



City Council Regular Meeting Agenda

Monday, August 18, 2025, 7:00 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 <https://vimeo.com/event/5306816>

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/82525742145>

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

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

CONSENT AGENDA

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

1. [August 4, 2025 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [\\$5,269,815.00 to Tapani Underground for Well 13 PFAS Project Bid Award with up to 10% Change Order Authorization](#)
(Submitted by Rob Charles, Utilities Manager)
4. [Final Plat Approval for Camas Heights Ph. II Subdivision Final Plat](#)
(Submitted by Madeline Coulter, Planner)
5. [\\$106,963.28 Granite Construction Inc. 2025 Citywide Hot Mix Asphalt Repairs Change Order No. 1A](#)
(Submitted by Justin Monsrud, Engineer III)
6. [\\$243,807.00 Advanced Excavating Specialists Grass Valley Fire Station 42 Stormwater Improvements Bid Award with up to 10% Change Order Authorization](#)
(Submitted by Justin Monsrud, Engineer III)

MAYOR

7. Mayor Announcements

MEETING ITEMS

8. [Ordinance No. 25-014 2026 Business License Update](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 10 minutes](#)
9. [Ordinance No. 25-015 Unlawful Camping and Storage of Personal Property on Public Property](#)
[Presenter: Shawn MacPherson, City Attorney](#)
[Time Estimate: 10 minutes](#)

PUBLIC COMMENTS

NON-AGENDA ITEMS

10. Staff
11. Council

CLOSE OF MEETING



City Council Workshop Minutes - Draft
Monday, August 04, 2025, 4:30 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

ROLL CALL

Present: Council Members Marilyn Boerke, Martin Elzingre, Tim Hein, Leslie Lewallen, Jennifer Senescu and John Svilarich

Remote: Council Members John Nohr

Staff: Sydney Baker, James Carothers, Rob Charles, Aaron Cliburn, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Tina Jones, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Alicia Stevens, Matthew Thorup, Connie Urquhart and Chris Witkowski

Press: Kelly Moyer, Camas-Washougal Post Record

PUBLIC COMMENTS

Bill Osmunson, Bellevue, commented about fluoride.

Amy Harris, Vancouver, commented about the Homelessness Ordinance.

WORKSHOP TOPICS

1. Clark County Commission on Aging Presentation
 Presenters: Commission Members Cass Freedland and Ken Lund

This item was for Council's information only.

2. Construction Award Well 13 PFAS Project
 Presenter: Rob Charles, Utilities Manager

This item will be placed on the August 18, 2025 City Council Regular Meeting Consent Agenda for Council's consideration.

3. ORD 25-014 2026 Business License Update
 Presenter: Matthew Thorup, Assistant Finance Director

An Ordinance for this item will be placed on the August 18, 2025 City Council Agenda for Council's consideration.

4. Camas and RFA Property Tax Presentation
Presenter: Cathy Huber Nickerson, Finance Director

This item was for Council's information only.

5. Ordinance No. 25-015 Unlawful Camping and Storage of Personal Property on Public Property
Presenter: Doug Quinn, City Administrator and Steve Hogan, Mayor

Due to time constraints, this item was moved to the August 4, 2025 City Council Regular Meeting.

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

Due to time constraints, this item was moved to the August 4, 2025 City Council Regular Meeting.

COUNCIL COMMENTS AND REPORTS

Due to time constraints, this item was moved to the August 4, 2025 City Council Regular Meeting.

PUBLIC COMMENTS

John Spencer, Washougal, commented about the Regional Fire Authority (RFA).

CLOSE OF MEETING

The meeting closed at 6:30 p.m.



City Council Regular Meeting Minutes - Draft
Monday, August 04, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Marilyn Boerke, Martin Elzingre, Tim Hein, Leslie Lewallen, Jennifer Senescu and John Svilarich

Remote: Council Members John Nohr

Staff: Sydney Baker, James Carothers, Rob Charles, Aaron Cliburn, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Tina Jones, Shawn MacPherson, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Alicia Stevens, Matthew Thorup and Connie Urquhart

Press: Kelly Moyer, Camas-Washougal Post Record

WORKSHOP TOPICS (CARRIED OVER FROM AUGUST 4, 2025 CITY COUNCIL WORKSHOP MEETING)

5. Ordinance No. 25-015 Unlawful Camping and Storage of Personal Property on Public Property
 Presenter: Doug Quinn, City Administrator and Steve Hogan, Mayor

An Ordinance for this item will be placed on the August 18, 2025 City Council Agenda for Council's consideration.

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

There were no staff updates.

PUBLIC COMMENTS

Diana Rutherford, Camas, commented about Camas Days.

Randal Friedman, camas, commented about Camas Days.

Carrie Wiklem, Camas, commented about the Regional Fire Authority (RFA).

Aaron Cliburn, Camas, commented about the RFA.

Meeting minutes created by Alicia Stevens.

Brian Wiklem, Camas, commented about the RFA.

Darcy Smith, Camas, commented about the RFA, Crown Park and Well 13.

Cathy Brooks, Camas, commented about the RFA.

Michaela Young, Washougal, commented about the RFA.

Felicia DeLeon, Vancouver, commented about the RFA.

Kiana Williams, Camas, commented about the RFA.

Dave Sturbelle, Camas, commented about the RFA.

CONSENT AGENDA

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

1. July 21, 2025 Camas City Council Regular and Workshop Meeting Minutes
2. \$2,105,055.94 Automated Clearing House 702458-702497 and Claim Checks 160963-161051 Approved by Finance Committee
3. \$132,861 to Aquatechnex for Lacamas Lake Treatment 2024 change order authorization (Submitted by Rob Charles, Utilities Manager)
4. \$14,370 PBS Engineering and Environmental/Apex Citywide Horizontal Curve Safety Improvements Professional Services Agreement Supplement 3 (Submitted by James Carothers, Engineering Manager)
5. Council Policies and Procedures
(Submitted by Council Members Tim Hein and Marilyn Boerke)

Council Member Svilarich asked that item number five (5) Council Policies and Procedures, be removed from the Consent Agenda for further discussion.

It was moved by Boerke, and seconded, to approve the Consent Agenda as amended. The motion passed.

NON-AGENDA ITEMS

6. Staff

There were no staff comments.

7. Council

Nohr commented about Camas Days, Crown Park, traffic concerns and the RFA.

Senescu commented about Camas Days and the RFA.

Svilarich attended the Parks Foundation Luncheon. Svilarich thanked Nick MacQuarrie in Public Works for his recent call out and service. Svilarich commented about Camas Days and speeding.

Boerke commented about the RFA, Camas Days, Picnic in Color, the Earth Day Society, First Friday and the Little League World Series. Boerke commented about her application to the Clark County Community Action Advisory Board and the upcoming Ward 1 Town Hall.

Lewallen commented about the RFA and Camas Days. Lewallen commented about the upcoming Water Safety Committee Meeting.

Hein attended Finance Committee Meetings and toured the Analog Devices facility. Hein commented about Camas Days, the RFA and upcoming Water Safety Committee and Clark County Public Transit Benefit Area Authority (CTRAN) Meetings.

Elzingre attended Finance Committee Meetings. Elzingre commented about Camas Days, Lacamas Lake, the Little Bronze Girl Ribbon Cutting and the RFA.

MAYOR

8. Mayor Announcements

Mayor Hogan commented about an upcoming meeting with CTRAN and Interstate Bridge Replacement (IBR). Mayor Hogan commented about Finance Committee work and water treatment for PFAS. Mayor Hogan thanked Matthew Thorup for his service at the City of Camas as he accepted a new position with CTRAN.

MEETING ITEMS

9. Ordinance No. 25-016 Issuance of 2025 Revenue and Refunding Bonds - Public Hearing
Presenter: Cathy Huber Nickerson, Finance Director

Mayor Hogan opened the public hearing at 8:03 p.m.

No one from the public provided testimony.

The public hearing closed at 8:04 p.m.

It was moved by Hein, and seconded, to approve Ordinance No. 25-016 and publish according to law. The motion carried unanimously.

Roll Call Vote:

Boerke – Yes

Hein – Yes

Nohr – Yes

Senescu – Yes

Lewallen – Yes
Elzingre – Yes
Svilarich - Yes

10. Resolution 25-012 Intent of City Council to Reduce Camas Property Tax Levy if RFA is Approved
 Presenter: Cathy Huber Nickerson, Finance Director

It was moved by Svilarich, and seconded, to adopt Resolution 25-012. The motion passed.

ITEMS REMOVED FROM CONSENT AGENDA

5. Council Policies and Procedures
 (Submitted by Council Members Tim Hein and Marilyn Boerke)

Svilarich and Boerke discussed changes.

It was moved by Boerke, and seconded, to approve Council Policies and Procedures Version 1 effective August 4, 2025 with amendment to specify Robert's Rules of Order will be followed as previously stated. The motion passed unanimously.

PUBLIC COMMENTS

Aaron Cliburn, Vancouver, commented about the RFA.

Deanna Rusch, Camas, commented about the RFA.

Brian Wiklem, Camas, commented about the RFA.

Darcy Smith, Camas, commented about the RFA.

Michaela Young, Washougal, commented about the RFA.

Cathy Brooks, Camas, commented about the RFA.

Bobbi Oslund, Camas, commented about the RFA.

Victor Compher, Camas, commented about the RFA.

Chaney Compher, Camas, commented about the RFA.

Tyler Sanders, Camas, commented about revenue and City development.

Carrie Cowan, Camas, commented about the RFA.

CLOSE OF MEETING

The meeting closed at 9:16 p.m.

August ___, 2025

Mr. Lance Tapani
Tapani, Inc.
1705 SE 9th Avenue
Battle Ground, WA 98604

Subject: *Notice of Award – Camas PFAS Evaluation and Well 13 Treatment*
 City Project: WTR24005

Dear Mr. Tapani:

The purpose of this letter is to advise you that your company was awarded the contract for the above referenced project at the City Council Meeting on August 18, 2025, for your bid price of \$5,269,815.00.

Please mail originals of the following as soon as possible, prior to the preconstruction meeting:

- Performance Bond
- Payment Bond

Please submit the following items at the preconstruction conference:

- Original documents for the above listed items
- ACORD Certificate of Insurance specifically naming the following as additional insured:
 - The City of Camas and its officers, elected officials, employees, agents, and volunteers
- List of subcontractors
- Intent To Pay Prevailing Wages, including subcontractors
- Letter identifying your E.E.O. Officer
- Letter identifying your superintendent and two after-hours emergency telephone numbers
- Construction schedule
- Traffic Control Plan

Please contact Rob Charles at 360-817-7003 or rcharles@cityofcamas.us to schedule a pre-construction conference or with any comments or questions.

Sincerely,

Rob Charles
Utilities Manager

cc: City of Camas Procurement



Staff Report – Consent Agenda

August 18, 2025, Council Regular Meeting

Final Plat Approval for Camas Heights Ph. II Subdivision Final Plat (Submitted by Madeline Coulter, Planner)

Phone	Email
360.817.1568	mcoulter@cityofcamas.us

BACKGROUND: Camas Heights Ph. II Subdivision is a 35-lot residential subdivision located at 22630 NE 28th St. The subject site is bordered to the north and west by Green Mountain Estates Subdivision zoned Single-Family Residential R-10 and R-6. To the east, are single-family residences zoned Agriculture in unincorporated Clark County. To the south is NE 28th Street.

LOCATION: Parcel Number(s): 986070714

OWNER: Cal Hearthstone
23975 Park Sorrento Suite 220
Vancouver, WA 98682

ZONING: Single-Family Residential (R-10)

TOTAL SITE AREA: 38.23 acres

LOTS: 35 residential lots

SUMMARY: A public hearing before the Hearings Examiner was held on May 4, 2022, and a land use decision with conditions of approval was issued for the subdivision on June 9, 2022. The reconsideration decision was issued June 18, 2022.

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

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

FINAL PLAT APPROVAL CRITERIA (CMC 17.21.060.E):

1. That the proposed final plat bears the required certificates and statements of approval.
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose

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

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

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

STRATEGIC PLAN: This final plat supports the strategic plan goal of Economic Prosperity by providing a supply of buildable homesites to accommodate new housing growth.

BUDGET IMPACT: Revenues will be generated from building permits issued for the 35 new residential lots.

RECOMMENDATION: Staff recommends that Council approve the final plat for the Camas Heights Ph. II Subdivision Final Plat.



Taxlots

All Roads

- Interstate
- State Route
- Arterial
- Forest Arterial
- Minor Collector
- Forest Collector
- Private or Other

1: 9,028

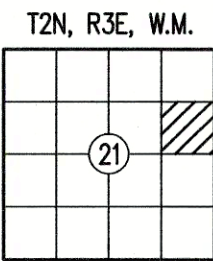


WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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

CAMAS HEIGHTS SUBDIVISION PHASE 2

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. SUB21-01
JULY 2025



PLAT NOTES

- THIS DEVELOPMENT SHALL BE A PART OF THE CAMAS HEIGHTS HOMEOWNER'S ASSOCIATION (HEREON REFERRED TO AS HOA). THE DECLARATION (CC&R'S) FOR CAMAS HEIGHTS WAS RECORDED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER _____. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS SHOWN ON APPROVED CONSTRUCTION PLANS ARE COMPLETED AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
- MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 50%.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- A PUBLIC UTILITY EASEMENT (PUE) AS SHOWN HEREON IS HEREBY GRANTED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, IS HEREBY GRANTED TO THE CITY OF CAMAS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- THE PRIVATE STORMWATER EASEMENTS BURDENING AND/OR BENEFITING LOTS 53-56, AND LOTS 62-66 ARE TO BE OWNED AND MAINTAINED BY THE APPLICABLE LOT OWNERS.
- A LATECOMERS FEE IN THE AMOUNT OF \$534.14 PER LOT SHALL BE COLLECTED AT THE TIME OF BUILDING PERMIT ISSUANCE FOR THE PROPORTIONATE SHARE OF REIMBURSEMENT FOR THE GOODWIN ROAD SANITARY SEWER PUMP STATION, PER LATECOMER REIMBURSEMENT AGREEMENT UNDER AUDITOR'S FILE NUMBER 5594198, RECORDED 03/25/2019, CLARK COUNTY RECORDS. AT THE TIME OF BUILDING PERMIT ISSUANCE, THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$534.14 FEE PER LOT, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE NORTHSORE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AS THE "NORTH URBAN GROWTH AREA-SEWER TRANSMISSION SYSTEM" OR NUGA-STS).
- WETLANDS, CRITICAL AREAS, AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE FINAL WETLAND MITIGATION PLAN RECORDED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER _____. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.
- TREE TOPPING IS NOT PERMITTED WITHIN THIS DEVELOPMENT, NOR REMOVAL OF MORE THAN 20 PERCENT OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY. REQUIRED STREET TREES SHALL BE PROMPTLY REPLACED WITH A CITY OF CAMAS APPROVED SPECIES.
- THE CAMAS HEIGHTS SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
- IN THE EVENT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE, AND THE APPLICANT SHALL NOTIFY THE CITY AND DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP).
- TRACTS K, L AND N ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACTS O, AND M ARE PRIVATE DRIVES TO BE OWNED AND MAINTAINED BY THE HOA. TRACT M IS SUBJECT TO A SANITARY SEWER EASEMENT TO THE CITY OF CAMAS, A PRIVATE ACCESS AND UTILITY EASEMENT TO LOTS 50 AND 51, AND A PUBLIC UTILITY EASEMENT (SEE NOTE 5) OVER ITS ENTIRETY. TRACT O IS SUBJECT TO A PRIVATE ACCESS AND UTILITY EASEMENT TO LOTS 77 AND 78 AND A PUBLIC UTILITY EASEMENT (SEE NOTE 5) OVER ITS ENTIRETY.
- PRIVATE STORMWATER SYSTEMS ARE TO BE MAINTAINED BY THE APPLICABLE LOT AND TRACT OWNERS UPON WHICH THE PRIVATE STORMWATER SYSTEMS ARE LOCATED.
- LOTS 50 AND 51 ARE REQUIRED TO INSTALL INDIVIDUAL WATER BOOSTER TANKS, WHICH ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- CONSTRUCTION OF ANY PERMANENT STRUCTURES, SUCH AS RETAINING WALLS, SHEDS, ADU'S, CONCRETE PATIOS, DECKS, ETC., WILL NOT BE PERMITTED WITHIN ANY PRIVATE STORMWATER EASEMENTS.

SHEET INDEX

- PAGE 1 APPROVALS, NARRATIVE, PLAT NOTES, SURVEYOR'S CERTIFICATE, DECLARANT DECLARATION, ACKNOWLEDGEMENTS, LEGAL DESCRIPTION
- PAGE 2 BOUNDARY, LEGEND, REFERENCES
- PAGE 3 LOTS 62-79, TRACTS N, AND O, LEGEND, REFERENCES, CURVE TABLE, RIGHT-OF-WAY NOTES, DETAIL A
- PAGE 4 LOTS 45-61, TRACTS K, L, AND M, LEGEND, REFERENCES, CURVE TABLE, RIGHT-OF-WAY NOTES

PERIMETER LEGAL DESCRIPTION

A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345) LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE EAST LINE OF SAID LOT 16 NORTH 01°34'57" EAST 10.00 FEET TO THE EASTERLY NORTHEAST CORNER OF TRACT H OF THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1 (312-340) AND POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING FIFTEEN (15) COURSES: THENCE NORTH 88°42'55" WEST 530.86 FEET; THENCE NORTH 43°42'55" WEST 18.38 FEET; THENCE NORTH 01°17'05" EAST 216.50 FEET; THENCE SOUTH 88°42'55" EAST 157.00 FEET; THENCE NORTH 01°17'05" EAST 30.25 FEET; THENCE SOUTH 88°42'55" EAST 134.00 FEET; THENCE NORTH 01°17'05" EAST 123.26 FEET; THENCE NORTH 37°48'11" EAST 32.35 FEET; THENCE NORTH 01°17'17" EAST 21.74 FEET; THENCE NORTH 40°14'07" WEST 35.73 FEET; THENCE NORTH 01°17'17" EAST 87.51 FEET; THENCE NORTH 88°42'43" WEST 68.48 FEET; THENCE NORTH 01°17'17" EAST 162.00 FEET; THENCE NORTH 88°42'43" WEST 64.79 FEET; THENCE NORTH 01°33'37" EAST 147.97 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345); THENCE ALONG THE EASTERLY LINE OF LOT 16 OF SAID PLAT THE FOLLOWING EIGHT (8) COURSES: THENCE SOUTH 88°42'51" EAST 140.00 FEET; THENCE NORTH 58°56'00" EAST 189.95 FEET; THENCE SOUTH 81°40'26" EAST 66.63 FEET; THENCE SOUTH 49°19'03" EAST 186.22 FEET; THENCE SOUTH 02°21'45" EAST 244.95 FEET; THENCE SOUTH 01°03'17" WEST 256.00 FEET; THENCE SOUTH 35°38'35" WEST 242.06 FEET; THENCE SOUTH 01°34'57" WEST 129.99 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE TRACT PER AUDITOR'S FILE NUMBER 6136768, CLARK COUNTY DEED RECORDS (CLARK COUNTY PARCEL NO. 173157-000) INTO LOTS AND TRACTS, TO CREATE ROADS TO BE DEDICATED TO THE CITY OF CAMAS, AS WELL AS CREATING NECESSARY EASEMENTS AS SHOWN.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 AS SHOWN. BEARINGS SHOWN HEREON ARE BASED ON WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4602, NAD 83(2011)EPOCH2010.000 DERIVED FROM GPS TIES FROM THE WASHINGTON STATE REFERENCE NETWORK(WSRN).

FOUND MONUMENTS, BEARINGS AND DISTANCES PER RECORD OF SURVEY BOOK 73, PAGE 47 WERE HELD TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY.

A 3 SECOND TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVER WERE USED IN THIS SURVEY. ALL TRAVERSES MEET THE STANDARDS CONTAINED IN WAC 332-130-090.

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED CAMAS HEIGHTS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR CAMAS HEIGHTS RECORDED UNDER CLARK COUNTY RECORDING NUMBER _____.

CAL HEARTHSTONE LOT OPTION POOL 05, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: _____ DATE _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE

THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT; ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF CAL HEARTHSTONE LOT OPTION POOL 05, L.P., A DELAWARE LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____
DATED: _____
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

LAND SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CAL HEARTHSTONE LOT OPTION POOL 05, L.P., IN MAY, 2024, I HEREBY CERTIFY THAT THIS MAP FOR "CAMAS HEIGHTS" IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

JAMES O. HANNON
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 54200



REVIEW
COPY

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF CLARK } SS

SIGNED OR ATTESTED BEFORE ME ON _____ BY JAMES O. HANNON.

NOTARY SIGNATURE _____
DATED: _____
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

CITY OF CAMAS MAYOR

CITY OF CAMAS MAYOR _____ DATE _____

CITY OF CAMAS FINANCE DIRECTOR

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

ATTESTED BY: _____ DATE _____
CITY OF CAMAS FINANCE DIRECTOR

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY: _____ DATE _____
CITY OF CAMAS COMMUNITY DEVELOPMENT
DIRECTOR OR DESIGNEE

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

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

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

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

CITY OF CAMAS ENGINEER OR DESIGNEE _____ DATE _____

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY: _____ DATE _____
CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "CAMAS HEIGHTS SUBDIVISION PHASE 2" PLAT NO. _____
CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2025,

AT _____ AM/PM IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF AKS ENGINEERING AND FORESTRY, LLC.

AUDITOR'S FILE NUMBER _____

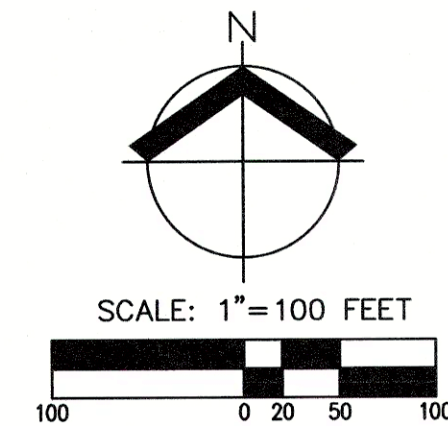
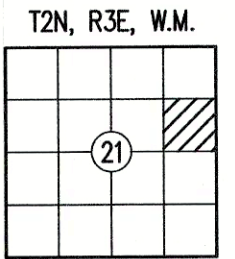
COUNTY AUDITOR _____

PAGE 1 OF 4

JOB NAME: CAMAS HEIGHTS PH2	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM AKS ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
JOB NUMBER: 8468	
DRAWN BY: CJC	
CHECKED BY: JOH	
DRAWING NO.: 8468CPLAT PH2	

CAMAS HEIGHTS SUBDIVISION PHASE 2

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. SUB21-01
JULY 2025



LAND INVENTORY

TOTAL ACREAGE: 9.67 ACRES

TOTAL DEVELOPED ACREAGE: 9.18 ACRES

TOTAL LOT AREA: 6.99 ACRES

TOTAL INFRASTRUCTURE ACREAGE: 1.68 ACRES

TOTAL TRACT AREA: 0.99 ACRES

TOTAL ACREAGE OF CRITICAL AREAS: 0.00 ACRES

TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 0.94 ACRES

LEGEND

- ▲ FOUND 1/2" REBAR W/PC INSCRIBED "AKS ENGR 54200"; PER ROS (73-47); HELD
- FOUND 5/8" REBAR W/PC INSCRIBED "AKS ENGR 34127"; PER ROS (63-53); HELD UNLESS NOTED OTHERWISE
- ▲ FOUND 1/2" REBAR W/PC INSCRIBED "LAWSON WA 11889"; UNLESS NOTED OTHERWISE; PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345); HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 1/2" REBAR W/PC INSCRIBED "OLSON ENG PLS 42667"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR W/PC INSCRIBED "OLSON ENG PLS 42624"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 3" (312-99); HELD UNLESS NOTED OTHERWISE
- ▣ FOUND 1/2" REBAR W/PC INSCRIBED "OLSON ENG PLS 42624"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201); HELD UNLESS NOTED OTHERWISE
- ⌈ FOUND 1/2" REBAR W/PC INSCRIBED "AKS 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340); HELD

*** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***

AFN AUDITORS FILE NUMBER
LCR LAND CORNER RECORD
ROS RECORD OF SURVEY
W/OPC WITH AN ORANGE PLASTIC CAP
W/PC WITH A YELLOW PLASTIC CAP

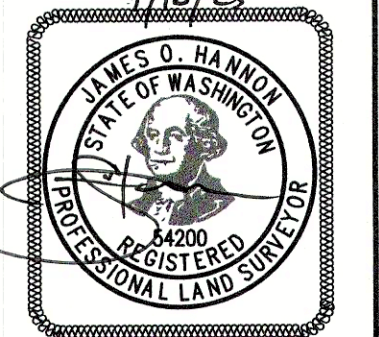
REFERENCES

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- (7) RECORD INFORMATION PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340)

*** ALL DATA PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340) WAS HELD ***

REVIEW

COPY



PAGE 2 OF 4

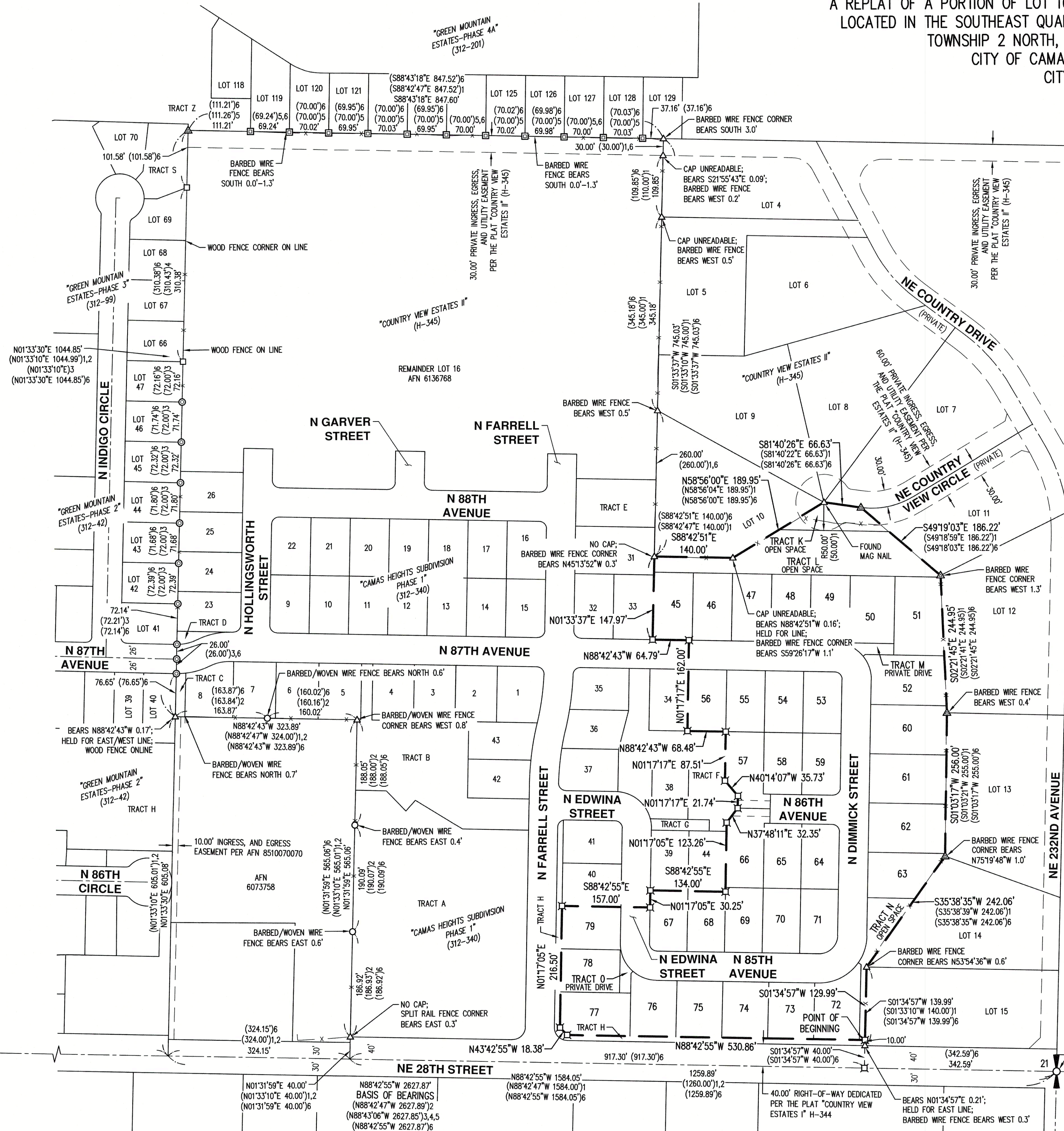
JOB NAME: CAMAS HEIGHTS PH2
JOB NUMBER: 8468
DRAWN BY: CJC
CHECKED BY: JOH
DRAWING NO.: 8468PLAT PH2

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

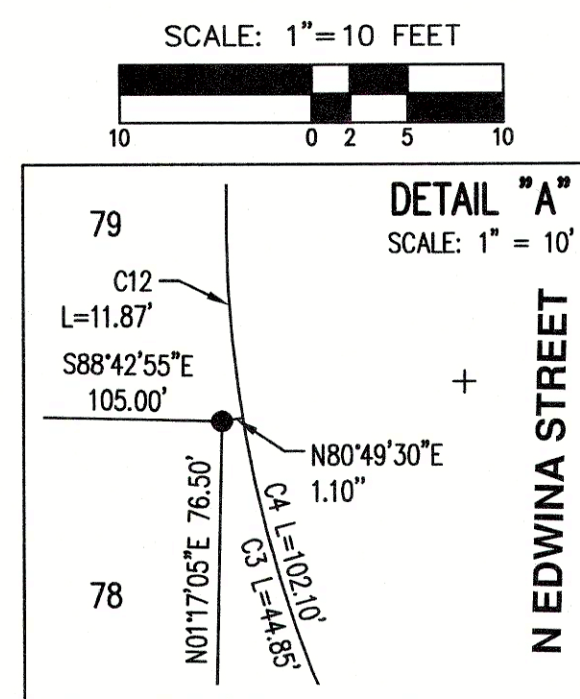
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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



FOUND 3-5/8" BRASS DISC
W/PUNCH IN MON BOX;
PER LCR (16-108)



FOUND 3/4" IRON PIPE;
AS SHOWN IN ROS (63-53);
HELD FOR CENTER OF SECTION 21

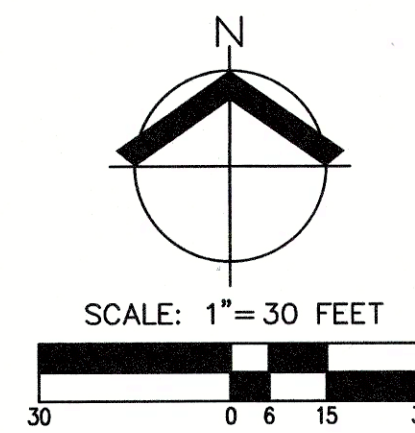


RIGHT-OF-WAY NOTE

1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

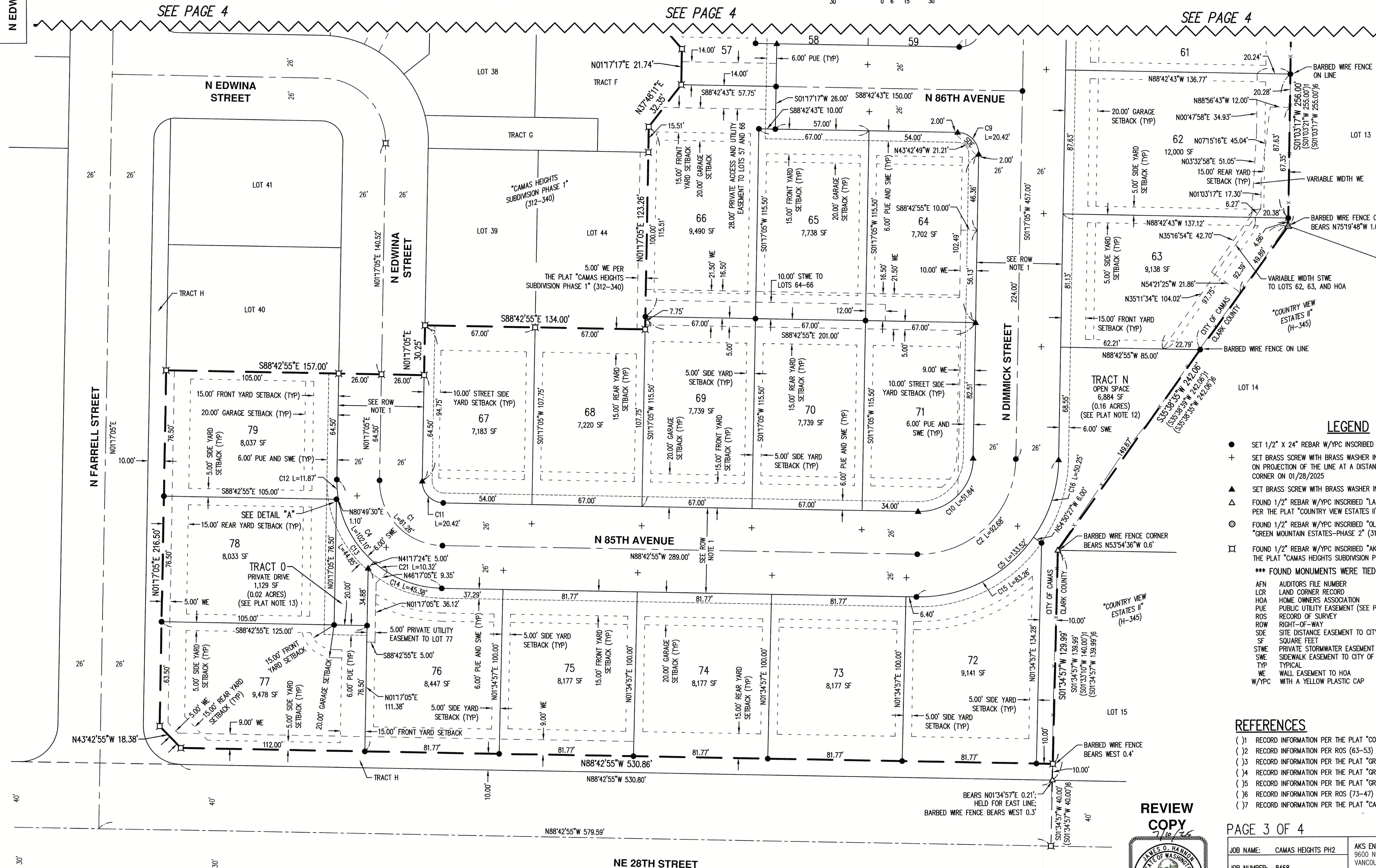
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	39.00'	90°00'00"	61.26'	N43°42'55"W 55.15'
C2	59.00'	90°00'00"	92.68'	S46°17'05"W 83.44'
C4	65.00'	90°00'00"	102.10'	S43°42'55"E 91.92'
C5	85.00'	90°00'00"	133.52'	N46°17'05"E 120.21'
C9	13.00'	89°59'48"	20.42'	N43°42'49"W 18.38'
C10	33.00'	90°00'00"	51.84'	N46°17'05"E 46.67'
C11	13.00'	90°00'00"	20.42'	S43°42'55"E 18.38'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C12	65.00'	10°27'36"	11.87'	S03°56'43"E 11.85'
C13	65.00'	39°32'06"	44.85'	S28°56'33"E 43.97'
C14	65.00'	40°00'19"	45.38'	S88°42'45"E 44.47'
C15	85.00'	56°07'32"	83.26'	N63°13'19"E 79.97'
C16	85.00'	33°52'28"	50.25'	N18°13'19"E 49.53'
C21	65.00'	9°05'50"	10.32'	S53°15'31"E 10.31'



CAMAS HEIGHTS SUBDIVISION PHASE 2

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 CITY FILE NO. SUB21-01
 JULY 2025



CURB SCREW TABLE	
COMMON LOT LINE	DISTANCE
72 / TRACT N	11.80'
72 / 73	11.60'
73 / 74	11.60'
74 / 75	11.60'
75 / 76	11.60'
76 / TRACT O	11.80'

MINIMUM BUILDING SETBACKS	
FRONT YARD	15'
GARAGE	20'
SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	15'
MAXIMUM LOT COVERAGE	50%

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
 **UNLESS SHOWN OTHERWISE HEREON

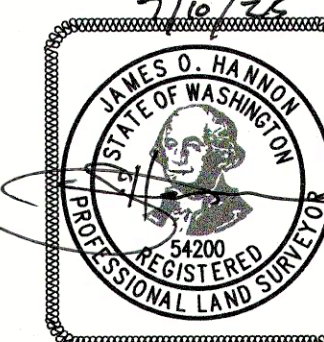
LEGEND

- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON 07/03/2025
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.70' FROM THE FRONT LOT CORNER ON 01/28/2025
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON 01/28/2025
- △ FOUND 1/2" REBAR W/YPC INSCRIBED "LAWSON WA 11989", UNLESS NOTED OTHERWISE, PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345); HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG PLS 42667", PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- ⊠ FOUND 1/2" REBAR W/YPC INSCRIBED "AKS 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340); HELD
- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***
- AFN AUDITORS FILE NUMBER
- LCR LAND CORNER RECORD
- HOA HOME OWNERS ASSOCIATION
- PUE PUBLIC UTILITY EASEMENT (SEE PLAT NOTE 5)
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SD SITE DISTANCE EASEMENT TO CITY OF CAMAS
- SF SQUARE FEET
- STW PRIVATE STORMWATER EASEMENT (SEE PLAT NOTE 6)
- SWE SIDEWALK EASEMENT TO CITY OF CAMAS
- TYP TYPICAL
- WE WALL EASEMENT TO HOA
- W/YPC WITH A YELLOW PLASTIC CAP

REFERENCES

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PAGE 3 OF 4

REVIEW
COPY

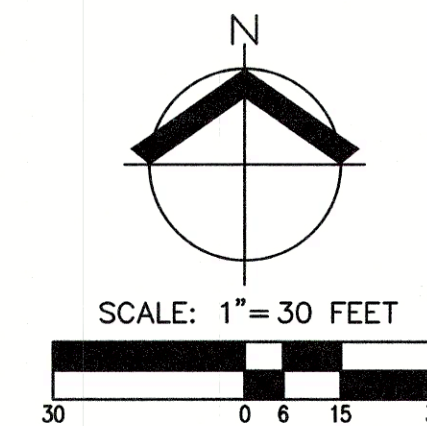
JOB NAME: CAMAS HEIGHTS PH2	AKS ENGINEERING & FORESTRY, LLC 9500 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER: 8468	
DRAWN BY: CJC	
CHECKED BY: JOH	
DRAWING NO.: 8468PLAT PH2	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

RIGHT-OF-WAY NOTE

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JULY 2025

CURVE TABLE				
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C6	65.00'	89°59'48"	102.10'	N43°42'49"W 91.92'
C7	13.00'	89°59'48"	20.42'	N43°42'49"W 18.38'
C8	13.00'	90°00'12"	20.42'	N46°17'11"E 18.39'
C17	65.00'	40°00'07"	45.38'	N18°42'58"W 44.46'
C18	65.00'	29°02'23"	32.94'	N53°14'13"W 32.59'
C19	65.00'	20°57'18"	23.77'	N78°14'04"W 23.64'
C20	65.00'	16°03'16"	18.21'	S75°47'03"E 18.15'

LEGEND

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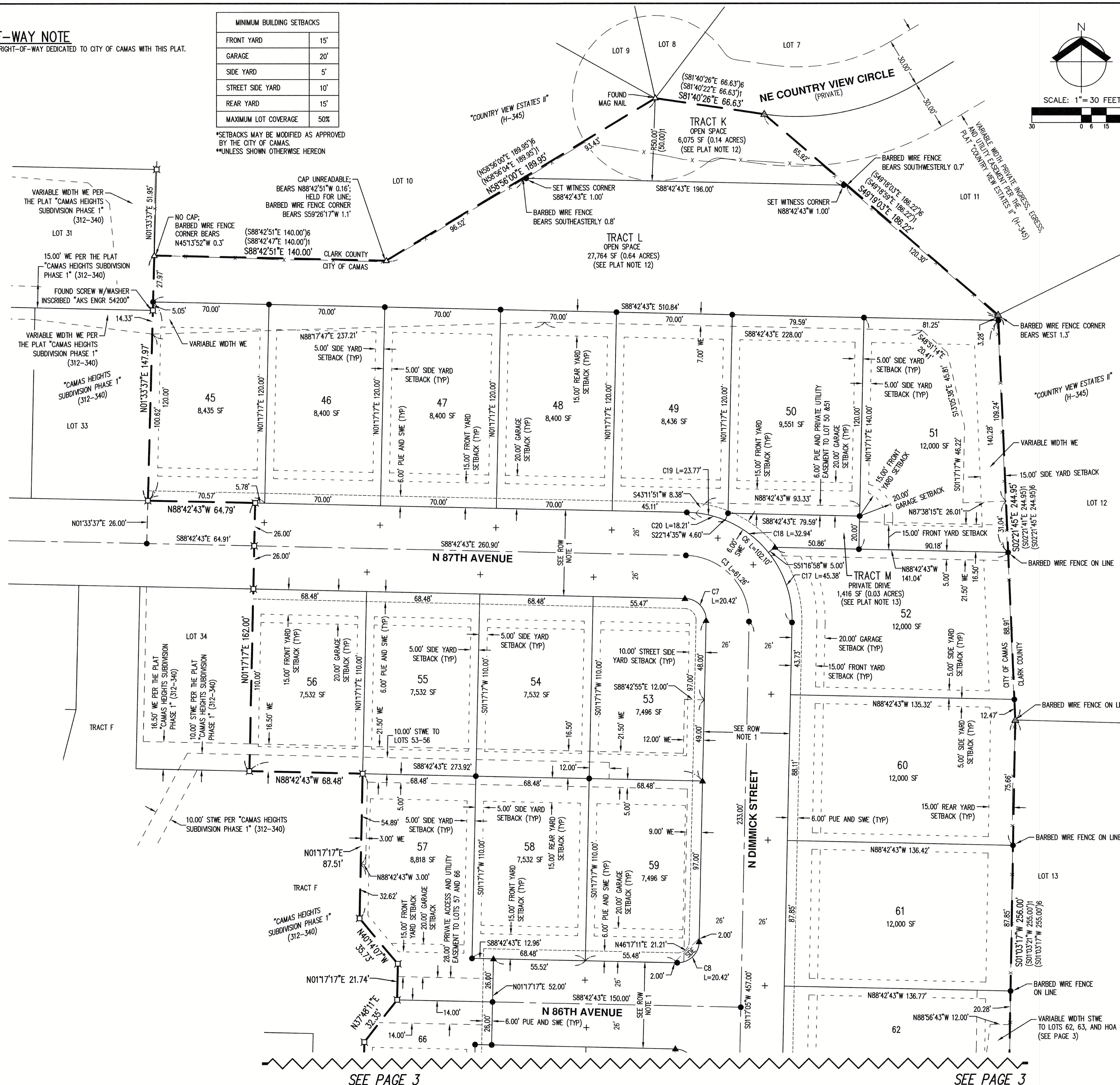
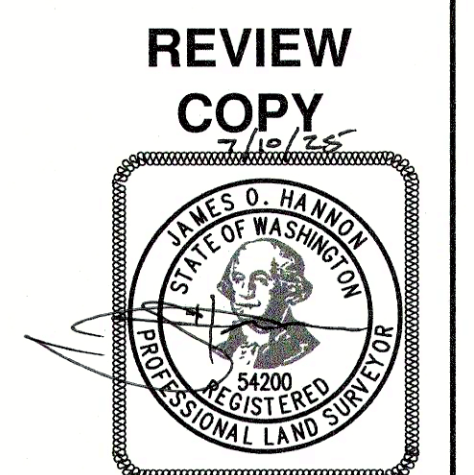
*** ALL DATA PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340) WAS HELD ***

PAGE 4 OF 4

JOB NAME:	CAMAS HEIGHTS PH2
JOB NUMBER:	8468
DRAWN BY:	CJC
CHECKED BY:	JOH
DRAWING NO.:	8468CPLAT PH2

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
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WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
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SEE PAGE 3

SEE PAGE 3



Staff Report

August 18, 2025 Council Regular Meeting

\$106,963.28 Granite Construction Inc. 2025 Citywide Hot Mix Asphalt Repairs

Change Order No. 1A

Presenter: Justin Monsrud, Engineer III

Time Estimate: 5 minutes

Phone	Email
360.817.7232	jmonsrud@cityofcamas.us

BACKGROUND:

In April Staff held a public bid opening for the 2025 Citywide Hot Mix Asphalt Repairs as part of the City's Pavement Preservation Program. The City received five total bids with prices ranging from \$959,200 to \$1,275,855. The Engineer's Estimate for the project was \$1,229,500. Council accepted the low bid and awarded to Granite Construction Inc. in the amount of \$959,200 at the April 7 regular meeting.

Based on low bids staff requested additional asphalt repairs to be performed by the contractor to increase preservation maintenance for the 2025 season.

SUMMARY:

This change order in the amount of \$106,963.28 is for additional street maintenance including removing and replacing asphalt as directed by staff, additional traffic control, additional road striping, and mobilization to site.

Per Resolution No. 25-006 Staff shall proceed to council for approval of expenses greater than 10% of the original contract amount. This contract's total change orders to date are 11% of original contract amount.

BENEFITS TO THE COMMUNITY:

Favorable pricing and increased budget have allowed additional preservation to be completed this season, benefiting all road users.

BUDGET IMPACT:

There are sufficient funds within the 2025 Pavement Preservation budget to cover this expense.

RECOMMENDATION:

Staff recommends Council approve this Change Order.



City of Camas
Contract Change Order

Item 5.

Change Order No.
1A

Date: 7-31-2025

Contract For: STR25002B 2025 CITYWIDE HMA REPAIRS
Prime Contractor: GRANITE CONSTRUCTION INC.

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item	Description of Changes	QTY	Unit	Unit Cost	Decrease in Contract Price	Increase in Contract Price
1A	Additional Mobilization and Traffic Control	1	LS	\$2,625.00		\$2,625.00
1B	Thermoplastic Markings	1	LS	\$8,243.18		\$8,243.18
1C	Net Bid Item increases					\$96,095.10
	Subtotal:					\$106,963.28
	8.6% Sales Tax					EXEMPT
	Total					\$106,963.28
	Net Change in Contract Price:					\$106,963.28

Contract Change Orders for this project = 11 % of original contract total
(Original Contract Total=\$959,200 the Revised Contract Total is \$1,066,163.28)

- Item 1A:** This item is additional mobilization and traffic control traffic control supervisor cost for adding approx. 600 Tons of Hot Mix Asphalt to contract.
- Item 1B:** This item is full payment for adding thermoplastic traffic markings (turn arrows, yield symbols, crosswalk markings) needing replacement. Work performed by SPM inc.
- Item 1C:** This item is the net calculated contract total overrun for measurable bid items with quantity increases. Refer to pay estimate #2 for final bid item quantities.

The amount of the contract will be **increased** by the sum of: One hundred Six Thousand, Nine Hundred Sixty Three and 28/100 dollars (\$106,963.28).



City of Camas
Contract Change Order

The contract total, including the original contract total, this and previous change orders will be **increased** to One Million, Sixty-Six Thousand, One Hundred Sixty-Three and 18/100 Dollars (\$1,066,163.18)

The contract completion date will remain the same.

This document will become a supplement to the contract and all provisions will apply hereto.

Requested	DocuSigned by: <u>James Hodges</u> 565356742846468... Signed by: Project Engineer	<u>7/31/2025</u> Date
Reviewed	<u>Will Noonan</u> 0633164F891E49F... Signed by: Project Manager	<u>8/1/2025</u> Date
Accepted	<u>McCall Booth</u> 188F9A032D74325A... Signed by: Contractor	<u>8/1/2025</u> Date
Approved	<u>Rob Charles</u> DF40B337AFA... Signed by: Public Works Director	<u>8/1/2025</u> Date



I, James E. Carothers, Engineering Manager, hereby certify that these bid tabulations are correct.

Signed by:James E. Carothers8/1/2025

James E. Carothers, PEDate

Item 6.

PROJECT NO. FAC23008M	Engineer's Estimate: \$280,000.00	Advanced Excavating Specialists LLC 1200 Hazel St Kelso WA 98632 chad@advexc.us 360-232-8854	Tapani Inc 1705 SE 9th Ave / PO Box 1900 Battle Ground WA 98604 bidadmin@tapani.com 360-687-1148	Grade Werks Excavating LLC PO Box 1349 Battle Ground WA 98604 info.gwe@yahoo.com 360-888-5805	Pacific Star Excavating 6212 NE 152nd Ave Vancouver WA 98682 estimating@pacificstarexcavating.com 910-632-3543
DESCRIPTION: Grass Valley Fire Station 42 Stormwater Improvements					
Ent. By MP					
DATE OF BID OPENING: July 30, 2025 @ 10:00AM					

Base Bid

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
1	Mobilization	LS	1	\$22,100.00	\$22,100.00	\$18,108.00	\$18,108.00	\$14,000.00	\$14,000.00	\$17,500.00	\$17,500.00	\$6,790.00	\$6,790.00
2	Minor Changes (minimum bid \$5,000)	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
3	Construction Documentation (minimum bid \$7,500)	LS	1	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
4	Construction Staging and Access Plan	LS	1	\$7,000.00	\$7,000.00	\$150.00	\$150.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00
5	Tree and Vegetation Protection	LS	1	\$5,000.00	\$5,000.00	\$200.00	\$200.00	\$5,000.00	\$5,000.00	\$2,750.00	\$2,750.00	\$5,390.00	\$5,390.00
6	Removal of Structures and Obstructions	LS	1	\$4,000.00	\$4,000.00	\$17,500.00	\$17,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$2,180.00	\$2,180.00
7	Sawcut	LF	400	\$4.00	\$1,600.00	\$4.00	\$1,600.00	\$4.00	\$1,600.00	\$5.00	\$2,000.00	\$6.23	\$2,492.00
8	Removal Cement Concrete Pavement, 8” Depth	SY	47	\$25.00	\$1,175.00	\$70.00	\$3,290.00	\$40.00	\$1,880.00	\$55.00	\$2,585.00	\$44.04	\$2,069.88
9	Removal HMA Pavement, 2.5” Depth	SY	13	\$15.00	\$195.00	\$100.00	\$1,300.00	\$40.00	\$520.00	\$55.00	\$715.00	\$51.54	\$670.02
10	Removal Cement Concrete Curb	LF	160	\$30.00	\$4,800.00	\$20.00	\$3,200.00	\$6.00	\$960.00	\$12.50	\$2,000.00	\$8.25	\$1,320.00
11	Swale Excavation Incl. Haul	CY	96	\$50.00	\$4,800.00	\$80.00	\$7,680.00	\$60.00	\$5,760.00	\$105.00	\$10,080.00	\$73.65	\$7,070.40
12	Fine Grading -Swales	SY	740	\$4.00	\$2,960.00	\$6.00	\$4,440.00	\$2.00	\$1,480.00	\$15.00	\$11,100.00	\$7.24	\$5,357.60
13	Construction Geotextile for Separation	SY	71	\$5.00	\$355.00	\$11.00	\$781.00	\$8.00	\$568.00	\$2.50	\$177.50	\$2.11	\$149.81
14	Crushed Surfacing Base Course	CY	3	\$170.00	\$510.00	\$585.00	\$1,755.00	\$250.00	\$750.00	\$250.00	\$750.00	\$966.67	\$2,900.01
15	Cement Concrete Pavement	CY	12	\$720.00	\$8,640.00	\$888.00	\$10,656.00	\$1,500.00	\$18,000.00	\$500.00	\$6,000.00	\$565.00	\$6,780.00
16	Corrugated Polyethylene Storm Sewer Pipe 6 In. Diam	LF	21	\$125.00	\$2,625.00	\$240.00	\$5,040.00	\$130.00	\$2,730.00	\$250.00	\$5,250.00	\$289.52	\$6,079.92
17	Modified Curb Inlet Catch Basin	EA	20	\$4,300.00	\$86,000.00	\$2,500.00	\$50,000.00	\$3,500.00	\$70,000.00	\$2,900.00	\$58,000.00	\$4,807.50	\$96,150.00
18	Spill Control Separator	EA	1	\$7,000.00	\$7,000.00	\$9,000.00	\$9,000.00	\$10,000.00	\$10,000.00	\$9,000.00	\$9,000.00	\$5,190.00	\$5,190.00
19	Trench Drain	LF	83	\$210.00	\$17,430.00	\$400.00	\$33,200.00	\$225.00	\$18,675.00	\$250.00	\$20,750.00	\$290.00	\$24,070.00
20	Erosion Control and Water Pollution Prevention	LS	1	\$10,000.00	\$10,000.00	\$3,000.00	\$3,000.00	\$7,000.00	\$7,000.00	\$8,000.00	\$8,000.00	\$5,390.00	\$5,390.00
21	Soil Amendment	SY	740	\$6.00	\$4,440.00	\$10.00	\$7,400.00	\$4.00	\$2,960.00	\$14.00	\$10,360.00	\$7.24	\$5,357.60
22	Biofiltration Swale Seeding	SY	740	\$4.00	\$2,960.00	\$3.00	\$2,220.00	\$2.00	\$1,480.00	\$4.00	\$2,960.00	\$1.35	\$999.00
23	Cement Conc. Traffic Curb	LF	94	\$40.00	\$3,760.00	\$120.00	\$11,280.00	\$140.00	\$13,160.00	\$45.00	\$4,230.00	\$54.89	\$5,159.66
24	Quarry Spalls	CY	24	\$250.00	\$6,000.00	\$300.00	\$7,200.00	\$95.00	\$2,280.00	\$150.00	\$3,600.00	\$157.08	\$3,769.92
25	Oil-Water Separator Repair	LS	1	\$5,000.00	\$5,000.00	\$500.00	\$500.00	\$8,000.00	\$8,000.00	\$13,500.00	\$13,500.00	\$5,000.00	\$5,000.00

Subtotal -	\$220,850.00	\$212,000.00	\$201,303.00	\$207,807.50	\$215,335.82
Sales Tax (8.6%)	\$18,993.10	\$18,232.00	\$17,312.06	\$17,871.45	\$18,518.88
Base Bid Total -	\$239,843.10	\$230,232.00	\$218,615.06	\$225,678.95	\$233,854.70

Additive Alternative #1

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
1	Oil-Water Separator Replacement	LS	1	\$24,500.00	\$24,500.00	\$12,500.00	\$12,500.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$30,000.00	\$30,000.00

Subtotal -	\$24,500.00	\$12,500.00	\$28,000.00	\$28,000.00	\$30,000.00
Sales Tax (8.6%)	\$2,107.00	\$1,075.00	\$2,408.00	\$2,408.00	\$2,580.00
Add. Alt. #1 Subtotal -	\$26,607.00	\$13,575.00	\$30,408.00	\$30,408.00	\$32,580.00

Contract Total Including Tax (Basis of Award)	\$266,450.10	\$243,807.00	\$249,023.06	\$256,086.95	\$266,434.70
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PROJECT NO. FAC23008M	Thompson Bros. Excavating, Inc 18211 NE Fourth Plain Rd Vancouver WA 98682 bids@tbeinc.us 360-254-7056	Western United Civil Group LLC PO Box 236 Yacolt WA 98675 josiah@westernucg.com 360-309-7114	Clark & Sons Excavating Inc 7601 NE 289th St Battle Ground WA 98604 josh.clarkandsons@gmail.com 360-946-8474	Dirt and Aggregate Interchange Inc 20905 NE Sandy Blvd Fairview OR 97024 contractor@dirtagg.com 503-661-5093	Nutter Corporation 7211 NE 43rd Ave Vancouver WA 98661 bids@nuttercorp.com 360-907-9405
DESCRIPTION: Grass Valley Fire Station 42 Stormwater Improvements	Ent. By				
DATE OF BID OPENING: July 30, 2025 @ 10:00AM	MP				

Base Bid													
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	Mobilization	LS	1	\$13,600.00	\$13,600.00	\$28,000.00	\$28,000.00	\$14,000.00	\$14,000.00	\$28,500.00	\$28,500.00	\$30,000.00	\$30,000.00
2	Minor Changes (minimum bid \$5,000)	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
3	Construction Documentation (minimum bid \$7,500)	LS	1	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
4	Construction Staging and Access Plan	LS	1	\$250.00	\$250.00	\$700.00	\$700.00	\$140.00	\$140.00	\$550.00	\$550.00	\$1,500.00	\$1,500.00
5	Tree and Vegetation Protection	LS	1	\$2,185.00	\$2,185.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$12,900.00	\$12,900.00	\$5,000.00	\$5,000.00
6	Removal of Structures and Obstructions	LS	1	\$1,580.00	\$1,580.00	\$5,500.00	\$5,500.00	\$12,400.00	\$12,400.00	\$6,300.00	\$6,300.00	\$2,200.00	\$2,200.00
7	Sawcut	LF	400	\$6.70	\$2,680.00	\$4.40	\$1,760.00	\$4.00	\$1,600.00	\$2.50	\$1,000.00	\$5.00	\$2,000.00
8	Removal Cement Concrete Pavement, 8" Depth	SY	47	\$33.70	\$1,583.90	\$36.00	\$1,692.00	\$118.00	\$5,546.00	\$100.00	\$4,700.00	\$30.00	\$1,410.00
9	Removal HMA Pavement, 2.5" Depth	SY	13	\$84.80	\$1,102.40	\$130.00	\$1,690.00	\$75.00	\$975.00	\$122.00	\$1,586.00	\$75.00	\$975.00
10	Removal Cement Concrete Curb	LF	160	\$7.15	\$1,144.00	\$10.00	\$1,600.00	\$12.00	\$1,920.00	\$10.00	\$1,600.00	\$6.50	\$1,040.00
11	Swale Excavation Incl. Haul	CY	96	\$36.15	\$3,470.40	\$80.00	\$7,680.00	\$50.00	\$4,800.00	\$150.00	\$14,400.00	\$420.00	\$40,320.00
12	Fine Grading -Swales	SY	740	\$4.40	\$3,256.00	\$3.00	\$2,220.00	\$19.00	\$14,060.00	\$8.50	\$6,290.00	\$25.00	\$18,500.00
13	Construction Geotextile for Separation	SY	71	\$3.65	\$259.15	\$10.00	\$710.00	\$13.00	\$923.00	\$7.00	\$497.00	\$7.00	\$497.00
14	Crushed Surfacing Base Course	CY	3	\$191.50	\$574.50	\$556.00	\$1,668.00	\$200.00	\$600.00	\$465.00	\$1,395.00	\$700.00	\$2,100.00
15	Cement Concrete Pavement	CY	12	\$2,673.25	\$32,079.00	\$1,800.00	\$21,600.00	\$550.00	\$6,600.00	\$2,060.00	\$24,720.00	\$750.00	\$9,000.00
16	Corrugated Polyethylene Storm Sewer Pipe 6 In. Diam	LF	21	\$106.90	\$2,244.90	\$98.00	\$2,058.00	\$209.00	\$4,389.00	\$167.00	\$3,507.00	\$250.00	\$5,250.00
17	Modified Curb Inlet Catch Basin	EA	20	\$4,480.00	\$89,600.00	\$2,500.00	\$50,000.00	\$6,250.00	\$125,000.00	\$3,265.00	\$65,300.00	\$4,475.00	\$89,500.00
18	Spill Control Separator	EA	1	\$6,995.00	\$6,995.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$9,575.00	\$9,575.00	\$10,000.00	\$10,000.00
19	Trench Drain	LF	83	\$265.00	\$21,995.00	\$230.00	\$19,090.00	\$315.00	\$26,145.00	\$380.00	\$31,540.00	\$320.00	\$26,560.00
20	Erosion Control and Water Pollution Prevention	LS	1	\$3,780.00	\$3,780.00	\$2,300.00	\$2,300.00	\$1,961.00	\$1,961.00	\$7,300.00	\$7,300.00	\$15,000.00	\$15,000.00
21	Soil Amendment	SY	740	\$10.40	\$7,696.00	\$10.00	\$7,400.00	\$17.00	\$12,580.00	\$17.50	\$12,950.00	\$14.00	\$10,360.00
22	Biofiltration Swale Seeding	SY	740	\$4.15	\$3,071.00	\$21.00	\$15,540.00	\$8.00	\$5,920.00	\$6.00	\$4,440.00	\$3.00	\$2,220.00
23	Cement Conc. Traffic Curb	LF	94	\$68.30	\$6,420.20	\$153.00	\$14,382.00	\$69.00	\$6,486.00	\$116.00	\$10,904.00	\$90.00	\$8,460.00
24	Quarry Spalls	CY	24	\$109.40	\$2,625.60	\$198.00	\$4,752.00	\$63.00	\$1,512.00	\$340.00	\$8,160.00	\$150.00	\$3,600.00
25	Oil-Water Separator Repair	LS	1	\$9,200.00	\$9,200.00	\$15,000.00	\$15,000.00	\$2,700.00	\$2,700.00	\$6,100.00	\$6,100.00	\$8,000.00	\$8,000.00

Subtotal -	\$229,892.05	\$230,342.00	\$268,757.00	\$276,714.00	\$305,992.00
Sales Tax (8.6%)	\$19,770.72	\$19,809.41	\$23,113.10	\$23,797.40	\$26,315.31
Base Bid Total -	\$249,662.77	\$250,151.41	\$291,870.10	\$300,511.40	\$332,307.31

Additive Alternative #1

ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	Oil-Water Separator Replacement	LS	1	\$24,010.00	\$24,010.00	\$30,000.00	\$30,000.00	\$20,000.00	\$20,000.00	\$27,700.00	\$27,700.00	\$25,000.00	\$25,000.00

Subtotal -	\$24,010.00	\$30,000.00	\$20,000.00	\$27,700.00	\$25,000.00
Sales Tax (8.6%)	\$2,064.86	\$2,580.00	\$1,720.00	\$2,382.20	\$2,150.00
Add. Alt. #1 Subtotal -	\$26,074.86	\$32,580.00	\$21,720.00	\$30,082.20	\$27,150.00

Contract Total Including Tax (Basis of Award)	\$275,737.63	\$282,731.41	\$313,590.10	\$330,593.60	\$359,457.31
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Staff Report – Ordinance No. 25-014 2026 Business License Update

August 18, 2025 Council Regular Meeting

Ordinance No. 25-014 2026 Business License Update
 Presenter: Cathy Huber Nickerson, Finance Director
 Time Estimate: 10 minutes

Phone	Email
360.817.7020	chuber@cityofcamas.us

BACKGROUND: This presentation is to apprise City Council of the 2026 business license changes required under RCW 35.90. The City of Camas adopted a business license in 2019 (Ord. 19-005) using the model ordinance as prescribed under RCW 35.90, which included a \$2,000 minimum threshold for out-of-city businesses doing business within City limits to obtain a license without a fee. The statute stipulates that the minimum threshold recommended under this model language cannot be updated more frequently than every four years, with review every four to five years to see if the level still makes sense.

In 2023, AWC conferred a work group to look at the out-of-city business threshold and weigh a variety of options like a one-time increase to a higher threshold, an automatic increase by inflation, and a periodic increase by inflation. In March 2025, after working with cities and the business community, AWC provided a finalized model ordinance for all cities to adopt by January 1, 2026.

By statute, business license changes are required to be adopted and submitted to the Washington Department of Revenue 75 days before they take effect, however, with this change impacting the entire Department of Revenue Business Licensing user base of more than 220 cities, DOR has requested that cities submit changes sooner to allow sufficient time for the necessary programming to the online system.

SUMMARY: The main change in the update would make a one-time increase to a higher threshold to \$4,000 for out-of-city businesses from the current \$2,000 threshold, effective January 1, 2026.

Other changes include:

- Every four years thereafter, the threshold would have an automatic periodic increase based on cumulative inflation.

- The rates of inflation would be calculated using the Consumer Price Index-U (CPI-U) Western for June of each year compared to the previous year for the previous four years.
- The rate of inflation would be calculated as zero in any year in which inflation was negative and capped at 5% per year or 20% over four years if inflation exceeded those amounts.
- To make the threshold easier to administer, the cumulative inflation amount would be rounded to the nearest \$100.

BENEFITS TO THE COMMUNITY: The increased thresholds allowing for licensing without a fee for out-of-city businesses has the potential to increase the number of businesses interested in expanding into the City.

POTENTIAL CHALLENGES: None are noted.

BUDGET IMPACT: There would be an immaterial impact to the City's budget.

RECOMMENDATION: Staff recommends that Council approves Ordinance 25-014.

ORDINANCE NO. 25-014

AN ORDINANCE amending Chapter 5.02 of the Camas Municipal Code to update the model Business License Ordinance as required by RCW Chapter 35.90, effective January 1, 2026.

WHEREAS, the City Council of the City of Camas desires to better understand which businesses are operating within the City; and

WHEREAS, the 2017 State Legislature passed Engrossed House Bill (EHB) 2005, requiring all cities with business licenses to administer their business license through the state's Business Licensing System (BLS); and

WHEREAS, EHB 2005, now codified as RCW Chapter 35.90, requires Washington Cities and Towns with business licenses to create a model business license ordinance with a minimum threshold and a definition of "engaging in business"; and

WHEREAS, the Department of Revenue and City staff have reviewed the business licensing process and procedures set forth in Title 5 of the Camas Municipal Code (CMC); and

WHEREAS, City staff recommends amending Title 5 CMC to add the process and procedures to obtain business licenses through a combined license application and renewal process and, to have that application process directed through the Department of Revenue Business Licensing System; and

WHEREAS, the City Council reasonably believes the adoption of this Ordinance, with an effective date of January 1, 2026, is in furtherance of the health, safety, and welfare of the citizens of the City;

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

Section I

Section **5.02.070** of the Camas Municipal Code is hereby amended as follows, effective January 1, 2026:

5.02.070 - Exception—Applicability of provisions.

Some or all the requirements of this chapter shall not be applicable as described below:

- A. Nonprofit organizations, as recognized being tax-exempt by the federal government under USC 26 § 501(c), are exempted from the city business license fee but are required to register as a business with the director or designee. Provided, such nonprofits, when designated as religious, educational, charitable, or fraternal in nature, as described in USC 26 § 501(c)3, and solely performing their respective religious, educational, charitable or fraternal activities, without any actual business conducted, are fully exempt from the licensing requirements of this chapter.
- B. For purposes of the license required by this chapter, any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than \$4,000.00 and who does not maintain a place of business within the city, must submit a business license registration to the director or designee as provided in this chapter, but are exempt from the city business license fee. The threshold does not apply to regulatory or occupational license requirements or activities that require a specialized permit.

The threshold amount will be adjusted every forty-eight months on January 1, by an amount equal to the increase in the Consumer Price Index (“CPI”) for “West Urban, All Urban Consumers” (CPI-U) for each 12-month period ending on June 30 as published by the United States Department of Labor Bureau of Labor Statistics or successor agency. To calculate this adjustment, the current rate will be multiplied by one plus the cumulative four-year (forty-eight month) CPI increase using each 12-month period ending on June 30 of each prior year, and rounded to the nearest \$100.00. However, if any of the annual CPI increases are more than five (5) percent, a five (5) percent increase will be used in computing the annual basis and if any of the annual CPI decreased during the forty-eight-month period, a zero (0) percent increase will be used in computing the annual basis.

Section II

This ordinance shall take force and be in effect January 1, 2026, following its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this 18th day of August, 2025.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney

ORDINANCE NO. 25-015

AN ORDINANCE of the City Council of the City of Camas amending Chapter 12.34 of the Camas Municipal Code related to unlawful camping and storage of personal property on public property.

WHEREAS, pursuant to Article XI, Section 11 of the Washington Constitution and RCW 35A.11.020, the City of Camas is authorized to regulate public property, including City Hall, the Community Center, parks, public rights-of-way, and all other public property within the City; and

WHEREAS, consistent with such authority, and in compliance with then existing legal standards as set forth in the Ninth Circuit Court of Appeals decision of *Martin v. City of Boise*, the City by Ordinance 22-014 adopted Chapter 12.34 of the Camas Municipal Code entitled “Unlawful Camping and Storage of Personal Property on Public Property”; and

WHEREAS, the United States Supreme Court, in its decision in *City of Grants Pass v. Johnson*, ruled local ordinances that impose restrictions and penalties on acts such as camping on public property do not violate the 8th Amendment, in contravention to the ruling in the *Martin* case; and

WHEREAS, public property is intended to be used by the public for public purposes, including daily City operations, park recreational use, pedestrian, bicycle and vehicular transportation, and other public uses; and

WHEREAS, camping without adequate sanitation services, such as sewer, water, and garbage, presents a public health and safety concern; and

WHEREAS, it is important to maintain public property consistent with its intended use while balancing the needs of those experiencing homelessness with the impact on the entire community, avoiding environmental impacts to the City waterways and sensitive lands, and

further avoiding the heightened risk of fires in wildfire impact areas all of which are addressed in Chapter 12.34 which includes, however, certain provisions otherwise mandated by the *Martin* decision; and

WHEREAS, the City by and through these amendments to Chapter 12.34 of the Camas Municipal Code intends to comply with existing law, allowing the City greater ability to address unauthorized encampments or obstructions on city streets, sidewalks, parks and other public property.

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

Section I

Chapter 12.34 of the Camas Municipal Code entitled "Unlawful Camping and Storage of Personal Property on Public Property" is hereby amended as set forth in the attached Exhibit A.

Section II

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

PASSED by the Council and APPROVED by the Mayor this 18th day of August, 2025.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

Chapter 12.34 Unlawful Camping and Storage of Personal Property on Public Property

Sections:

- 12.34.010 Purpose.
- 12.34.020 Definitions.
- 12.34.030 Unlawful camping or Storage of Personal Property in public places.
- 12.34.040 Penalty for Violations.
- 12.34.050 Enforcement.

12.34.010 Purpose.

The purpose of this Chapter is to prevent harm to the health or safety of the public and to promote the public health, safety and general welfare by prohibiting camping and storage of personal property on public property, which interferes with the rights of others to use the areas in the manner for which it is intended.

12.34.020 Definitions.

The following definitions are applicable to this Chapter:

- ~~A. "Available Overnight Shelter" means a public or private shelter, with an available overnight space, open to an individual experiencing homelessness at no charge. Available Overnight Shelter also includes a hotel or motel that is temporarily made available to an individual experiencing homelessness at no charge.~~
- AB. "Camp" means to pitch, use, or occupy camp facilities for the purposes of habitation, as evidenced by the use of camp paraphernalia.
- BC. "Camp facilities" includes, but is not limited to, tents, huts, temporary shelters. "Camp facilities" does not include tents, huts, or temporary shelters when used temporarily in a park for recreation or play during daylight hours when the park is open to the public.
- CD. "Camp paraphernalia" includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks or cooking facilities or equipment.
- D. "Habitation" shall mean the use of temporary shelter or vehicle for dwelling purposes. Evidence of habitation includes, but is not limited to, any combination of two or more of the following activities: sleeping; setting up any camp paraphernalia; engaging in cooking activities; storing cookware or cooking equipment; storing personal possessions in such a manner that some or all of a vehicle's windows are obscured; using sanitation, plumbing and/or electrical systems or equipment; or any other activity where it reasonably appears that a person or persons is using a temporary shelter or motor vehicle as a living accommodation.
- EE. "Park" means such properties and facilities as defined in Section 12.32.005 of the

Code. Park also includes all associated areas, including parking lots for parks.

- F. "Public Property" means any real property, building, structure, equipment, sign, shelter, vegetation, trail, and public open space, including all associated areas such as parking lots, controlled or owned by the City or any other governmental agency, including any sensitive lands areas.
- G. "Store" means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location.
- H. "Street" means any highway, lane, road, street, right-of-way, sidewalk, boulevard, alley, and every way or place in Camas open as a matter of right to public pedestrian and vehicular travel.
- I. "Wildfire Impact Area" means any public property specifically designated and defined by the Fire Marshal, following assessment, to constitute an area particularly vulnerable to a dangerous wildfire event during the period of any drought or adversely dry conditions only.

12.34.030 Unlawful Camping or Storage of Personal Property in public places and vehicles.

AA- It shall be unlawful for any person to camp, occupy camp facilities for the purposes of habitation or to store personal property, including camp facilities or camp paraphernalia, in the following areas:

- 1. Any park; or
- 2. Any street or right of way; or
- 3. Any public property, improved or unimproved, including without limitations, City Hall, city public buildings, police station, utility facilities, city library, and surrounding grounds thereto; or
- 4. Any other publicly owned or maintained parking lot or publicly owned property or maintained area, improved or unimproved; or;
- 5. Any wildfire impact area.

B. It shall be unlawful for any motor vehicle to be used for the purposes of habitation on any public property including parks, streets, sidewalks, parking lots, or right of way. Occupancy of any recreational vehicles parked in the City shall be governed by Chapters 8.06, 10.08 and 12.32, as amended.

C. The following are exempt from the provisions of this Chapter:

- 1. Camping on public property authorized by the City as part of a City-sanctioned organized event or program.
- 2. Temporary emergency shelters authorized by the City during periods of severe weather, natural disaster, or other emergency.
- 3. Camping on private property with the consent of the owner, subject to compliance with any applicable state or municipal laws related to recreational vehicle parking.

12.34.035 Sleeping on sidewalks, streets, alleys or within doorways prohibited

1. No person may sleep on public sidewalks, streets or alleyways at any time as a matter of individual and public safety.
- 1.2. In addition to any other remedy provided by law, any person found in violation of this section may be immediately removed from the premises.

12.34.040—Penalty for Violations.

- A. Notice: Before issuance of a citation, a law enforcement officer or other designated city official shall provide notice to the individual engaged in a violation of this Chapter, informing them of the violation and allowing a reasonable opportunity to cease the illegal activity.
- B. Citation and penalty: Any person found to be in violation of any of the provisions of this Chapter, who chooses to continue the violation after receiving notice, shall be guilty of committing a non-traffic civil infraction for which a notice of infraction may be issued with an assessed monetary penalty not to exceed \$100 for the first offense, with a second violation within a one-year period subject to an assessed monetary penalty not to exceed \$200 and in addition the issuance of a 30-day exclusion order from the particular public properties associated with the violations. A violation of any exclusion order shall thereafter be subject to a citation for criminal trespass as is a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not to exceed ninety (90) days, or by both such fine and imprisonment. Notwithstanding, the maximum fine imposed for a first conviction for violation of this Chapter shall be no more than one hundred dollars (\$100.00).
- B. Prior to imposing any fine for violation of this Chapter, the Court shall make an inquiry into a person's ability to pay. The Court is explicitly authorized to impose a requirement to perform community service in lieu of paying a fine.
- C. Removal of campsites: Unless the campsite presents an immediate danger to individual or public health and safety requiring its immediate removal, a camp facility and/or camp paraphernalia may be removed by the City, with the assistance of the Police Department, after the city posts a notice of not less than 72 hours in advance of the planned removal. After the notice period has passed the City is authorized to remove the camp facilities and all camp paraphernalia and personal property related thereto. Items not meeting the definition of 'personal property', such as items having no apparent utility or monetary value, trash, or items of a hazardous or unsanitary condition, may be immediately discarded. Items with evidentiary value, such as weapons, drug paraphernalia, illegal drugs, items which appear to be stolen, and other evidence of any crimes may be retained until an alternative disposition is determined.
- D. Retention of Personal Property: All personal property not otherwise disposed or retained pursuant to this section shall be stored by the City for a period of not less than 60 days or

greater amount of time as established by Chapter 63.32 RCW, during which period it shall be reasonably available for and released to any individual claiming ownership.

~~12.34.050 — Enforcement.~~

~~A. A violation of CMC 12.34.030 shall be enforced at all times within 100 feet of the nearest edge of the Columbia River, Washougal River, Lacamas Lake, Lacamas Creek, and Round Lake; within any part of Crown Park, Forest Home Park, Dorothy Fox Park, Grass Valley Park, and Prune Hill Sports Park; within 200 feet of any play or sports field, playground equipment, or picnic areas or shelters within any other designated City Park; or within any wildfire impact area.~~

~~B. Except as provided in subsection (A) of this Section, a violation of CMC 12.34.030 shall be enforced as follows:~~

- ~~1. Prior to issuing any citation or arrest pursuant to this Chapter, the investigating officer shall inquire whether the unlawful camping and storage of personal property is due to homelessness. If the officer learns that such is the case, the officer shall determine, in accordance with relevant department policy, there is Available Overnight Shelter to accommodate the subject of the investigation. If the officer determines there is no Available Overnight Shelter, the officer shall not issue a citation.~~
- ~~2. If the officer determines there is Available Overnight Shelter, the officer may, within their discretion:~~
 - ~~a. Provide directions to the shelter location; or~~
 - ~~b. Offer one time transport to the shelter locations.~~
- ~~3. Any individual who refuses to accept the shelter space offered is subject to citation or arrest pursuant to Section 12.34.040.~~