



City Council Regular Meeting Agenda
Monday, November 03, 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/5484507>

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

CONSENT AGENDA

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

1. [October 20, 2025 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [Final Plat Approval for Sunview Estates Subdivision Final Plat
\(Submitted by Madeline Coulter, Planner\)](#)
4. [2025 Citywide Hot Mix Asphalt Repairs Phase 2 Granite Construction Final
Acceptance
\(Submitted by Justin Monsrud, Engineer III\)](#)
5. [Legacy Lands Master Plan – Greenworks Professional Services Amendment #3
\(Submitted by Chris Witkowski, Parks & Recreation Director\)](#)

MAYOR

6. Mayor Announcements
7. [Veterans Day Proclamation
Presenter: Steve Hogan, Mayor
Time Estimate: 5 minutes](#)

MEETING ITEMS

8. [Public Hearing - Ordinance No. 25-018 Accessory Dwelling Unit Interim Ordinance Extension](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 10 minutes](#)

PUBLIC COMMENTS

NON-AGENDA ITEMS

9. Staff
10. Council

CLOSE OF MEETING



City Council Regular Meeting Minutes - Draft
Monday, October 20, 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

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Excused: Council Member Tim Hein

Staff: Sydney Baker, James Carothers, Rob Charles, Scott Collins, Cliff Free, Kelly Hickok, Cathy Huber Nickerson, Tina Jones, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Connie Urquhart and Chris Witkowski

Press: No one from the press was present.

PUBLIC COMMENTS

Claire Eiford, Camas, commented about accessory dwelling units (ADU's).

Darcy Smith, Camas, commented about ADU's.

Tyler Sanders, Camas, commented about downtown Camas.

Jennifer Hanson, Camas, commented about a private development.

Lydia Hanson, Camas, commented about a private development.

Margaret Tweet, Camas, commented about fluoride.

Matthew Schoder, Camas, commented about ADU's.

CONSENT AGENDA

1. October 6, 2025 Camas City Council Regular and Workshop Meeting Minutes
2. \$3,490,583.82 Automated Clearing House, Direct Deposit, and Payroll Accounts Payable Checks Numbered 161332 – 161339. \$2,218,649.80 Checks numbered

Meeting minutes created by Sydney Baker.

161460 – 161625 and ACH deposits numbered 702756 – 702816 Approved by Finance Committee.

3. \$1,433,729.00 Mackay and Sposito, LLC, for Angelo Booster Station Design Phase 2
(Submitted by Rob Charles, Utilities Manager)
4. \$193,161.39 Halme Excavating, Inc. for Angelo Booster Station Temporary Pump Bid Award with up to 10% change order authorization
(Submitted by Rob Charles, Utilities Manager)
5. \$166,950.71 for September 2025 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts
(Submitted by Cathy Huber Nickerson, Finance Director)

Mayor Hogan pulled item number three for further discussion.

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

MAYOR

6. Mayor Announcements

There were no additional Mayor comments.

MEETING ITEMS

7. Resolution No. 25-013 Setting a Public Hearing Concerning the Proposed Vacation of a portion of NE Everett Street
Presenter: James Carothers, Engineering Manager

It was moved by Boerke, and seconded, to adopt Resolution No. 25-013. The motion carried unanimously.

3. \$1,433,729.00 Mackay and Sposito, LLC, for Angelo Booster Station Design Phase 2 (Submitted by Rob Charles, Utilities Manager)

Collins stated the incorrect dollar amount was listed and the correct number is \$1,538,509, discussion ensued.

It was moved by Boerke, and seconded, to approve the \$1,538,509 Mackay and Sposito, LLC Angelo Booster Design Phase 2. The motion carried.

PUBLIC COMMENTS

Darcy Smith, Camas, commented about per- and polyfluoroalkyl substances (PFAS)

Paul Smith, Camas, commented about PFAS.

Margaret Tweet, Camas, commented about fluoride.

Meeting minutes created by Sydney Baker.

NON-AGENDA ITEMS

8. Staff

There were no staff comments.

9. Council

Lewallen stated Council Members are advised not to comment on topics currently under litigation.

Boerke thanked the citizens that came and gave public comment.

CLOSE OF MEETING

The meeting closed at 7:47 p.m.



City Council Workshop Minutes - Draft
Monday, October 20, 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, Leslie Lewallen, John Nohr, Jennifer Senescu and John Svilarich

Remote: Council Member Tim Hein

Staff: Sydney Baker, James Carothers, Rob Charles, Scott Collins, Carrie Davis, Cliff Free, Cathy Huber Nickerson, Michelle Jackson, Tina Jones, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Connie Urquhart and Chris Witkowski

Press: No one from the press was present.

PUBLIC COMMENTS

Randal Friedman, Camas, commented about the Camas Mill.

Rick Marshall, Camas, commented about the North Shore.

Sarah Laughlin, Vancouver, thanked city staff and the council.

Jim Hogan, Vancouver, commented about the Johnston Dairy Development Agreement with SunCal.

WORKSHOP TOPICS

1. Johnston Dairy Development Agreement with SunCal
Presenter: Robert Maul, Planning Manager

This item will be brought before Council again at the November 17, 2025 City Council Workshop Meeting.

2. 2026 Fee Schedule Presentation
Presenter: Debra Brooks, Budget Analyst and Cathy Huber Nickerson, Finance Director

A resolution for this item will be on the November 17, 2025 City Council Regular Meeting for Council's consideration.

3. 2026 Capital Budget Presentation

Presenter: Debra Brooks, Budget Analyst and Cathy Huber Nickerson, Finance Director

A Public Hearing and Ordinance for this item will be placed on the December 1, 2025 City Council Regular Meeting for public testimony and Council's consideration.

4. Legacy Lands Master Plan – Greenworks Professional Services Amendment #3

Presenter: Chris Witkowski, Parks & Recreation Director

This item will be placed on the November 3, 2025 City Council Consent Agenda for Council's consideration.

5. Staff Miscellaneous Updates

Presenter: Doug Quinn, City Administrator

Quinn introduced Henry who is a Camas High School senior shadowing Quinn for his senior project and provided an update on an item on the October 20, 2025 City Council Regular Meeting consent agenda.

PUBLIC COMMENTS

No one wished to speak.

COUNCIL COMMENTS AND REPORTS

Svilarich attended The Livingston and Evergreen Vinyl grand openings.

Elzingre commented about the Camas High School students' signs by Lacamas Lake.

Nohr attended the Downtown Camas Association (DCA) meeting and commented about crosswalks and the ash trees downtown. Nohr attended The Livingston and Evergreen Vinyl grand openings and commented about Crown Park and electric motorcycles.

Boerke thanked Council Member Svilarich for his research on a parking issue and commented about affordable housing. Boerke attended The Livingston grand opening, The PLACES conference and the Regional Transportation Alliance Group meeting.

Lewallen will be attending the Planning Commission meeting, the Port of Camas-Washougal meeting and the City/School meeting. Lewallen commented about citizen concerns regarding maintenance around the city.

Hein provided an update on C-TRAN and attended The Livingston grand opening.

Hogan attended The Livingston grand opening.

CLOSE OF MEETING

The meeting closed at 6:11 p.m.

Meeting minutes completed by Sydney Baker.



Staff Report – Consent Agenda

November 3, 2025, Council Regular Meeting

Final Plat Approval for Sunview Estates Subdivision Final Plat (Submitted by Madeline Coulter, Planner)

Phone	Email
360.817.1568	mcoulter@cityofcamas.us

BACKGROUND: Sunview Estates Subdivision is a 16-lot residential subdivision located at 1811 NW Hood Street. The subject site is bordered to the north and west by single-family residential subdivisions zoned Single-Family Residential R-7.5 and R-15. To the east, across NW Hood Street, is Overlook at Prune Hill Subdivision that is currently under final plat review. To the south, across NW 16th Avenue is developed and undeveloped single-family residential zoned land.

LOCATION: 1811 NW Hood St
Parcel Number(s): 127415000

OWNER: Modern Dwellings LLC
8101 NE Glisan
Portland, OR 97213

ZONING: Single-Family Residential (R-7.5)

TOTAL SITE AREA: 6.08 acres

LOTS: 16 residential lots

SUMMARY: A public hearing before the Hearings Examiner was held on July 7, 2022, and a land use decision with conditions of approval was issued for the subdivision on June 9, 2022. There was an appeal (APPEAL22-02) submitted on September 20, 2022, where the Examiner issued a reconsideration decision on October 31, 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 16 new residential lots.

RECOMMENDATION: Staff recommends that Council approve the final plat for the Sunview Estates Subdivision Final Plat.

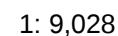


Item 3.

Legend

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

Notes:



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.

2025 Citywide Hot Mix Asphalt Repairs Phase 2

Project Type: Street Preservation

Total Project Cost: \$407,970

Project Timeline: Summer 2025



(NE 2nd AVE Above)

Project Description

The 2025 Citywide HMA Repair project focused on structural repairs on multiple City streets with pavement condition index (PCI) ratings in the poor to failed category (0-50 rating). This project made repairs to arterial roadways, collectors, and local roads serving all users within our street system. This was the second contract issued for City Wide HMA Repairs this paving season.

Project Details and Benefits

- Project restored and repaired 1.4 mile of City Streets utilizing structural patches, inlays, and overlays.
- Utilized fiber reinforced hot mix asphalt providing increased crack and rutting resistance, enhanced durability, and increased pavement life.
- Pavement Preservation has been historically funded at 4.8 million over 5 years (\$980K per year) allowing the City to maintain PCI rating. Through Council action funding was increased to 3.2 million in 2025 to improve our PCI index and address community concerns of roadway drivability and aesthetics.
- With addition of Transportation Benefit District preservation and rollover of remaining 2025 funding pavement preservation fund will continue to build up reserves to provide increased level of service in coming years.
- Favorable bid pricing allowed City to increase scope of work to complete additional paving maintenance originally deferred to 2026.

Project Funding

Project Phase	Year	Pavement Preservation Fund	Total
Design	2025	In-house	-
Construction Original	2025	\$359,359	\$359,359
Construction Add On	2025	\$48,610	\$48,610
Total Project Cost			\$407,969
Engineer Estimate (budget)			\$511,845
Preservation Fund Summary			
2025 Paving Project Totals	2025	(-\$2,500,00)	
Beginning Preservation Budget	2024-2025	\$3,200,000	
Remainder (roll over 2026)		\$700,000	



NE 3rd AVENUE SPOT REPAIRS (ABOVE)

NE 22ND AVE TRAVEL LANE REPAIRS (BELOW).



Division Street Repairs 17th to 18th



All segments will receive HMA repairs (patching, inlay, overlay).

1A : NE 2nd AVE from NE Hayes Street to NE Dallas Street

1B: NE 2nd AVE from SR-500 (SE 6th AVE) to NE Everett Street

2: NE Franklin ST from NE 4th Ave to NE 5th Ave

3: Division ST from NE 17th Ave to NE 18th Ave

4: NW Ash St from NE 15th Ave to NE 16th Ave

5: NE 21st Ave from NE Everett to Division St

6: NE 3rd Ave from SE Crown RD to N Shepherd Road

7: Intersection NE Lechner and NE 3rd AVE (E ST)



CITY OF CAMAS PROJECT NO.STR25002C CitywidCITYWIDE HMA REPAIRS PH 2			PAY ESTIMATE: TWO (FINAL ESTIMATE) PAY PERIOD: 9/1/2025 TO 9/30/2025				Granite Construction Inc. Chris Hood 16281 SE McGillivray Blvd Vancouver, WA 986883 775-560-6270					Item 4.
ORIGINAL CONTRACT AMOUNT: \$ 359,359.00												
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE	
Schedule A - Street												
1	Mobilization	LS	1	\$3,295.00	\$3,295.00	1.00	\$3,295.00		\$0.00	1.00	\$3,295.00	
2	Minor Change (Minimum Bid \$5000)	FA	1	\$5,000.00	\$5,000.00	0.00	\$0.00		\$0.00	0.00	\$0.00	
3	Flaggers	HR	300	\$87.00	\$26,100.00	441.50	\$38,410.50		\$0.00	441.50	\$38,410.50	
4	Project temporary traffic control	LS	1	\$6,000.00	\$6,000.00	1.00	\$6,000.00		\$0.00	1.00	\$6,000.00	
5	Portable Changeable Message Board	Day	14	\$100.00	\$1,400.00	12.00	\$1,200.00		\$0.00	12.00	\$1,200.00	
6	HMA CL 1/2" PG 64-22	Ton	2,229	\$128.00	\$285,312.00	2,157.00	\$276,096.00	84.50	\$10,816.00	2241.50	\$286,912.00	
7	Planning Bituminous Pavement	SY	13,310	\$2.20	\$29,282.00	13,171.00	\$28,976.20		\$0.00	13171.00	\$28,976.20	
8	Structure Adjustment (Manhole or Valve Can)	EA	26	\$100.00	\$2,600.00	47.00	\$4,700.00		\$0.00	47.00	\$4,700.00	
9	Temporary Markings	LS	1	\$370.00	\$370.00	1.00	\$370.00		\$0.00	1.00	\$370.00	
SUBTOTAL:					\$359,359.00		\$359,047.70		\$10,816.00		\$369,863.70	
Sales Tax (Exempt):					\$0.00		\$0.00		\$0.00		\$0.00	
Total:					\$359,359.00		\$359,047.70		\$10,816.00		\$369,863.70	

Change Order #1											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	HMA Fiber Reinforcement Addition \$/Ton Increase	TON	2241.50	\$17.00	\$38,105.50	0	\$0.00	2241.5	\$38,105.50	2241.5	\$38,105.50
2	Bid Item #3 Flaggers QTY Overrun	HR	141.50	\$87.00	\$12,310.50	0	\$0.00	0	\$0.00	0	\$0.00
3	Bid Item #8 Structure Overrun	EA	21.00	\$100.00	\$2,100.00	0	\$0.00	0	\$0.00	0	\$0.00

SUBTOTAL:					\$52,516.00		\$0.00		\$38,105.50		\$38,105.50
Sales Tax (Exempt):					\$0.00		\$0.00		\$0.00		\$0.00
Total:					\$52,516.00		\$0.00		\$38,105.50		\$38,105.50

ORIGINAL CONTRACT SUBTOTAL	\$359,359.00	\$359,047.70	\$10,816.00	\$369,863.70
ADDITIONS / DELETIONS	\$52,516.00	\$0.00	\$38,105.50	\$38,105.50
SUBTOTAL	\$411,875.00	\$359,047.70	\$48,921.50	\$407,969.20
SALES TAX (8.5%)	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL CONTRACT	\$411,875.00	\$359,047.70	\$48,921.50	\$407,969.20
LESS 5% RETAINAGE		\$0.00	\$0.00	\$0.00
TOTAL		\$359,047.70	\$48,921.50	\$407,969.20

Retainage Bond #K42047661

STREET PRES ACCT: 1120.06.9120.000.5953000.563000

THIS PAY EST: \$48,921.50

F.I.

Signed by:

Justin Monsrud

0E63F547953D443...

10/14/2025

Date

Signed by:

McCall Booth

188F94032D434E4...

10/14/2025

Date

DocuSigned by:

James Hodges

56535C7420464C6...

10/14/2025

Date

Project Engineer

Contractor

Project Manager



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 3**

616 NE 4th Avenue
Camas, WA 98607

Project No. PNR24001

Legacy Lands Master Plan

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of the _____ day of _____, 2025, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Greenworks, P.C.**, 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 March 5, 2024, 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 \$35,068.44.
 - 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 **June 30, 2026**
 - 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"** (Amended Costs for Scope of Services) with a total estimated not to exceed fee of:
 - a. Previous not to exceed fee: \$183,167.00
 - b. Amendment No. 3: \$35,068.44
 - c. **Total: \$218,235.44**
 - 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 _____, 2025.

CITY OF CAMAS:

Greenworks P.C.:
Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

**EXHIBIT “A”
AMENDED SCOPE OF SERVICES**

October 10th, 2025

Chris Witkowski
Parks and Recreation Director
City of Camas
616 NE 4th Avenue
Camas, WA 98607

Re: Legacy Lands Master Plan
Amendment 3: Community Engagement, Decision Making, and Coordination

Dear Chris,

This Amendment to the existing Agreement between GreenWorks, PC and the City of Camas signed March 05, 2024, is executed by both parties in relation to the performance of additional services by GreenWorks, PC, as defined in the existing Agreement and as described herein. This Amendment acknowledges the Client's obligation of payment for the additional services in accordance with the prevailing terms and rates of the existing Agreement. The following is a detailed scope of work for your review:

PROPOSED SCOPE OF ADDITIONAL SERVICES

This Agreement extends the contract end date to June 30th, 2026.

Amendment 3: Community Engagement, Decision Making, and Coordination

The following amendment includes providing additional support to the City to coordinate, prepare, and attend public, City, and County meetings, as well as an extended decision-making process around the included amenities and features to be part of the project. It includes efforts around project restart due to delays in the schedule. It enhanced the consultant team analysis of the existing structures and potential revenue of amenities in order to bolster the implementation plan and decision making of what to include in the Plan. The following tasks are included or adjusted within this amendment:

Task 1: Project Management

- Project restart, orientation of City staff, re-kickoff meetings
- Revised project schedule and milestones
- Additional coordination and meetings due to schedule delay and extension

Task 2: Community Engagement

- Preparation, presentations, attendance, and follow-ups for (2) County coordination meetings
- Preparation, presentations, attendance, and follow-ups for (2) Parks & Recreation Commission meetings
- Preparation, presentations, attendance, and follow-ups for (1) County Council meeting
- Preparation, presentations, attendance, and follow-ups for (1) City Council meeting
- Additional coordination and scheduling of focus groups and PAC meetings
- Additional promotional material for public Open House
- Update project website
- Extended decision-making process for determining project program, amenities, and features
- Generation, analysis, and summaries of Public Open House supplemental online survey

Task 6: Plan Development

- Rough cost estimates of existing building re-use by architect consultant
- Revenue framework to assess potential for proposed amenities by economic consultant
- Environmental review of final design and implementation plan to assess impacts and align with County requirements

TERMS OF AGREEMENT

Fee Schedule

Professional fees for the scope of work are as follows:

Task	Summary Description:	Amendment 2
1	Project Management	\$5,997.00
2	Community Engagement	\$17,149.44
6	Plan Development	\$11,922.00
	Base Contract Amount:	\$166,652.00
	Amendment #1	\$16,515.00
	Amendment #3	\$35,068.44
	New Contract Amount:	\$218,235.44

We appreciate this opportunity to be of further service to you on your project. If you have any questions, please call me or Ben Johnson at (503) 222-5612.

Sincerely,



Ben Johnson, PLA

Principal / Project Manager
GreenWorks, P.C.

503-222-5612 | benj@greenworkspc.com

EXHIBIT “B”
AMENDED COSTS FOR SCOPE OF SERVICES

		Hours	\$	210.00	\$	165.00	\$	125.00	\$	147.00	\$	220.26	\$	108.42	\$	144.20	\$	109.62	\$	119.06	\$	202.00	\$	160.00	\$	128.00	\$	85.00	\$	260.00	\$	175.00	\$	105.00	\$	225.00	\$	168.00	\$	180.00	
TASK		Role: Hourly Rate:	GreenWorks, PC					JLA - Public Involvement						Waterleaf - Architecture				ECONorthwest - Economics			PBS - Environmental / Civil																				
			PIC	PM	LD3	Project Admin		Sr. Assoc.	PI Spec 3	PI Spec 4	PI Spec 2	Admin 4		Partner	Sr. Architect	Job Captain	Admin	Project Director	Project Associate	Analyst	Eng VII	Eng III	Sr NR Scientist	Cost by Task																	
			Hours (\$210/hr)	Hours (\$165/hr)	Hours (\$125/hr)	Hours (\$147/hr)		Hours (\$220.26/hr)	Hours (\$108.42/hr)	Hours (\$144.2/hr)	Hours (\$109.62/hr)	Hours (\$119.06/hr)		Hours (\$202/hr)	Hours (\$160/hr)	Hours (\$128/hr)	Hours (\$85/hr)	Hours (\$260/hr)	Hours (\$175/hr)	Hours (\$105/hr)	Hours (\$225/hr)	Hours (\$168/hr)	Hours (\$180/hr)	no expenses																	
1			0	31	0	6	5,997.00	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$5,997.00	
8	1.1			Project Re-Start up		2		6																																	
2	1.2			Re-Kickoff Meeting		2																																			
3	1.3			City onboarding		3																																			
24	1.4			Project Management and Coordination		24																																			
2			4	52	5	0	10,045.00	17	5	1	25	1	7,104.44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$17,149.44	
25	2.1			Parks & Recreation Committee Meetings (2)		16	4																																		
12	2.2			County coordination meetings (2)		6																																			
12	2.3		2	10																																					
12	2.4		2	10																																					
12	2.5			Open House Survey		3	1																																		
17	2.6			stakeholder and focus group coordination		6																																			
19	2.7			website updates		1																																			
3			0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
0	3.1			n/a																																					
4			0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
0	4.1			n/a																																					
5			0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
0	5.1			n/a																																					
6			0	14	0	0	2,310.00	0	0	0	0	0	-	8	12	8	0	8	8	0	4	4	0																\$11,922.00		
32	6.1			Cost Estimate		4								8	12	8																									
22	6.2			Economic Revenue Assessment		6												8	8																						
12	6.3			Environmental Review		4														4	4																				
0	6.4																																								
0	6.5																																								
7			0	0	0	0		0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$	-
0	7.1			Additive Alternative																																					

		Individual Totals (Hours)	4	97	5	6	17	5	1	25	1	8	12	8	0	8	8	0	4	4	0
		Firm Totals (cost)				\$18,352.00	18,352.00				\$7,104.44				\$4,560.00			\$3,480.00			\$1,572.00
0%		Reimbursable Expenses																			
		Consultant Total Fee				\$18,352.00					\$7,104.44				\$4,560.00			\$3,480.00			\$1,572.00
		TOTAL FEE																			\$35,068.44

	Tasks	GW	JLA	FFF	Waterleaf	ENW	PBS	TOTAL
1	PROJECT MANAGEMENT	\$5,997	\$0	\$0	\$0	\$0	\$0	\$5,997
2	COMMUNITY ENGAGEMENT	\$10,045	\$7,104	\$0	\$0	\$0	\$0	\$17,149
3	INVENTORY AND ANALYSIS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	DESIGN ALTERNATIVES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	FINAL CONCEPTUAL DESIGN	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	PLAN DEVELOPMENT	\$2,310	\$0	\$0	\$4,560	\$3,480	\$1,572	\$11,922
	TOTAL	\$18,352	\$7,104	\$0	\$4,560	\$3,480	\$1,572	\$35,068

~ PROCLAMATION ~

WHEREAS, originally known as Armistice Day in recognition of the end of World War I on November 11, 1918, the day was officially changed to Veterans Day in 1954 by President Dwight D. Eisenhower; and

WHEREAS, the greatest acknowledgment of our freedom is to honor our armed forces veterans who have sacrificed and, in many instances, paid the ultimate price for our freedom; and

WHEREAS, Camas recognizes and respects the more than 520,000 Washington veterans for their many contributions; and

WHEREAS, veterans from Washington and across the United States have repeatedly answered the call of duty throughout our nation's history, defending our cherished freedoms and protecting democracy here at home and abroad; and

WHEREAS, all Camasonians must strive to ensure that ours remains a City worthy of the great love our veterans have shown for it;

NOW THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim November 11, 2025, as:

“Veterans Day”

in the City of Camas, and encourage all citizens this month, and throughout the year to observe, celebrate, and honor the contributions of our veterans to the principles of democracy, individual freedom, and human rights.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 3rd day of November 2025.

Steve Hogan, Mayor



Staff Report – Public Hearing for Ordinance

November 3, 2025 Council Regular Meeting

Public Hearing - Ordinance No. 25-018 Accessory Dwelling Unit Interim Ordinance Extension

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 ordinance was extended for six months by Ordinance No. 25-005 on May 5, 2025. 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 will expire November 5, 2025, unless renewed by Council. Ordinance No. 25-018 will extend the interim ordinance through the end of the year, at which point the City's new ADU regulations should be in effect.

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 and has been extended through November 5, 2025.. The interim ordinance will need to be extended in order to preserve the interim development standards until the City adopts permanent revised ADU regulations in December.

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. Ordinance No. 25-018 would extend the following interim ADU regulations through December 31, 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:

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

STRATEGIC PLAN: This action supports the Strategic Plan's Economic Prosperity priority by promoting smart and sustainable residential growth consistent with state housing legislation and providing for clear development standards for ADUs.

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.

BUDGET IMPACT: None.

RECOMMENDATION: Staff recommends Council hold the public hearing, take public testimony, and adopt Ordinance No. 25-018 and it be published accordingly to law.

ORDINANCE NO. 25-018

AN ORDINANCE extending for an additional two-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 interim twelve-month development regulations related to accessory dwelling units (ADUs); and

WHEREAS, Ordinance No. 25-005, passed by the City Council on May 5, 2025, extended the interim development regulations for six months; 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 by December 31, 2025; 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 until permanent ADU regulations are adopted 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 November 3, 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 through December 31, 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 December 31, 2025, unless extended or cancelled pursuant to the work plan described herein. While this interim ordinance is in effect, the City will pursue adoption of permanent ADU regulations to implement the new requirements of EHB 1337 and RCW 36.70A.

Work Plan:

The City is required to comply with the new requirements of EHB 1337 and RCW 36.70A by

December 31, 2025, and 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 readopts 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 and shall be published according to law.

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

Ordinance No. 25-018

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SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney