelines. The City will also provide electronic files of title blocks; ortho and aerial drawings and standard details for streets, traffic signal, street lighting; and other available details.

Project Coordination

The City will assist the Consultant in managing relationships with other jurisdictions involved in the project, adjacent property owners, and the public. The City will provide staff to meet and discuss the project with the Consultant as needed. The City will provide written comments pertaining to the design submittals.

Right-of-Entry Permits

The City will obtain the right of access to private parcels for all project developments. The Consultant shall coordinate access.

	Systemic Horizontal Curve Safety Improvements 4/3/2025	EXHIBIT B																	TOTAL BUDGET
		PBS Engineering and Environmental																	
		ENGINEERING AND SURVEYING								ADMINISTRATION									
		Engineer I	Engineer II	Engineer VI	Engineer VII	Survey 2 Person Crew*	Survey VI (PLS Principal)	Construction Inspector IV	Construction Inspector II	Graphic Artist	IT / Database Management	Project Administrator II	Public Involvement II	Sr. Public Involvement Manager V	Writer / Editor	PBS Expense	PBS LABOR TOTAL	AMOUNT	
Task	Task Description																		
	MAX HOURLY RATES	\$ 110.00	\$ 125.00	\$ 205.00	\$ 220.00	\$ 220.00	\$ 175.00	\$ 153.00	\$ 110.00	\$ 127.00	\$ 110.00	\$ 101.00	\$ 95.00	\$ 170.00	\$ 125.00				
TASK 1	PROJECT MANAGEMENT AND CONTRACT ADMINISTRATION	0.00	0.00	28.00	28.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00	0.00	\$ -	\$ 12,304.00	\$ 12,304.00	
Task 1.1	Contract Administration, Invoicing and Progress Reports			4.00	4.00							4.00				\$ -	\$ 2,104.00	\$ 2,104.00	
Task 1.2	Meetings			12.00	12.00											\$ -	\$ 5,100.00	\$ 5,100.00	
Task 1.3	Management, Coordination, and Direction			12.00	12.00											\$ -	\$ 5,100.00	\$ 5,100.00	
TASK 2	CURVE ASSESSMENT	40.00	20.00	20.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 10,000.00	\$ 12,760.00	\$ 22,760.00	
Task 2.1	Subtask 2.1 – Curve Evaluation	40.00	20.00	20.00	8.00											\$ 10,000.00	\$ 12,760.00	\$ 22,760.00	
TASK 3	SURVEYING	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 14,000.00	\$ 14,000.00	
Task 3.1	Subtask 3.1 – Right of Way Assessment						80.00									\$ -	\$ 14,000.00	\$ 14,000.00	
TASK 4	ENVIRONMENTAL AND CULTURAL RESOURCES	0.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 10,028.52	\$ 8,200.00	\$ 18,228.52	
Task 4.1	Subtask 4.1 – NEPA Categorical Exclusion (CE)			40.00												\$ -	\$ 8,200.00	\$ 8,200.00	
Task 4.2	Subtask 4.2 – Cultural Resources															\$ 10,028.52	\$ -	\$ 10,028.52	
TASK 5	TRAFFIC ENGINEERING	0.00	180.00	40.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		\$ 32,900.00	\$ 32,900.00	
Task 5.1	Subtask 5.1 – Traffic Engineering		180.00	40.00	10.00												\$ 32,900.00	\$ 32,900.00	
TASK 6	UTILITY COORDINATION																		
	Work to be included in future amendment																		
TASK 7	PUBLIC INVOLVEMENT																		
	Work to be included in future amendment																		
TASK 8	RIGHT-OF-WAY																		
	Work to be included in future amendment																		
TASK 9	BIDDING SUPPORT							8.00									\$ 1,224.00	\$ 1,224.00	
Task 9.1	Respond to Requests for Information							8.00									\$ 1,224.00	\$ 1,224.00	
TASK 10	CONSTRUCTION MANAGEMENT								73.00							\$ 152.00	\$ 8,030.00	\$ 8,842.00	
Task 10.1	Field Staking of Signs				1.00				30							\$ 60.00	\$ 3,520.00	\$ 3,580.00	
Task 10.2	Field Inspections and Construction Support				2.00				43.00							\$ 92.00	\$ 5,170.00	\$ 5,262.00	
	TOTAL HOURS	40.00	200.00	128.00	47.50	0.00	80.00	8.00	73.00	0.00	0.00	4.00	0.00	0.00	0.00				
	TOTAL DOLLARS	\$ 4,400.00	\$ 25,000.00	\$ 26,240.00	\$ 10,450.00	\$ -	\$ 14,000.00	\$ 1,224.00	\$ 8,030.00	\$ -	\$ -	\$ 404.00	\$ -	\$ -	\$ -	\$ 20,180.52	\$ 89,748.00	\$ 110,258.52	



Actuals Not To Exceed Table (ANTE)

<p>WSDOT Agreement: LA10565 PBS Engineering and Environmental 1325 SE Tech Center Dr., Suite 140 Vancouver WA, 98683</p>					
Job Classifications	Direct Labor Hourly Billing Rate NTE	Overhead NTE	Fixed Fee NTE	Max All Inclusive Hourly Billing Rate	Actual All Inclusive Hourly Billing Rate NTE
		177.39%	30.00%		
Principal Scientist/Planner	\$ 73.74	\$130.81	\$22.12	\$226.67	\$225.00
Principal Geologist/Manager	\$ 66.88	\$118.64	\$20.06	\$205.58	\$205.00
Sr. Hydrogeologist II	\$ 70.00	\$124.17	\$21.00	\$215.17	\$180.00
Senior Scientist/Planner I	\$ 54.60	\$96.85	\$16.38	\$167.83	\$165.00
Sr. Environmental/Regulatory Specialist	\$ 52.88	\$93.80	\$15.86	\$162.55	\$160.00
Sr. Env Compliance Monitor	\$ 44.77	\$79.42	\$13.43	\$137.62	\$135.00
Project Geologist/Scientist/Planner I	\$ 38.00	\$67.41	\$11.40	\$116.81	\$116.00
Project Env. Regulatory Specialist	\$ 42.90	\$76.10	\$12.87	\$131.87	\$130.00
Project Env. Compliance Monitor	\$ 42.90	\$76.10	\$12.87	\$131.87	\$130.00
Staff Geologist/Scientist/Planner II	\$ 38.00	\$67.41	\$11.40	\$116.81	\$115.00
Field Scientist / Planner	\$ 26.00	\$46.12	\$7.80	\$79.92	\$79.00
Principal Engineer	\$ 100.96	\$179.09	\$30.29	\$310.34	\$270.00
Engineer VIII	\$ 88.37	\$156.76	\$26.51	\$271.64	\$235.00
Engineer VII	\$ 74.52	\$132.19	\$22.36	\$229.07	\$220.00
Engineer VI	\$ 67.30	\$119.38	\$20.19	\$206.87	\$205.00
Engineer V	\$ 60.10	\$106.61	\$18.03	\$184.74	\$184.00
Engineer IV	\$ 51.92	\$92.10	\$15.58	\$159.60	\$159.00
Engineering Staff III	\$ 45.67	\$81.01	\$13.70	\$140.39	\$140.00
Engineering Staff II	\$ 40.87	\$72.50	\$12.26	\$125.63	\$125.00
Engineering Staff I	\$ 36.06	\$63.97	\$10.82	\$110.84	\$110.00
Engineering Technician	\$ 21.00	\$37.25	\$6.30	\$64.55	\$64.00
Design Technician IV	\$ 45.00	\$79.83	\$13.50	\$138.33	\$138.00
Design Technician III	\$ 42.50	\$75.39	\$12.75	\$130.64	\$130.00
Engineering Geologist	\$ 51.44	\$91.25	\$15.43	\$158.12	\$158.00
Landscape/Planning VII	\$ 58.89	\$104.46	\$17.67	\$181.02	\$180.00
Landscape/Planning V	\$ 45.67	\$81.01	\$13.70	\$140.39	\$140.00
Landscape/Planning II	\$ 29.00	\$51.44	\$8.70	\$89.14	\$89.00
Landscape/Planning I	\$ 27.00	\$47.90	\$8.10	\$83.00	\$83.00
Construction IV	\$ 50.00	\$88.70	\$15.00	\$153.70	\$153.00
Construction III	\$ 37.50	\$66.52	\$11.25	\$115.27	\$115.00
Construction II	\$ 36.00	\$63.86	\$10.80	\$110.66	\$110.00
Survey VII	\$ 67.31	\$119.40	\$20.19	\$206.90	\$200.00
Survey VI	\$ 57.69	\$102.34	\$17.31	\$177.33	\$175.00
Survey V	\$ 52.00	\$92.24	\$15.60	\$159.84	\$155.00
Survey IV	\$ 44.50	\$78.94	\$13.35	\$136.79	\$136.00
Survey III	\$ 40.00	\$70.96	\$12.00	\$122.96	\$122.00



Survey II	\$ 33.50	\$59.43	\$10.05	\$102.98	\$102.00
Survey I	\$ 30.00	\$53.22	\$9.00	\$92.22	\$92.00
Survey 3-Person Crew	\$ 80.00	\$141.91	\$24.00	\$245.91	\$270.00*
Survey 2-Person Crew	\$ 60.00	\$106.43	\$18.00	\$184.43	\$220.00*
Survey 1-Person Crew	\$ 40.00	\$70.96	\$12.00	\$122.96	\$162.00*
Unmanned Aircraft System Operator II	\$ 39.41	\$69.91	\$11.82	\$121.14	\$165.00*
Public Involvement Manager	\$ 66.25	\$117.52	\$19.88	\$203.65	\$170.00
Public Involvement IV	\$ 50.86	\$90.22	\$15.26	\$156.34	\$150.00
Public Involvement II	\$ 31.25	\$55.43	\$9.38	\$96.06	\$95.00
IT / Data Management	\$ 55.29	\$98.08	\$16.59	\$169.96	\$125.00
Sr. CAD Operator	\$ 47.33	\$83.96	\$14.20	\$145.49	\$140.00
Project Administrator II	\$ 33.00	\$58.54	\$9.90	\$101.44	\$101.00
Project Administrator III	\$ 35.00	\$62.09	\$10.50	\$107.59	\$107.00
CAD/Microstation Tech I	\$ 27.50	\$48.78	\$8.25	\$84.53	\$84.00
Graphic Artist	\$ 41.62	\$73.83	\$12.49	\$127.94	\$127.00
Writer/Editor	\$ 44.42	\$78.80	\$13.33	\$136.54	\$125.00
Administration	\$ 30.00	\$53.22	\$9.00	\$92.22	\$92.00

***Includes Equipment**



Development Division
Contract Services Office
PO Box 47408
Olympia, WA 98504-7408
7345 Linderson Way SW
Tumwater, WA 98501-6504

TTY: 1-800-833-6388
www.wsdot.wa.gov

September 6, 2023

PBS Engineering and Environmental, Inc.
214 E. Galer Street, Suite 300
Seattle, WA 98102

Subject: Acceptance FYE 2022 ICR – CPA Report

Dear Nicole Edmondson:

We have accepted your firms FYE 2022 Indirect Cost Rate (ICR) of 177.39% of direct labor (rate includes 0.45% Facilities Capital Cost of Money) based on the “Independent CPA Report,” prepared by Stambaugh Ness, Inc. This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with the firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at **(360) 704-6397** or via email consultantrates@wsdot.wa.gov.

Regards,


[Schatzie Harvey \(Sep 7, 2023 15:50 PDT\)](#)

SCHATZIE HARVEY, CPA
Contract Services Manager

SH:leg

Sub-consultant Cost Computations

If no sub-consultant participation listed at this time. The CONSULTANT shall not sub-contract for the performance of any work under this AGREEMENT without prior written permission of the AGENCY. Refer to section VI “Sub-Contracting” of this AGREEMENT.

See Attached Spreadsheets

Date: March 7, 2024

[illegible]



**Washington State
Department of Transportation**

Development Division
Contract Services Office
PO Box 47408
Olympia, WA 98504-7408
7345 Linderson Way SW
Tumwater, WA 98501-6504

TTY: 1-800-833-6388
www.wsdot.wa.gov

June 30, 2023

Archaeological Investigations Northwest, Inc.
3510 NE 122nd Avenue
Portland, OR 97230

Subject: Acceptance FYE 2022 ICR – Risk Assessment Review

Dear Jo Reese:

Based on Washington State Department of Transportation's (WSDOT) Risk Assessment review of your Indirect Cost Rate (ICR), we have accepted your proposed FYE 2022 ICR of 167.36% of direct labor based on our risk assessment process. This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with your firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at **(360) 704-6397** or via email consultantrates@wsdot.wa.gov.

Regards;

Schatzie Harvey

[Schatzie Harvey \(Jul 3, 2023 06:30 PDT\)](#)

SCHATZIE HARVEY, CPA
Contract Services Manager

SH:HK

Actuals Not To Exceed Table (ANTE)

EXHIBIT E

CLARK COUNTY VICINITY
 Archaeological Investigations Northwest, Inc.
 3510 NE 122nd Avenue
 Portland, OR 97230

Job Classifications	Direct Labor Hourly Billing Rate 2023 NTE	Overhead NTE*	Fixed Fee NTE	All Inclusive Hourly Billing Rate NTE
		167.36%	30.00%	
Senior PM (Sen Archaeo, Senior Archit.Hist.)	\$79.50	\$133.05	\$23.85	\$236.40
PM/Senior Archaeologist	\$76.40	\$127.87	\$22.92	\$227.20
PM/Senior Historian/Sen.Architl. Historian	\$60.11	\$100.60	\$18.03	\$178.75
Architectural Historian	\$38.20	\$63.94	\$11.46	\$113.60
Assist PM/Supervising Archaeologist	\$46.07	\$77.10	\$13.82	\$136.99
Supervising Archaeologist	\$44.94	\$75.22	\$13.48	\$133.65
Graphics-GIS	\$60.11	\$100.60	\$18.03	\$178.75
Staff Archaeologist	\$32.58	\$54.53	\$9.78	\$96.89
Research/ Project Admin./Project Assist.	\$37.64	\$63.00	\$11.29	\$111.93
Archaeological Assistant (Field & Lab)	\$28.09	\$47.01	\$8.43	\$83.53
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
Rev--OH Audit 7/3/2023; for Clark Co Vicinity Mar 2024		\$0.00	\$0.00	\$0.00



Staff Report

April 21, 2025 Council Workshop Meeting

Camas Transportation Plan and Traffic Impact Fee Update Professional Services
 Agreement Amendment
 Presenter: James Carothers, Engineering Manager
 Time Estimate: Five minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

BACKGROUND: The results of the Transportation System Plan and TIF Study Update (collectively "TSP") will soon be ready to present to the Planning Commission and Council. The purpose of these documents is to identify the 20-year need for transportation related projects, including pedestrian and bicyclist improvements, and determine an appropriate fee collection rate for funding projects that will be necessitated by traffic generated by new development (Transportation Impact Fee.) The Comprehensive Plan Update is also scheduled to be implemented this year. Staff has concluded that the best result would be to prepare the TSP to align with the proposed Comprehensive Plan.

SUMMARY: The objective of this amendment is to update the prior forecasting and future analysis conducted for the TSP to the 2045 horizon year consistent with the Clark County Comprehensive Plan and regional RTC travel demand models. DKS will verify which projects should be added, or potentially dropped, from the list in the draft plan. DKS' subconsultant, FCS Group, will ensure that the Transportation Impact Fee calculations are updated in accordance with a revised project list. The cost of this amendment is \$66,795.

BENEFITS TO THE COMMUNITY: This amendment benefits the community by striving to achieve the following goals and policy in the Camas Comprehensive Plan:

Goal T-1: Streets will function for all users including bicyclists, pedestrians, transit users, and motorists.

Goal T-6: Transportation planning will achieve the efficient use of transportation infrastructure, increase its person-carrying capacity, and accommodate and facilitate future growth consistent with land use objectives.

Policy T-8.2: Ensure that the transportation impact fee program responds to land use changes, so that connectivity occurs and new development pays its proportionate share of needed capacity.

BUDGET IMPACT: The general fund pays for this plan. While staff forecasts that the cost of this amendment can be absorbed by the existing 2025 engineering operations budget, if need be, a budget adjustment will be submitted in an upcoming omnibus.

RECOMMENDATION: Staff recommends this item be placed on the May 5, 2025 Council Consent Agenda for Council's consideration.



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 8**

616 NE 4th Avenue
Camas, WA 98607

Project No. T1002 (STR23001)

CAMAS TRANSPORTATION PLAN AND TRAFFIC IMPACT FEE UPDATE

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of _____, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **DKS Associates** hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the "Parties."

The Parties entered into an Original Agreement dated January 16, 2018, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. Scope of Services. Consultant agrees to perform additional services as identified on **Exhibit "A"** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed \$66,795.

- a. ☐ Unchanged from Original/Previous Contract

2. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this Amendment by:

- a. ☒ Extended to December 31, 2025.

- b. ☐ Unchanged from Original/Previous Contract date of _____, 20____

Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.

3. Payment. Based on the Scope of Services and assumptions noted in **Exhibit "A"**, Consultant proposes to be compensated on a time and material basis per **Exhibit "B"** (Costs for Scope of Services) with a total estimated not to exceed fee of:

- a. Previous not to exceed fee: \$299,415.00

- b. Amendment No. 8 for \$66,795.00

- c. **Total: \$366,210.00**

- d. Consultant billing rates:

- ☒ Modification to Consultant Billing Rates per **Exhibit "C"** attached herein

- ☐ Unchanged from Original/Previous Contract

4. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

DKS ASSOCIATES:

Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

**EXHIBIT “A”
AMENDED SCOPE OF SERVICES**

Scope of Work:

Camas Transportation Plan and Traffic Impact Fee Update

The following tasks and budget will be amended into the current contract.

The objective of the amendment is to update the prior forecasting and future analysis conducted for the Camas Transportation Plan and Traffic Impact Fee Update to a 2045 horizon year and consistent with the 2025 Clark County Comprehensive Plan and regional RTC travel demand models.

Task 11 – Update Future Conditions and Project List for Consistency with Clark County Comprehensive Plan Land Use

Work Activities:

Task 11.1 Future Baseline Conditions Analysis Update

- Refine the current regional travel demand models (2020 base year and 2044 future year) link network and centroid connectors to support study intersection volume forecasts (PM peak hour).
- Review TAZ land use allocations in base and future model. Update land use and trip tables to incorporate the North Shore Plan zoning designations and growth projections. Document land use growth projections (residential and employment) by TAZ in map format.
- Document regional projects that are assumed to be funded and constructed by 2045 and are incorporated in the SWRTC model.
- Forecast 2045 PM peak hour baseline traffic volumes at 50 study intersections.
- Conduct an operations analysis of 50 study intersections under 2045 PM peak hour baseline conditions and identify deficiencies.
- If operational deficiencies are identified, one revised 2050 model runs will be conducted to test additional roadway network or capacity improvements needed to support growth.
- Identify additional needs to support walking, biking and transit travel in new growth areas to 2045.

Task 11.2 Evaluate Potential Solutions

- Review draft transportation plan projects from prior analysis and verify they are still needed or remove from project list.
- Evaluate potential new roadway and intersection capacity solutions to address forecasted operational deficiencies and update project list with new solutions.
- Update project figures to incorporate changes to pedestrian, bicycle and roadway network projects.

- Attend and present technical materials at one meeting with city staff to discuss potential solutions and priorities.

Deliverables:

- *Revised Draft Transportation Plan*

Task 11.3 Prepare Draft TIF Methodology Report

- Update capital cost assumptions for long range projects identified in recent TSP update.
- Confirm TIF adjustment factors that take into account non-eligible factors, such as improvements outside the curb-to-curb section and assumptions for other (non TIF) funding sources.
- Confirm the current level of service for existing City intersection facilities.
- Compile travel demand growth forecasts for up to two subdistricts.
- Prepare capital cost index assumptions.
- Confirm trip generation and trip-link assumptions by land use category per ITE Handbook and City staff input.
- Identify recent WA State requirements for addressing middle housing impact fees per laws and guidelines contained in RCW 82.02.050-090 plus amendments by the Washington State Legislature in 2023 that require impact fees to be scaled based on home size and/or housing types. Per RCW 82.02.060. Discuss and illustrate alternatives for addressing fee scaling with City staff.
- Participate in monthly coordination meetings with City staff and DKS (up to 6 video meetings).
- Prepare Draft TIF Methodology Report for internal review.

Task 11.4 Finalize and Present TIF Methodology

- Review draft TIF Methodology with City staff and obtain edits in track changes format.
- Prepare TIF Presentation and assist City staff at City Council work session or hearing (up to two in person meetings).
- Review and comment on TIF Ordinance provided by City staff.
- Prepare Final TIF Methodology Report

Deliverables:

- *Final TIF Methodology Report*
- *TIF Update Presentation*
- *Participation in up to two (2) meetings with City Council*

EXHIBIT “B”
AMENDED COSTS FOR SCOPE OF SERVICES

		DKS						FCS				
CAMAS TRANSPORTATION PLAN - BUDGET ESTIMATE		Principal	Project Manager	Planner	VISUM Modeler	Engineer Associate	Graphics/ GIS	Principal Economist	Project Manager	Admin		
		\$280	\$265	\$215	\$185	\$140	\$180	\$325	\$245	\$105		
Task 11	Update Future Deficiencies and Solutions											
11.1	Future Baseline Conditions Analysis Update											
	Prepare Base and Future Forecast Models			8	40	12						
	Develop TAZ Land Use Allocations		2	4	24	8						
	Forecast 2045 PM Peak Hour Volumes	1	2	2	24	16						
	Future Intersection Operations Analysis		1	4		16						
	Identify Future System Deficiencies and Needs	1	2	8		8						
11.2	Evaluate Potential Solutions											
	Develop Potential Solutions	2	2	8		16						
	Update Project List	1	2	4		4						
	Update Project Figures		1	2		2	8					
	Revised Draft Transportation Plan	2	2	2	1	4	1					
11.3	Prepare Draft TIF Methodology Report											
	Update project list and costs							4	8			
	Update TIF inputs and factors							6	6			
	Address middle housing impact fee requirements							4	2			
	Monthly coordination meetings							6	6			
	Draft TIF Methodology Report							2	4	4		
11.4	Finalize and Present TIF Methodology											
	Prepare TIF Presentation							6	8			
	Review and comment on TIF Ordinance							4	4			
	Final TIF Methodology Report							2	4	2		
											TOTAL	
	HOURS	7	14	42	89	86	9	34	42	6	329	
	BUDGET	\$1,960	\$3,710	\$9,030	\$16,465	\$12,040	\$1,620	\$11,050	\$10,290	\$630	\$66,795	

**EXHIBIT “C”
CONSULTANT BILLING RATES**

Fee Schedule

Effective January 1, 2025 through December 31, 2025

<i>ENGINEERS and PLANNERS</i>				<i>TECHNICIANS and SUPPORT STAFF</i>	
Grade	Hourly Rate	Grade	Hourly Rate	Tech Level	Hourly Rate
Grade 9	95.00	Grade 40	250.00	Tech Level M	95.00
Grade 10	100.00	Grade 41	255.00	Tech Level N	100.00
Grade 11	105.00	Grade 42	260.00	Tech Level O	105.00
Grade 12	110.00	Grade 43	265.00	Tech Level P	110.00
Grade 13	115.00	Grade 44	270.00	Tech Level Q	115.00
Grade 14	120.00	Grade 45	275.00	Tech Level R	120.00
Grade 15	125.00	Grade 46	280.00	Tech Level S	125.00
Grade 16	130.00	Grade 47	285.00	Tech Level T	130.00
Grade 17	135.00	Grade 48	290.00	Tech Level U	135.00
Grade 18	140.00	Grade 49	295.00	Tech Level V	140.00
Grade 19	145.00	Grade 50	300.00	Tech Level W	145.00
Grade 20	150.00	Grade 51	305.00	Tech Level X	150.00
Grade 21	155.00	Grade 52	310.00	Tech Level Y	155.00
Grade 22	160.00	Grade 53	315.00	Tech Level Z	160.00
Grade 23	165.00	Grade 54	320.00	Tech Level AA	165.00
Grade 24	170.00	Grade 55	325.00	Tech Level AB	170.00
Grade 25	175.00	Grade 56	330.00	Tech Level AC	175.00
Grade 26	180.00	Grade 57	335.00	Tech Level AD	180.00
Grade 27	185.00	Grade 58	340.00	Tech Level AE	185.00
Grade 28	190.00	Grade 59	345.00	Tech Level AF	190.00
Grade 29	195.00	Grade 60	350.00	Tech Level AG	195.00
Grade 30	200.00	Grade 61	355.00	Tech Level AH	200.00
Grade 31	205.00	Grade 62	360.00	Tech Level AI	205.00
Grade 32	210.00	Grade 63	365.00	Tech Level AJ	210.00
Grade 33	215.00	Grade 64	370.00	Tech Level AN	230.00
Grade 34	220.00	Grade 65	375.00	Tech Level AO	235.00
Grade 35	225.00	Grade 66	380.00	Tech Level AP	240.00
Grade 36	230.00	Grade 67	385.00		
Grade 37	235.00	Grade 68	390.00		
Grade 38	240.00	Grade 69	395.00		
Grade 39	245.00	Grade 70	400.00		

- All invoices are due and payable within 30 days of date of invoice. Invoices outstanding over 30 days will be assessed a 1 1/4 percent service charge, compounded, for each 30 days outstanding beyond the initial payment period. Service charges are not included in any agreement for maximum charges.

Expert Witness and Deposition Fee Schedule

Effective January 1, 2025 through December 31, 2025

<i>ENGINEERS and PLANNERS</i>				<i>TECHNICIANS and SUPPORT STAFF</i>	
Grade	Hourly Rate	Grade	Hourly Rate	Tech Level	Hourly Rate
Grade 7	115.00	Grade 40	360.00	Tech Level L	95.00
Grade 8	125.00	Grade 41	370.00	Tech Level M	100.00
Grade 9	130.00	Grade 42	380.00	Tech Level N	105.00
Grade 10	135.00	Grade 43	390.00	Tech Level O	110.00
Grade 11	140.00	Grade 44	400.00	Tech Level P	115.00
Grade 12	145.00	Grade 45	410.00	Tech Level Q	120.00
Grade 13	150.00	Grade 46	420.00	Tech Level R	125.00
Grade 14	155.00	Grade 47	430.00	Tech Level S	130.00
Grade 15	160.00	Grade 48	440.00	Tech Level T	135.00
Grade 16	165.00	Grade 49	450.00	Tech Level U	140.00
Grade 17	175.00	Grade 50	460.00	Tech Level V	145.00
Grade 18	185.00	Grade 51	470.00	Tech Level W	150.00
Grade 19	195.00	Grade 52	480.00	Tech Level X	155.00
Grade 20	215.00	Grade 53	490.00	Tech Level Y	160.00
Grade 21	220.00	Grade 54	500.00	Tech Level Z	165.00
Grade 22	225.00	Grade 55	510.00	Tech Level AA	170.00
Grade 23	230.00	Grade 56	520.00	Tech Level AB	175.00
Grade 24	235.00	Grade 57	530.00	Tech Level AC	180.00
Grade 25	240.00	Grade 58	540.00	Tech Level AD	185.00
Grade 26	245.00	Grade 59	550.00	Tech Level AE	190.00
Grade 27	250.00	Grade 60	560.00	Tech Level AF	195.00
Grade 28	255.00	Grade 61	570.00	Tech Level AG	200.00
Grade 29	260.00	Grade 62	580.00	Tech Level AH	205.00
Grade 30	265.00	Grade 63	590.00		
Grade 31	270.00	Grade 64	600.00		
Grade 32	280.00	Grade 65	610.00		
Grade 33	290.00	Grade 66	620.00		
Grade 34	300.00	Grade 67	630.00		
Grade 35	310.00	Grade 68	640.00		
Grade 36	320.00	Grade 69	650.00		
Grade 37	330.00	Grade 70	660.00		
Grade 38	340.00				
Grade 39	350.00				

- Project expenses will be billed at *cost plus 15 percent* for service and handling. Project expenses include project-related costs such as transportation, subsistence, reproduction, postage, telephone, computer charges, and subcontractor services.
- All invoices are due and payable within 30 days of date of invoice. Invoices outstanding over 30 days will be assessed a 1 1/4 percent service charge, compounded, for each 30 days outstanding beyond the initial payment period. Service charges are not included in any agreement for maximum charges.
- Rate schedule includes billing rates for personnel who might support investigation and preparation.

2024

Item 9.

Camas Police Department Annual Report



CHIEF MESSAGE

2024 was a great year for the Camas Police Department!

Our team accomplished a lot throughout the year while focusing on improving our service and striving for excellence.

One key area where we improved was in **integrating technology solutions**, such as for records requests, concealed handgun applications, and for our field training program. Finding ways to leverage technology to increase efficiencies and improve our service to the community has been a key goal for us. We also achieved full staffing for half the year with our sworn staff, which was exciting. We ended the year with one sworn vacancy and two records vacancies and are navigating several hiring processes to get back to full authorized staffing in 2025.

Crime rates remain low per capita, but we still have crime in our city. Our patrol officers handled over **13,000 calls** for the year, including over 5,000 traffic stops! For the first time in a while, our Detective Division was fully staffed for most of the year and that team handled an extraordinary caseload on top of attending over 200 hours of critical training.

Our **Code Enforcement Officer** responded to many community livability concerns, especially during a busy election year. Our **Parking Enforcement Officer** conducted a lot of proactive patrols in our Downtown and Heritage Park areas to enforce traffic codes.

Not a week goes by without me hearing from a community member about how one of our Camas Police Department members treated them with dignity and respect either on a traffic stop, during a call response, or when they came into the department and needed something from our Records staff. **I am very proud of how our team handles their service to our community, with care and empathy.**

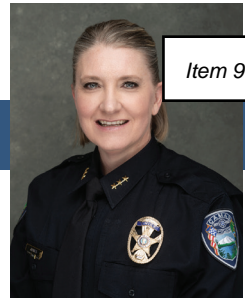
We have challenges ahead in 2025. We remain **understaffed** given the growth of the city and demands on our services. We have not added a supervisory position in over 20 years. Given the focus and attention on law enforcement practices the past few years, there is more focus and attention on providing adequate supervision and guidance for police officers than ever to **support our officers and reduce risk to the city**. Further, in the next 5 years, 43% of our current sworn staff are eligible to retire. Adding needed team members, especially supervisors, retaining our amazing staff, recruiting new members, hiring, and training remain challenges for our team.

We are excited to face a new year and hope you will **follow us on our social media** to stay current on our latest happenings. I continue to be inspired by our Camas Police Department team and am very proud of the team's continued efforts to serve the Camas community with excellence and care.

Warm Regards,

Tina Jones

Chief Tina Jones



PERSONNEL

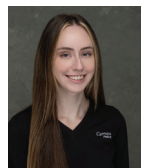
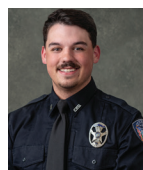
Sergeant Scot Boyles retired after 26 years of service. He was assigned to the Detective Division in his final assignment.

This year we hired **Officer Lawson Parkhurst**, who was in the first graduating class of the SW Regional Law Enforcement Academy in Vancouver. We also hired **Officer Zoey Pitts**, who was elected Vice President for her academy class and was a squad leader during the academy.

Dick Golladay retired after 37 years of service to the City of Camas. His final role was as a Work Crew Supervisor.

Records Specialist Kaylee Young moved onto another career, and we hired **Terri Adams** to fulfill this critical records role. **Records Specialist Alicia Stevens** took another position with the city, and we are working to fill this position.

Photos to right, from top: Sergeant Scot Boyles, Officer Lawson Parkhurst, Officer Zoey Pitts, Dick Golladay, Kaylee Young, Terri Adams, Alicia Stevens



TRAINING

2024 was a huge training year for us as we had many staff members who were assigned to new roles and responsibilities. We assigned a new **Detective Sergeant**, new **Patrol Sergeant**, two new **Detectives**, and assigned new duties to a **Public Information Officer**, two **Active Threat instructors**, **Firearms instructor**, **Vehicle Operations instructor**, and new **Peer Support Members**. Additionally, there is on-going training required to maintain State certification for our members and instructors.

Administrative Sergeant Brie Bieber does a fantastic job of managing all the training to keep our team on track and certified. In the past few years, there has been an increase in training expectations to maintain State certifications. We strive to stay current with our training and provide opportunities for professional development and growth.



City Administrator Doug Quinn with Sgt. David Garcia at our Emergency Vehicle Operator Course

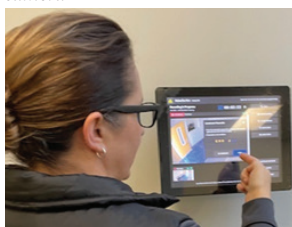


Officers learning to deploy "The Wrap" device to restrain individuals who are trying to hurt themselves or others

TECHNOLOGY



Installation of an Axon fleet camera



Axon camera in interview room



An officer training on the UAS (drone)

Our Public Information Officers have been working hard to increase our presence on social media. Additionally, we joined the city in joining a new Public Records Request system called **Just FOIA**.

We also implemented a new electronic system for **concealed handgun permit applications** which streamlined the process for the applicants and our records staff.

This year, we got **Axon cameras** installed in our facility interview rooms and in our patrol vehicles. These systems have already been extremely helpful for our investigations and to reduce risk.

We also purchased an **UAS (aka “drone”)** and have trained several operators in the technology. We are finalizing our policy and hope to get this program operational in 2025.

Our **Field Training** program documentation was out-of-date and required handwritten evaluations and notes. We implemented a new program to assist with streamlining the process in a computer database.

POLICY



We embarked on an overhaul of our agency policies and procedures with the **Lexipol system**. We are over **2/3 done** with the project and hope to finish the update in 2025.

STATISTICS

PATROL

The Patrol Division has two squads that handle 24 hour a day patrol service. When we are fully staffed, there are **4 Patrol Sergeants** and **18 Patrol Officers** who cover 4 shifts throughout the day. We do not have supervisory coverage for all of night shift from 2 a.m. until 6 a.m. During that timeframe there are 2 officers to cover all calls in our **17 square mile city**.

The Patrol Division handled over **6,100** calls from community members for service. This does not count proactive enforcement, such as traffic stops or follow up. Our Officers and Sergeants conducted over **5,000 traffic stops**. In a city with a population of over 27,000 that is a lot of traffic enforcement! There were 40 DUI arrests, 41 warrant arrests, 238 misdemeanor arrests, and 30 felony arrests. In total, **349 arrests** were made.

SCHOOL RESOURCE OFFICERS

Camas Police Department has **2 School Resource Officers** assigned to our schools. These incidents range in topic from incidents occurring at schools to off campus events involving students as victims, witnesses, or perpetrators. **Officers positively engage with students and staff**, provide education on topics related to crime prevention, and attend various school events with large crowds. Our School Resource Officers (SRO's) handled **470 calls** and there were 3 arrests for the year. The SRO's engaged in proactive events with Police Activities League and at various sporting events at Camas schools. Officer Kevin Hermann joined the SRO program in the Fall.



Patrol coverage during the annual Camas Days festival



Sgt. David Garcia and Detective Gary Manning performing at an Honor Guard function



Officer Kevin Hermann and Sgt. Brie Bieber at a Camas High School Football game



School Resource Officers Brent Mayhugh and Kevin Hermann at the Boo Bash event

STATISTICS



Sgt. Stefan Hausinger, Detective Gary Manning and Detective Tim McNall

DETECTIVE DIVISION

Sergeant Stefan Hausinger and Detective Gary Manning joined the unit in January and Detective Tim McNall joined in March. This team handled **411 reports** and **investigated 146 cases**. They completed **56 search warrants**, which is a tedious and time-consuming process. They also handled **58 adult protective services** and **29 child protective services referrals** and **26 sex offender registration checks**. **26 arrests or charges** were referred to the **Prosecutor's Office**. They also assisted with 3 officer-involved shooting investigations with the regional team. Somehow, they managed to complete about 200 hours of training related to the position, including child interview, sexual assault, sudden infant death syndrome, basic homicide, background investigation training, and more.



Code Enforcement Officer Kraig Anspach

CODE ENFORCEMENT

Our Code Enforcement Officer responded to **102 calls** in 2024. Five of the 2024 cases are still open and under review. These cases range from complaints about signs displayed in public areas to overgrown vegetation to abandoned vehicles.



Parking Enforcement Officer Wendy Peebles

PARKING ENFORCEMENT

There were **1,529 parking tickets** issued in 2024. Parking is enforced in downtown Camas and at Heritage Park.

STATISTICS

RECORDS

Our Records Division engages in critical work to support our team and the community. They coordinate with local prosecutors, other agencies, and the public to provide important records and information, often on deadlines. These statistics are especially impressive given the several months we have had two open positions in the unit.



Records Lead Shawna Sommerville

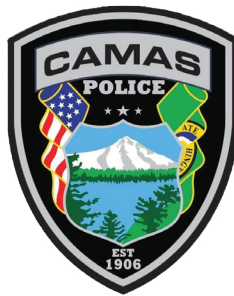
	2021	2022	2023	2024
BACKGROUND CHECKS	207	193	272	290
CPL	946	413	393	282
EMAILS	N/A	N/A	622	3880
FTA	498	939	498	N/A
PARKING TICKETS	N/A	N/A	246	88
PAWN SLIPS	94	131	178	109
PUBLIC RECORDS	581	495	627	711
REPORTS HANDLED	2584	2838	3197	3297
TOTALS	4910	5095	6033	8657

EVENTS

Camas Police Department staff participated in several **community events** this year including **Boo Bash, First Friday, the Camas Car Show, Camas Days, Hometown Holidays** and **Coffee with a Cop**. CPD joined the **National Faith and Blue** effort again in October, which strives to bring together members of the faith community and law enforcement. Journey Church partnered with CPD to bring our groups together for this event.



Coffee with a Cop event



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www.cityofcamas.us/police

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Records Requests
FOIYA



Concealed Pistol
License Application

