



City Council Workshop Agenda
Monday, September 19, 2022, 4:30 PM
Council Chambers, 616 NE 4th Avenue

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 Participate Remotely:

OPTION 1 -

1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 897 0761 3625
2. Or, from any device click <https://zoom.us/j/8977613625>

OPTION 2 - Join by phone (audio only):

1. Dial 877-853-5257 and enter meeting ID# 897 0761 3625

For Public Comment:

1. Click the raise hand icon in the app or by phone, hit *9 to "raise your hand"
2. Or, email to publiccomments@cityofcamas.us (400 word limit)

To simply observe the meeting, go to the City's Public Meetings page - www.cityofcamas.us/meetings and click the "Watch Livestream" on the left of the page.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [Resolution Supporting a Criminal Justice Training Facility In Vancouver, Washington](#)
Presenter: [Mitch Lackey, Chief of Police](#)
[Time Estimate: 5 minutes](#)
2. [Riverview Building Lease](#)
Presenter: [Jeff Swanson, Interim City Administrator and Jennifer Gorsuch, Administrative Services Director](#)
[Time Estimate: 10 minutes](#)
3. [2023-2024 Preliminary Revenue Projection Presentation](#)
Presenter: [Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)

4. [2023 Property Tax Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)
5. [2023 Fee Schedule Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)
6. [Transportation Benefit District Options Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst](#)
[Time Estimate: 10 minutes](#)
7. [Utility Tax Options Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)
8. [2023-2032 General Fund Forecast Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 15 minutes](#)

COUNCIL COMMENTS AND REPORTS

PUBLIC COMMENTS

CLOSE OF MEETING



Staff Report

September 19, 2022 - Council Regular Meeting

Resolution Supporting a Criminal Justice Training Facility In Vancouver, Washington

Presenter: Mitch Lackey, Chief of Police

Time Estimate: 5 minutes

Phone	Email
360.817.1502	mlackey@cityofcamas.us

BACKGROUND: It is expected that when the next session of the Washington State Legislature convenes, a Bill will be introduced to create regional training sites across the State of Washington for the purpose of providing law enforcement officer and corrections officer training. One of these proposed regional training facility sites is in Vancouver, Washington.

The City of Camas is in support of this proposal as it would efficiently allow for our police officers to receive the necessary training and certification. The City desires to send it’s support, through this Resolution, to those at the state level who are actively working on this proposal.

SUMMARY: The State of Washington is responsible for training and certification of all law enforcement officers and corrections officers. It operates the Washington State Criminal Justice Training Commission, and it has a campus in Burien, Washington where this training is conducted. While there are some advantages to having a standardized training program at one location, there also are some disadvantages. The program to train and certify a new police officer takes over five (5) months. During that time the new officer candidates must be away from their home and families.

Recently a proposal was made by a member of the legislature to decentralize the law enforcement training by establishing multiple training centers around the state. This proposal was embraced and supported by the Criminal Justice Training Commission as well by Governor Inslee. It is expected that this proposal will evolve into a Bill in the next session and has a high probability of becoming law.

While this proposal is still only a concept, and many of the details have not yet been worked out, it has merit for exploring, and if adopted into law, could have substantial benefits for the City of Camas.

EQUITY CONSIDERATIONS: What are the desired results and outcomes for this agenda item? That a Resolution is adopted by the City Council.

What's the data? What does the data tell us? This proposal has not yet moved to a data collection phase. It is still in a concept mode, but the concept has merit and is worth exploring.

How have communities been engaged? Are there opportunities to expand engagement? The Governor has held a press conference and has indicated his support for the proposal. He has signaled his intention to work with the Legislature on the details in the next session. By involving the media, he has opened the door for community engagement.

Who will benefit from or be burdened by this agenda item? Depending on the actual details that are put into the Bill, the City could benefit or could be burdened. No cost figures or budgets have been discussed and those items will be critical in answering this question. There is no doubt that creating 4 branch campuses for law enforcement training, hiring staff, and handling the logistics of certification will have a large cost to the state. At this point, the state has not discussed finances. On the other hand, having a local training facility would/should help Camas Police get our recruit officers into the police academy quicker, and would also allow our recruit officers to remain home with their families.

What are the strategies to mitigate any unintended consequences? Monitor the Bill as it is developed and work closely with our partners, other cities, AWC and WASPC to ensure that unintended consequences are addressed.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. No.

Will this agenda item improve ADA accessibility for people with disabilities? No.

What potential hurdles exists in implementing this proposal (include both operational and political)? It must be adopted by the Legislature and funded.

How will you ensure accountability, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy, or other adopted resolution? N/A

BUDGET IMPACT: Unknown currently.

RECOMMENDATION: This item has also been placed on the September 19, 2022, City Council Regular Agenda for Council's consideration.

RESOLUTION NO. 22-012

A RESOLUTION expressing the City Council's support for a Criminal Justice Training Commission ("CJTC") regional police training campus in the southwest Washington region.

WHEREAS, public safety and criminal justice professionals and first responders are essential to providing public safety; and

WHEREAS, for the past several years, law enforcement agencies across the county have experienced an increase in law enforcement resignations and retirements and a decrease in law enforcement professional applications and new hires; and

WHEREAS, many law enforcement agencies in our region, including Camas Police Department, estimate large percentages of their staff will become eligible for retirement within the next few years and as a result anticipate an increased rate of retirements to continue for some time; and

WHEREAS, the need to recruit new law enforcement professionals in Southwest Washington creates an increased demand for CJTC's Basic Law Enforcement Academy ("BLEA") training; and

WHEREAS, in July 2022, Governor Jay Inslee announced his vision to create regional police academies in order to attract quality people within a 50-mile radius who can commute to and from an academy every day and who will then serve their own communities upon graduation; and

WHEREAS, creating a regional public safety training academy in southwest Washington strongly enhances the City of Camas' ability to equitably recruit and train future peace officers from Camas and nearby communities; and

WHEREAS, removing the barrier for new applicants of living five months away from their families in order to attend the BLEA increases opportunities for those who may be single parents or the sole care provider to vulnerable family members; and

WHEREAS, a local regional public safety academy improves community engagement and outreach efforts by increasing equitable access to all, and by providing more opportunities for female and persons from our underrepresented communities of color to become local peace officers; and

WHEREAS, as southwest Washington communities continue to grow and our population density increases, a long-term investment from the State of Washington ensures a strong CJTC relationship; and

WHEREAS, a southwest Washington CJTC footprint also enhances capacity for local public safety agencies to provide state: mandated training, such as 1-940 requirements, and de-escalation training; and

WHEREAS, a southwest Washington contemporary regional training facility portrays a strong vision of investment in community safety and careers for those who choose a life of service to others.

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

The City Council hereby expresses its support for a Criminal Justice Training Commission regional police training campus in the southwest Washington region.

ADOPTED by the Council at a regular meeting this _____ day of September 2022.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Staff Report

September 19, 2022 Council Workshop

Riverview Building Lease

Presenter: Jeff Swanson, Interim City Administrator and Jennifer Gorsuch, Administrative Services Director

Time Estimate: 10 minutes

Phone	Email
360.817.7013	jgorsuch@cityofcamas.us

BACKGROUND: The City has been talking with Rivcam LLC since early this year regarding leasing the first-floor space in the Riverview Building across the street from City Hall. This space will house the Information Technology and City Clerk Departments for the next 3-5 years. The IT Department is in the City Hall Annex which will be vacated in advance of work that needs to be done so it can be fully utilized. The Clerk’s Office will vacate the small conference room in City Hall, freeing up much needed meeting space for staff and elected officials.

SUMMARY: Staff has been talking with the owner of the Riverview Building for several months about leasing their first-floor office space for up to 5 years. The IT department, currently 6 employees, would move from the Annex into Riverview, as would the Clerk’s office. This will be a secure location for those employees and their equipment, and the space would have 4 additional workspaces should those departments expand in the next few years. Moving the Clerk’s office to Riverview will free up the small conference room at City Hall for meeting space again, which is desperately needed for staff and elected officials.

This lease/move will allow the City to begin work on the Annex building. Public Works Director Steve Wall has been working with a firm to begin the review of that space and will be sharing that information with Council at a future meeting. There will be a need for a contract with a consultant to begin in depth space planning as well as review the infrastructure needs of that space.

Tenant improvements at Riverview are necessary prior to the City taking occupancy and the contractor is ready to submit plans for permitting and begin the work. The owner will be managing the project and it is expected that the work will take approximately 3 months.

The lease is for three years, with an option for two 1-year extensions. Rivcam LLC has signed the lease and is looking forward to having the City as a tenant. The City Attorney has worked with their legal counsel on the document, and it is ready for City approval.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The desired result is to secure a lease for needed office space for the IT and City Clerk departments.

What's the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement?
N/A

Who will benefit from, or be burdened by this agenda item? City staff will benefit from having workspace and the city overall will benefit by making progress on the renovations for the City Hall Annex which will serve the citizens and staff.

What are the strategies to mitigate any unintended consequences? N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. N/A

Will this agenda item improve ADA accessibilities for people with disabilities? N/A

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution?
N/A

BUDGET IMPACT: The total cost for three years in the building, including the tenant improvements, permits, additional needed equipment and wiring is approximately \$550k as follows:

- 2022 \$235k (tenant improvements, permits, misc. equipment/furniture)
- 2023 \$164k (final tenant improvement payment plus 1 year lease)
- 2024 \$75k (lease payments)
- 2025 \$78k (lease payments)

There would be additional budget impacts in 2026 and 2027 if the City exercised it's right to the one-year extensions beyond the original three-year agreement.

RECOMMENDATION: Staff recommends approval of the lease with Rivcam LLC at the September 19 regular meeting.

LEASE AGREEMENT

CITY OF CAMAS, a Municipal Corporation

as Tenant

and

RIVCAM LLC, a Washington Limited Liability Company

as Landlord

Premises Address:

**700 NE 4th Avenue, Suite 100
Riverview Building
Camas, Washington 98607**

LEASE AGREEMENT

THIS LEASE AGREEMENT (“Lease”) is entered into as of the _____ day of _____, 2022 (“Execution Date”), by and between **CITY OF CAMAS, a Municipal Corporation**(“Tenant”) and **RIVCAM LLC, a Washington Limited Liability Company** (“Landlord”), with reference to the following:

RECITALS

A. Landlord is the fee owner of the Property (as defined in Section 1 below).

B. Tenant desires to lease the Premises (as defined in Section 1 below) from Landlord, and Landlord desires to lease the Premises to Tenant pursuant to the terms, covenants and conditions set forth below.

C. Landlord will be performing some tenant improvements at Tenant’s expense. The parties have assessed the rents charged, the amount of yearly increase, right to extend term and the Tenant’s requirement for space and have deemed the following terms reasonable under the circumstances.

D. Except as expressly set forth below, all capitalized terms used in this Lease without definition shall be as defined in the Basic Lease Information section.

AGREEMENT

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Basic Lease Information.** The information set forth in this Section (the “Basic Lease Information”) is intended to supplement and/or summarize the provisions set forth in the balance of this Lease. Each reference in this Lease to any of the terms set forth below shall mean the respective information set forth next to such term as amplified, construed or supplemented by the particular section(s) of the Lease pertaining to such information. In the event of a conflict between the provisions of this Section and the balance of the Lease, the balance of the Lease shall control.

Tenant: CITY OF CAMAS, a Municipal Corporation
Tenant’s Address: 616 NE 4th Avenue
Camas, WA 98607

Landlord: RIVCAM LLC, a Washington Limited Liability Company

Landlord's Address: 13615 SE Rivercrest Drive
Vancouver, WA 98683-6677

Premises: A portion of the building located at 700 NE 4th Avenue, Camas, Washington, 98607, Suite 100. The Premises and the Property are more particularly described in Exhibit A.

Building: The building in which the Premises are located is known as the Riverview Building at 700 NE 4th Avenue, Camas, Washington, 98607.

Property: The real property on which the Building is located is 700 NE 4th Avenue, Camas, Washington, and any other improvements located thereon.

Permitted Use: Premises to be used as general office space during normal business hours, evenings and Saturdays.

Monthly Rent: The Monthly Rent shall be as follows, subject to any other adjustment as may be specified in this Lease:

Monthly Rent: \$6,000.00 plus 3% per year cumulative increase on the yearly anniversary of the tenancy and each year thereafter.

Term Commencement Date: The term of this Lease shall be for a period of thirty-six (36) months commencing on the first month after acquisition of occupancy permit for the tenant improvements being constructed ("Commencement Date"), and expire 36 months thereafter ("Expiration Date").

Rent Commencement Date: The payment of Rent (as hereinafter defined) shall commence on the Commencement Date ("Rent Commencement Date").

Parking: No parking is included.

Addresses for Notice: (a) Tenant:
City of Camas
Attn: City Administrator
616 NE 4th Avenue
Camas, WA 98607

(b) Landlord:
Rivcam LLC
13615 SE Rivercrest Drive
Vancouver, WA 98683-6677

2. **Lease.**

2.1. **Premises.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord the Premises upon all of the terms, covenants and conditions in this Lease.

2.2. **Delivery of Possession.** The Premises shall be delivered to Tenant on the Commencement Date.

2.3. **Common Areas.** Tenant shall have, as appurtenant to the Premises, the non-exclusive right to use the following common areas (“Common Areas”): the common access-ways and passageways, elevators, and the common pipes, ducts, conduits, wires and appurtenant equipment located in the Building and serving the Premises.

3. **Condition of Premises.** Landlord shall deliver the Premises to Tenant on the Commencement Date in “As-is” unfurnished condition, subject to the tenant improvements agreed to between the parties. Tenant Improvements agreed to between the parties are pursuant to a Letter issued by Landlord dated July 15, 2022, plus the 10 sheets prepared by LLB Architecture referenced therein. Landlord shall act as the project manager and its contractor will be responsible for the permitting required. Payment by Tenant shall be made pursuant to the terms of a Purchase Order in an amount not to exceed \$266,425.00 plus taxes and permit fees, payable one-third at the time of commencement of work; one-third when the project is one-half complete; and the final one-third upon issuance of the occupancy permit. Taking possession of the Premises shall constitute acceptance of the Premises in the As-Is condition Landlord is required to deliver it.

4. **Term.** The term of this Lease (“Term”) shall commence on the Commencement Date and shall expire on the Expiration Date, unless sooner terminated or extended as provided herein.

4.1. **Option to Extend.** Tenant shall have two (2) options to extend the term of the Lease for an additional one (1) year each (the “Extended Term”), commencing on such date the Term would otherwise expire and upon the same terms and conditions previously applicable, except for the grant of the subject option and amount of rent. Rent for each Extended Term shall increase three percent (3%) per year over the last year’s rent paid. The option to extend may be exercised by delivering written notice to Landlord not later than ninety (90) days prior to the expiration of the original Term. All terms of this Lease shall apply to each Extended Term.

4.2. **Surrender.** Upon the expiration or earlier termination of this Lease Tenant shall surrender the Premises, together with any personal property therein belonging to Landlord, broom clean and in as good order and condition as when Tenant took possession of the Premises, damage and destruction not caused by Tenant, condemnation and reasonable wear and tear, excepted. Tenant shall not have the obligation to remove any alterations except those which required Landlord’s approval prior to their installation and for which Landlord notified Tenant in writing at the time of such approval that Tenant must remove upon expiration of the Lease. At

the time of surrender Tenant shall remove its cubicles, Point to Point dish unit and switches installed as part of its internet connection with the exception of cabling, and all furniture, wall mounted desks and TV's with brackets and kitchen and other appliances.

4.2. **Holding Over.** If Tenant shall, with Landlord's written consent, remain in possession of the Premises or any part thereof after the expiration of the Term hereof, as extended, such occupancy shall constitute a tenancy from month to month, terminable upon thirty (30) days written notice by either party, upon all of the terms, covenants and conditions of this Lease, except that the Monthly Rent shall be 150% of the then current rental rate.

5. **Rent.**

5.1. **Payment of Monthly Rent.** Tenant shall pay to Landlord the Monthly Rent for the Premises in the monthly installments specified in Section 1, Basic Lease Information, each in advance on or before the first day of each and every calendar month during the entire Term. Rent for any portion of a month shall be prorated on the basis of a 30-day month.

5.2. **Manner of Payment.** Except as may be otherwise provided herein, any item of Rent to be paid for a partial month shall be prorated based upon a 30-day month, and for any partial year shall be prorated based on a 360-day year. All Rent payable by Tenant to Landlord under this Lease shall be paid to Landlord in lawful money of the United States of America at Landlord's address specified in Section 1, or to such other person or at such other place as Landlord may from time to time designate in writing. Acceptance of payment by check, draft or in other non-cash form shall not constitute a waiver of Landlord's right to require strict compliance with the foregoing at any time.

5.3. **Interest and Late Charges.** If Rent or other payment remains unpaid after five (5) days from date due, Landlord may elect to impose a late charge of \$100.00 for each month that any Rent is late. Landlord may levy and collect a late charge in addition to all other remedies available for Tenant's default, and collection of a late charge shall not waive the breach caused by the late payment. All Rent and other payments not paid when due shall bear interest from the date due until fully paid at the rate of twelve percent (12%) per annum, but not in any event at a rate greater than the maximum rate of interest permitted by law.

6. **Utilities and Services.** Landlord shall pay for electricity, heat, water, sewer, garbage, weekly janitorial services and landscaping. Tenant shall pay for phone service and internet service and any other services or utilities not specifically provided by Landlord. If Tenant uses excessive amounts of utilities or services of any kind because of operations outside of the normal range of use, Landlord may impose an additional charge on Tenant for supplying the additional utilities or services, which charge shall be deemed Additional Rent, which shall be payable under the terms of Monthly Rent. Interruption of services or utilities shall not be deemed an eviction or disturbance of Tenant's use and possession of the Premises, render Landlord liable to Tenant for damages, or relieve Tenant from performance of Tenant's obligations under this Lease, provided Landlord takes all reasonable steps to correct the interruptions in service.

7. **Personal Property Taxes.** Tenant shall pay prior to delinquency any and all taxes and assessments against and levied upon trade fixtures, furnishings, equipment, and personal property placed in and upon the Premises by Tenant and owned by Tenant. Whenever possible, Tenant shall cause such items to be assessed and billed separately from the real property portion of the Premises. Tenant shall be responsible for any taxes and assessments attributable to any such items assessed against the real property portion of the Premises.

8. **Use and Compliance with Laws.**

8.1. **Use.** Tenant shall only use the Premises for the Permitted Use specified in the Basic Lease Information, and for no other use. Tenant shall be entitled to use of the Premises from 8 am to 5 pm, Monday through Friday, and extended evenings and Saturdays as necessary.

8.2. **Compliance with Law; Prohibited Activities.** Tenant shall observe and comply with the requirements of all applicable covenants, conditions and restrictions of record, and all federal, state and local laws, statutes, rule and regulations now or hereafter in effect (“Laws”), including but not limited to the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101 et seq., which apply to the Premises or the use or occupancy thereof by Tenant. Tenant shall not commit, or suffer to be committed or exist, any waste or nuisance on the Premises. Tenant shall not use, store, generate, transmit or dispose of any hazardous materials upon, in, about, or under the Premises.

8.3. **Parking.** This Lease comes with no parking space.

8.4. **Permits and Licenses.** Tenant shall apply for and obtain, at its sole expense, all permits, licenses, consents, permissions or other approvals of any governmental or quasi-governmental authorities which may be required in order that Tenant may do any of the things that Tenant is required or permitted to do under the provisions of this Lease. Landlord agrees that in all such cases, whenever reasonably requested by Tenant, Landlord shall cooperate with Tenant in obtaining such permits, licenses, consents, permissions and other approvals, provided that Landlord shall not be required to incur any direct or indirect cost or expense as a result of such cooperation.

9. **Assignment and Subletting.** Tenant may not assign or sublet the Premises.

10. **Alterations.** Tenant shall not make or suffer to be made any alterations, additions or improvements (collectively “Alterations”) in, on, or to the Premises without the prior written consent of Landlord. Other than the previously agreed tenant improvements, should Landlord approve of other alterations, Tenant shall contract with a licensed contractor that must be approved by Landlord in writing for construction of the alterations with due diligence and in compliance with the plans and specifications approved by Landlord. All such construction shall be performed in a manner that will not interfere with the quiet enjoyment of other tenants and Tenant shall pay all construction sums before becoming liens on the Building. Landlord has the right to post notices of non-responsibility in connection with the improvements or alterations. Any improvements or alterations installed by Tenant shall become part of the Premises and

belong to Landlord except for removable machinery and unattached, movable trade fixtures. Landlord at its option may require that Tenant remove any improvements or alterations upon termination of this Lease other than the initial agreed tenant improvements.

11. **Landlord's Right of Entry.** Landlord and its authorized representatives shall have the right to enter the Premises at all reasonable times upon reasonable notice, provided that in the event of an emergency, notice need not be given, for the purpose of inspecting the same or taking any action or doing any work permitted hereunder (but nothing herein contained in this Lease shall create or imply any duty on the part of Landlord to make any such inspection or to take any such action or do any such work). No such entry shall constitute an eviction of Tenant. In connection with any such entry, Landlord will use reasonable efforts not to disrupt or interfere with the normal operation of Tenant's business.

12. **Repairs and Maintenance.**

12.1. **Tenant's Obligations.** Tenant shall, at all times during the Term, and at Tenant's sole cost and expense, keep the Premises and any improvements thereon or therein in good and sanitary condition and repair, and in compliance with all laws and other Legal Requirements.

12.2. **Landlord's Obligations.** Landlord shall at all times operate, maintain and repair the Building in accordance with standards not less than those customarily followed in the operation and maintenance of office buildings in Camas, Washington in accordance and compliance with all applicable laws, codes, statutes, ordinances, rules and regulations of any governmental entity having jurisdiction over the Property.

13. **Insurance Policies.** During the Term, Tenant shall procure and maintain in full force and effect and at Tenant's sole cost and expense the following policies of insurance. Tenant shall provide Landlord copies of said insurance policies, and also an Acord Certificate of Insurance prior to the Execution Date. All policies shall provide that Landlord shall be given thirty (30) days' notice of policy cancellation. In the event Tenant is self-insured as a municipal entity, Tenant will provide Landlord certificates or reasonable assurances of said coverage equivalent to the following.

13.1. **Tenant's Property Insurance.** Tenant shall procure and maintain property insurance coverage for all furniture, trade fixtures, equipment, and all other items of Tenant's property in, on, at or about the Premises and the Building.

13.2. **Liability.** A policy or policies of commercial general liability insurance, in the form customary to the locality in which the Premises are located, insuring Tenant's activities and those of Tenant's officers, employees, agents, servants, licensees, subtenants, concessionaires, contractors and invitees with respect to the Premises on an "occurrence" basis against claims for personal injury liability, including, without limitation, bodily injury, death, or property damage liability with a limit of not less than Two Million Dollars (\$2,000,000.00) to cover personal injury to any number of persons or of damage to property arising out of any one occurrence. .

13.3. **Waiver of Subrogation.** Tenant and Landlord hereby release and discharge each other from all claims, losses and liabilities from or caused by any hazard covered by property insurance on or in connection with the Premises or said building. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.

14. **Damage or Destruction.**

14.1. **Reconstruction.** Except as otherwise provided in Section 14.2 below, if the Premises are damaged or destroyed during the Term, Landlord shall, to the extent of any insurance proceeds therefor (excluding the deductible, if any on Landlord's property insurance), and that are not applied by any lender against payment of an existing loan on the Building, diligently repair or rebuild them to substantially the condition in which they existed immediately prior to such damage or destruction.

14.2. **Excessive Damage or Destruction.**

14.2.1. If the Building (whether or not the Premises are affected) is damaged or destroyed to the extent that Landlord determines that it cannot, with reasonable diligence, be fully repaired or restored by Landlord within one hundred twenty (120) days after the date of the discovery of damage or destruction, Tenant may elect to terminate this Lease effective on the earliest date of such discovery of damage or destruction, and Landlord shall reimburse Tenant for any rents paid by Tenant which are applicable to the period beginning on the effective date of such termination. Landlord shall notify Tenant of the damage or destruction, in writing, within thirty (30) days after the date of discovery of the damage or destruction ("Damage Notice"). If Tenant does not elect to terminate this Lease, or the Lease is not terminated in accordance with Section 14.2.2, the Lease shall remain in full force and effect and the Premises shall be repaired and rebuilt in accordance with the provisions for repair set forth in Section 15.1 above.

14.2.2. If the Damage Notice provided by Landlord indicates that the anticipated period for repairing the Premises exceeds one hundred twenty (120) days, Tenant may elect to terminate this Lease by providing written notice ("Tenant's Termination Notice") to Landlord within ten (10) days after receiving the Damage Notice. If Tenant does not elect to terminate within this ten (10) day period, Tenant shall be considered to have waived the option to terminate and this Lease shall continue in full force and effect. Rent shall not be abated during the period of reconstruction.

15. **Eminent Domain**

15.1. **Total Condemnation.** If the whole of the Premises is acquired or condemned by eminent domain, inversely condemned or sold in lieu of condemnation, for any public or quasi-public use or purpose ("Condemned"), then the Lease shall terminate as of the Termination Date and Rent shall be adjusted as of such date. For purposes of this Lease, "Termination Date" shall mean the earliest of: (i) the date the condemning authority takes possession of the property that is to be Condemned; (ii) the date on which title to the property to

be Condemned is vested in the condemning authority; (iii) the date Landlord requires possession of the property in connection with the condemnation, as specified in a written notice delivered to Tenant no less than thirty (30) days before that date.

15.2. **Partial Condemnation.** If any part of the Premises is partially Condemned, and as a result thereof: (a) ten percent (10%) or more of the rentable square feet of the Premises or the Building is Condemned; (b) any portion of the Building or the Property necessary for Tenant to operate the Premises efficiently is Condemned, or (c) any other areas providing access to the Premises or Building are Condemned, then Tenant shall have the option to terminate the Lease by delivering written notice of its election to Landlord within thirty (30) days after the later of: (i) the filing of the complaint by the condemning authority; or (ii) the final agreement and determination of Landlord and the condemning authority of the extent of the taking. In that event this Lease shall terminate on the Termination Date and Rent shall be adjusted to the Termination Date. If Tenant does not elect to terminate the Lease in accordance with the foregoing, then Landlord shall (to the extent the proceeds of the award are available therefrom and are not applied by any lender against payment of an existing loan on the Building) promptly restore the Premises to a condition comparable to its condition immediately prior to such condemnation less the portion thereof lost in such condemnation, and this Lease shall continue in full force and effect except that after the date of such title vesting the Monthly Rent shall be appropriately reduced as reasonably determined by Landlord and Tenant.

15.3. **Landlord's Award.** If the Premises are wholly or partially Condemned, then Landlord shall be entitled to receive all compensation and anything of value awarded, paid, or received in settlement or otherwise ("Award") and no claim shall be made against Landlord by Tenant.

16. **Default.**

16.1. **Covenants and Conditions.** Tenant's performance of each of Tenant's obligations under this Lease is a condition as well as a covenant. Time is of the essence in the performance of all covenants and conditions.

16.2. **Events of Default.** The occurrence of any one or more of the following events shall constitute an "Event of Default" on the part of Tenant with or without notice from Landlord (except as required by Section 16.2 (i) and (ii) below):

(i) **Payment.** Tenant's failure to pay any installment of Rent, or any other monetary sums required by the terms of this Lease on or before three (3) days after written notice from the Landlord that said payment is past due;

(ii) **Performance.** Tenant's failure to perform any of Tenant's covenants, agreements or obligations hereunder (other than nonpayment which shall be governed by Section 16.2(i) above) on or before twenty (20) days after written notice thereof from Landlord, provided however that with respect to any default that cannot be cured within twenty (20) days, the default shall not be deemed uncured if Tenant commences to cure within twenty (20) days and for so long as Tenant is diligently prosecuting the cure thereof; or

(iii) **Attachment.** The attachment, execution or other judicial seizure of substantially all of Tenant's assets or this leasehold.

16.3. **Landlord's Remedies.** Upon the occurrence of any Event of Default by Tenant, then, in addition to any other remedies available to Landlord hereto, at law, or in equity, Landlord may:

(i) Continue this Lease in full force and effect and collect Rent as it becomes due.

(ii) Terminate this Lease and recover from Tenant all amounts allowed by law, including all rents owed during the balance of the rental term, less the amount of the loss of rent that Tenant proves could have been reasonably avoided.

(iii) Landlord shall be entitled to the benefit of all provisions of the law respecting the speedy recovery of lands and tenements held over by Tenant or proceedings in an unlawful detainer and any damages incurred by Landlord.

(iv) At any time after Tenant commits a default, Landlord may, but shall have no obligation to, cure the default at Tenant's cost, subject to Tenant's rights to exhaust all remedies in disputing such expense. If, pursuant to this Section, Landlord pays any sum or does any act that requires the payment of any sum, the sum paid by Landlord shall be due immediately from Tenant to Landlord at the time the sum is paid. The sum, together with interest, shall be payable as Additional Rent, which shall be paid under the terms of Monthly Rent.

17. **Indemnity.** Tenant agrees to and shall indemnify and hold Landlord harmless against any and all claims and demands arising out of or in connection with Tenant's use and occupancy of the Premises, as well as those arising from Tenant's failure to comply with any covenant of this Lease on Tenant's part to be performed, and shall at Tenant's own expense defend the Landlord against any and all suits or actions arising out of such action, actual or alleged, and all appeals therefrom and shall satisfy and discharge any judgment which may be awarded against Landlord in any such suit or action. Neither Landlord nor its managing agent shall have any liability to Tenant because of loss or damage to Tenant's property or for death or bodily injury caused by the acts or omissions of other Tenants of the Building, or by third parties (including criminal acts).

18. **General Provisions.**

18.1. **Rules and Regulations.** Landlord shall have the right but shall not be obligated to make, revise and enforce rules and regulations or policies consistent with this Lease for the purpose of promoting safety, health, order, economy, cleanliness, and good service to all tenants of the Building, including, but not limited to, moving, use of common areas, and prohibition of smoking. All such regulations and policies including those attached as Exhibit B

to this Lease, shall be complied with as if part of this Lease and failure to comply shall be a default.

18.2. **Notices.** All notices or demands of any kind required or desired to be given hereunder shall be in writing and mailed postage prepaid by certified or registered mail, return receipt requested, or by personal delivery, to the appropriate address indicated in the Basic Lease Information, or at such other place or places as either Landlord or Tenant may, from time to time, designate in a written notice given to the other. Notices shall be deemed to be delivered one (1) day after the date of mailing thereof, or upon earlier receipt.

18.3. **Time.** Time is of the essence in this Lease. If any date set forth for the performance of any obligation or for the delivery of any instrument or notice should be on a Saturday, Sunday or legal holiday, compliance with such obligations or delivery shall be deemed acceptable on the next business day following such Saturday, Sunday or legal holiday. As used herein, the term "legal holiday" means any state or federal holiday for which financial institutions and post offices are generally closed in the State of Washington for observance thereof. Except as expressly provided to the contrary in this Lease, all references to days shall mean calendar days.

18.4. **Entire Agreement/Amendment.** This Lease sets forth all covenants, promises, agreements, conditions and understandings between Landlord and Tenant concerning the Premises, and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between Landlord and Tenant other than as are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by both Landlord and Tenant.

18.5. **Successors and Assigns.** Subject to the restrictions of this Lease relating to assignment and subletting, this Lease is intended to and does bind the heirs, executors, administrators, successors and assigns of any and all of the parties hereto.

18.6. **Authority.** Each individual executing this Lease on behalf of Landlord or Tenant represents and warrants that he or she is duly authorized to execute and deliver this Lease on behalf of the party for whom he or she is signing, and that this Lease is binding upon the party for whom he or she is signing in accordance with its terms. By signing below, Tenant affirms this Lease has been fully approved by the City Attorney and City Council.

18.7. **Exhibits.** The exhibits attached hereto are made a part of this Lease by this reference.

18.8. **Attorneys' Fees; Waiver of Jury Trial.** If any party is required to pursue legal action against the other party arising out of or in connection with this Lease, (a) that party shall be entitled to recover from the non-performing party the cost and expenses of such action, including reasonable collection fees, attorneys' fees and court costs, whether or not suit is filed; and (b) the parties agree that the matter shall be tried by the court without a jury, and each party specifically waives the right to a jury trial in any such action.

18.9. **Governing Law.** This Lease shall be governed by and construed in accordance with the laws of the State of Washington applicable to contracts to be performed in such State. Venue for any action brought under, or in conjunction with this Lease shall lie in Clark County, Washington.

18.10. **Captions.** All captions and headings in this Lease are for the purposes of reference and convenience and shall not limit or expand the provisions of this Lease.

18.11. **Construction.** This Lease shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that both Landlord and Tenant have been independently represented and have contributed substantially and materially to the preparation of this Lease. The captions, article numbers and table of contents appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections or articles of this Lease nor in any way affect this Lease.

18.12. **Severability.** If any term, covenant, condition or provision of this Lease, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the terms, covenants, conditions or provisions of this Lease, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

18.13. **Waivers.** No waiver of any default or breach of any covenant by either party hereunder shall be implied from any omission by either party to take action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the waiver, and then said waiver shall be operative only for the time and to the extent therein stated. Waivers of any covenant, term or condition contained herein by either party shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition. Acceptance of Rent shall not be deemed a waiver of performance. The consent or approval by either party to or of any act by either party requiring further consent or approval shall not be deemed to waive or render unnecessary their consent or approval to or of any subsequent similar acts.

18.14. **Subordination and Estoppel Certificate.** Tenant agrees that this Lease is subordinate to any existing or future security instrument held by a Lender, or to any Purchaser of this property. Tenant agrees to execute a subordination agreement and/or estoppel certificate if required by Lender or Purchaser in the form requested by Landlord within ten (10) days of request. The terms of the estoppel certificate shall be limited to certification that Landlord is not in breach of the Lease except as specified in the certificate, and that no event has occurred that would give Tenant the right to terminate the Lease or withhold any Rent from Landlord except stated in Tenant's certificate.

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Legal Description of Property
B	Rules and Regulations

EXHIBIT "A"

Lot 1 through 8, Block 27, TOWN OF LA CAMAS, according to the Plat thereof, recorded in Book "B" of Plats, page 25, records of Clark County, Washington. EXCEPT that portion conveyed to City of Camas, by deed recorded under Auditor's File No. 3492787. Tax Parcel No. 78200-000.

EXHIBIT "B"
Rules & Regulations

1. The entrances, halls, corridors, stairways, exits, and elevators shall not be obstructed by any of the tenants or used for any purpose other than for ingress from their respective premises. The entrances, halls, corridors, stairways, exits, and elevators are not intended for use by the general public but for the tenant and its employees, licensees, and invitees. Landlord reserves the right to control and operate the public portions of the Building and the public facilities, as well as facilities furnished for the common use of the tenants, in such manner as it in its reasonable judgment deems best for the benefit of the tenants generally. No tenant shall invite to the tenants' premises, or permit the visit of, persons in such numbers or under such conditions as to interfere with the use and enjoyment of any of the plazas, entrances, corridors, elevators, and other facilities of the Building by any other tenants. Fire exits and stairways are for emergency use only, and they will not be used for any other purpose.
2. Landlord may refuse admission to the Building outside of the business hours of the Building to any person not producing identification satisfactory to Landlord. If Landlord issues identification passes, Tenant shall be responsible for all persons for whom it issues any such pass and shall be liable to Landlord for all acts or omissions of such persons.
3. No awnings or other projections shall be attached to the outside walls of the Building. No curtains, blinds, shade, or screens, if any, which are different from the standards adopted by Landlord for the Building shall be attached to or hung in any exterior window or door of the premises of any tenant without the prior written consent of Landlord.
4. No sign, placard, picture, name lettering, advertisement, notice, or object visible from the exterior of any tenant's premises shall be displayed in or on the exterior windows or doors, or on the outside of any tenant's premises, or at any point inside any tenant's premises where the same might be visible outside of such premises, without the prior written consent of Landlord. Landlord may adopt and furnish to tenants general guidelines relating to signs inside the Building and Tenant shall conform to such guidelines. All approved signs or lettering shall be prepared, printed, affixed, or inscribed at the expense of the tenant and shall be of a size, color, and style acceptable to Landlord.
5. The windows that reflect or admit light and air into the halls, passageways, or other public places in the Building shall not be covered or obstructed by any tenant, nor shall any bottles, parcels, or other articles be placed on the windowsills.
6. No showcases or other articles shall be put in front of or affixed to any part of the exterior of the Building, nor placed in the halls, corridors, or vestibules.
7. No bicycles, vehicles, animals, fish, or birds of any kind shall be brought into or kept in the premises of any tenant or the Building.
8. No noise, including, but not limited to, music or the playing of musical instruments, recordings, radio or television, which, in the judgment of Landlord, might disturb other tenants in the Building, shall be made or permitted by any tenant.

9. No tenant, nor any tenant's contractors, employees, agents, visitors, invitees or licensees, shall at any time bring into or keep upon the premises or the Building any inflammable, combustible, explosive, environmentally hazardous or otherwise dangerous fluid, chemical or substance.
10. All movement of freight, furniture, packages, boxes, crates, or any other object or matter of any description must take place during such hours and in such elevators, and in such manner as Landlord or its agent may determine from time to time. Any labor and engineering costs incurred by Landlord in connection with any moving herein specified, shall be paid by Tenant to Landlord, on demand.
11. No tenant shall use its premises, or permit any part thereof to be used, for manufacturing or the sale at retail or auction of merchandise, goods, or property of any kind, unless said use is consistent with the use provisions of the Lease.
12. Landlord shall have the right to prescribe the weight and position of safes and other objects of excessive weight, and no safe or other object whose weight exceeds the lawful load for the area upon which it would stand shall be brought into or kept upon any tenant's premises. If, in the judgment of Landlord, it is necessary to distribute the concentrated weight of any heavy object, the work involved in such distribution shall be done at the expense of the tenant and in such manner as Landlord shall determine.
13. Landlord, its contractors, and their respective employees, shall have the right to use, without charge therefor, all light, power, and water in the premises of any tenant while cleaning or making repairs or alterations in the premises of such tenant.
14. No premises of any tenant shall be used for lodging or sleeping or for any immoral or illegal purpose.
15. The requirements of tenants for any services by Landlord will be attended to only upon prior application to the Landlord. Employees of Landlord shall not perform any work or do anything outside of their regular duties, unless under special instructions from Landlord.
16. Canvassing, soliciting, and peddling in the Building are prohibited and each tenant shall cooperate to prevent the same.
17. Each tenant shall store its trash and garbage within its premises. No material shall be placed in the trash boxes or receptacles if such material is of such nature that it may not be disposed of in the ordinary and customary manner of removing and disposing of office building trash and garbage in the area of the Building without being in violation of any law or ordinance governing such disposal. All garbage and refuse disposal shall be made only through entryways and elevators provided for such purposes and at such times as Landlord shall designate. No tenant shall cause or permit any unusual or objectionable odors to emanate from its premises which would annoy other tenants or create a public or private nuisance.
18. No coin vending machine, video game, coin or token operated amusement device, or similar machine shall be used or installed in any tenant's premises without Landlord's prior written consent.

19. No bankruptcy, going out of business, liquidation, or other form of distress sale shall be held on any of tenant's premises. No advertisement shall be done by loudspeaker, barkers, flashing lights, or displays or other methods not consistent with the character of an office building.
20. Nothing shall be done or permitted in any tenant's premises, and nothing shall be brought into or kept in any tenant's premises, which would impair or interfere with the economic heating, cleaning, or other servicing of the Building or the premises, or the use or enjoyment by any other tenant of any other premises, nor shall there be installed by any tenant any ventilating, air conditioning, electrical, or other equipment of any kind which, in the reasonable judgment of Landlord, might cause any such impairment or interference.
21. No acids, vapors, or other similar caustic materials shall be discharged or permitted to be discharged into the waste lines, vents, or flues of the Building. The water and wash closets and other plumbing fixtures in or serving any tenant's premises shall not be used for any purpose other than the purposes for which they were designed or constructed, and no sweepings, rubbish, rags, acids, or other foreign substances shall be deposited therein. All damages resulting from any misuse of the fixtures shall be borne by the tenant who, or whose servants, employees, agents, invitees, visitors, or licensees shall have caused the same.
22. All entrance doors in each tenant's premises shall be left locked and all windows shall be left closed by the tenant when the tenant's premises are not in use. Entrance doors to the tenant's premises shall not be left open at any time. Each tenant, before closing and leaving its premises at any time, shall turn out all lights.
23. Hand trucks not equipped with rubber tires and side guards shall not be used within the Building.
24. Landlord reserves the right to rescind, modify, alter, or waive any rule or regulation at any time prescribed for the Building when, in its reasonable judgment, it deems it necessary, desirable or proper for its best interest and for the best interests of the tenants generally, and no alteration or waiver of any rule or regulation in favor of any tenant shall constitute a waiver or alteration in favor of any other tenant. Landlord shall not be responsible to any tenant for the nonobservance or violation by any other tenant of any of the rules and regulations at any time prescribed for the Building.
25. Landlord reserves the right to add to, modify, or otherwise change these Rules and Regulations. Such changes shall become effective when written notice thereof is provided to tenants of the Building.



Staff Report

September 19, 2022 Council Workshop Meeting

2023-2024 Preliminary Revenue Projection Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This presentation provides a preliminary discussion of the City’s 2023-2024 biennial revenue budget as a context to revenue option presentations which will follow.

SUMMARY: Staff prepared a two-year revenue forecast on the City’s governmental and proprietary operating funds to assist in financial decision-making. The projection is built with inputs from the Building Department, MRSC, OFM, and Moody’s Analytics. Staff will revisit the projections in August and September for any needed adjustments.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The results of the presentation should provide Council context for future decision making.

What’s the data? What does the data tell us? The data will be presented during the presentation.

How have communities been engaged? Are there opportunities to expand engagement? n/a

Who will benefit from, or be burdened by this agenda item? The City should benefit with more informed decision making.

What are the strategies to mitigate any unintended consequences? If the results, demonstrate a future structural deficit Council will be provided options to mitigate the risk in the form of additional revenue options or potential cost saving options.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. n/a

Will this agenda item improve ADA accessibilities for people with disabilities? n/a

What potential hurdles exists in implementing this proposal (include both operational and political)? n/a

How will you ensure accountabilities, communicate, and evaluate results? The results will be communicated on the City's Open Budget platform.

How does this item support a comprehensive plan goal, policy, or other adopted resolution? The forecast supports the City's Strategic Plan for "Developing Long-Term Financial Plan".

BUDGET IMPACT: The projection provides opportunities to modify budget strategies to benefit from future trends as well as mitigate potential future risks.

RECOMMENDATION: For Council information only.



2023-2024 REVENUE BUDGET AND
10-YEAR FORECAST

City of Camas

Revenue Forecast
Baseline Budgets
Decision Packages – both Capital and Operating
June and July

Public Engagement
Council Engagement
August

10-Year Forecast
Revenue Budget
September

- Property Taxes
- Fee Schedule
- Equipment Rental & Replacement
- Utility Taxes and Transportation Benefit District

Recommended Budget
October

Public Input
Nov

- Public Hearings

Budget
Approval Dec

- Property Tax Resolutions
- Fee Schedule

BUDGET PROCESS

- 10 Year Forecast and Scenarios
 - Forecast assumptions
 - High level look at revenues and expenditure trends
- 2023-2024 Preliminary Revenue Budget
- 2023 Property Tax Presentation
- 2023 Fee Schedule Presentation
- Transportation Benefit District Options Presentation
- Utility Tax Presentation
- 2023-2032 Forecast Options Discussion

2023-2024
REVENUE BUDGET
PRESENTATIONS

PURPOSE OF 10- YEAR FORECAST

- Provides insights into current trends into the future
- Allows for what-if scenarios for policy development
- Checks to see if decisions are financially sustainable.
- Highlights potential structural deficits
- Determines potential burn rate of fund balance

2023-2032 FORECAST ASSUMPTIONS

Growth in housing will continue but at a slower steady pace

- Lots available
- Development activity
- Local Economy post pandemic

Three multi-family projects and two assisted living projects

Item 3.

Four Commercial Sites

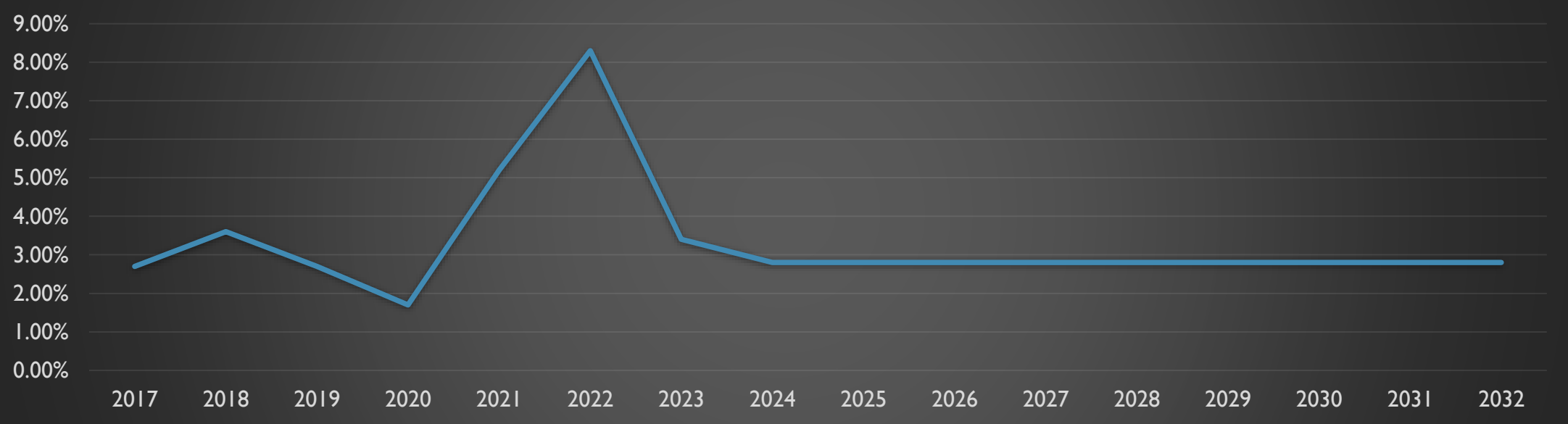
Labor contracts to be negotiated near term

Benefits at 6% annually
(updating with revised numbers)

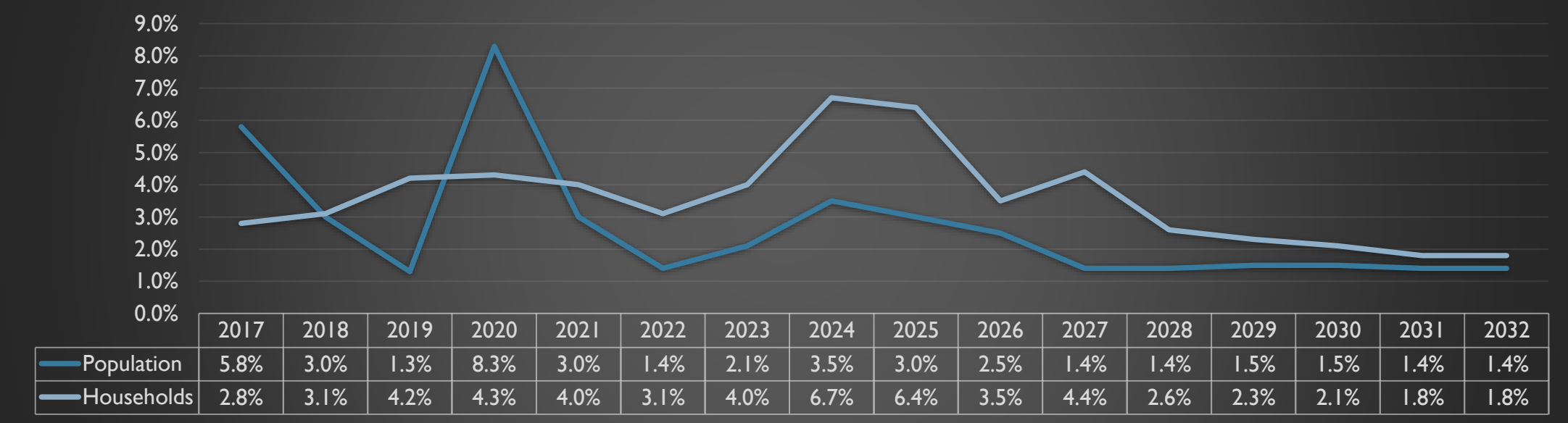
Retirements and Staffing considerations

ERP Implementation to began in 2022 and continue for three years

Priority 1 and 2 Decision Packages Included

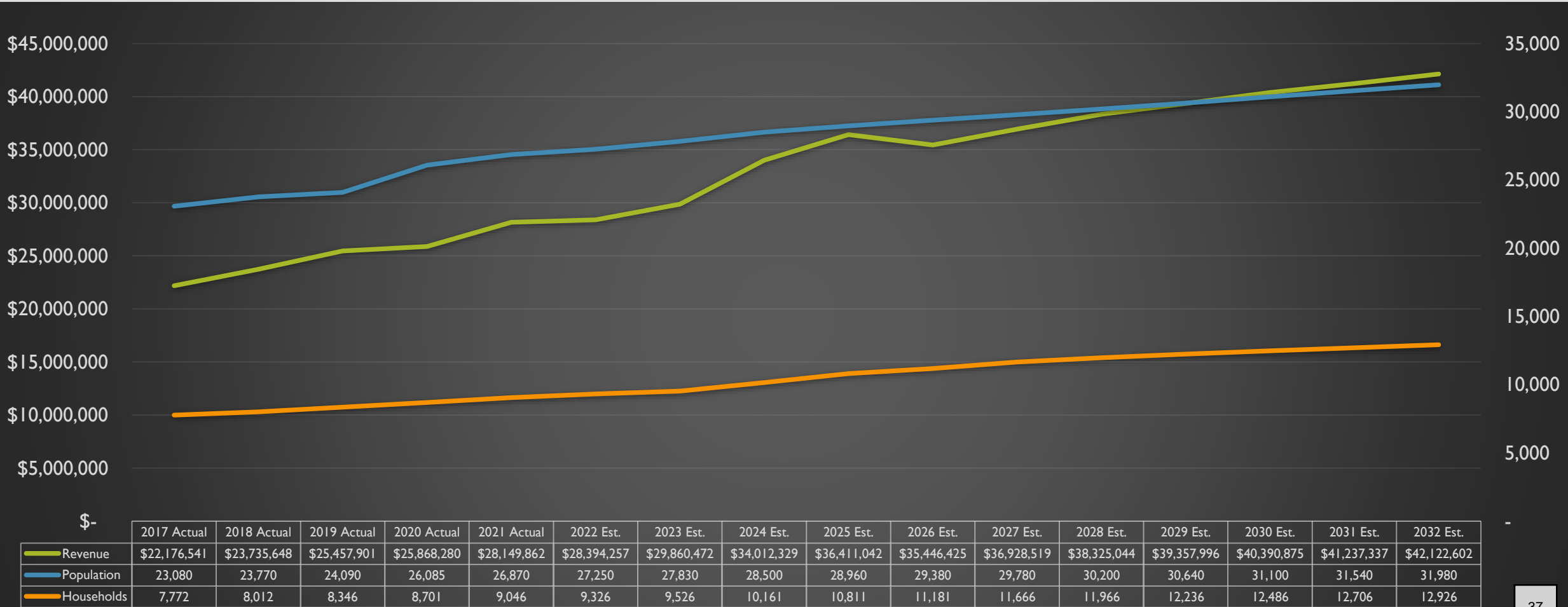


INFLATION

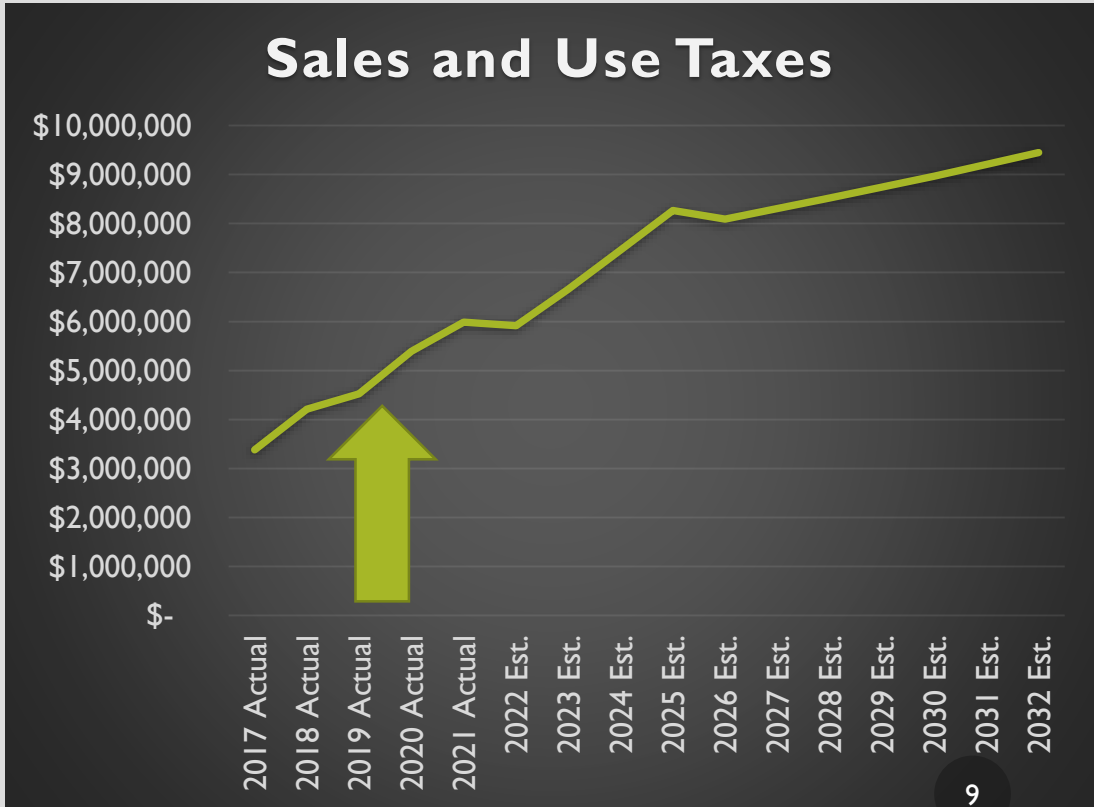
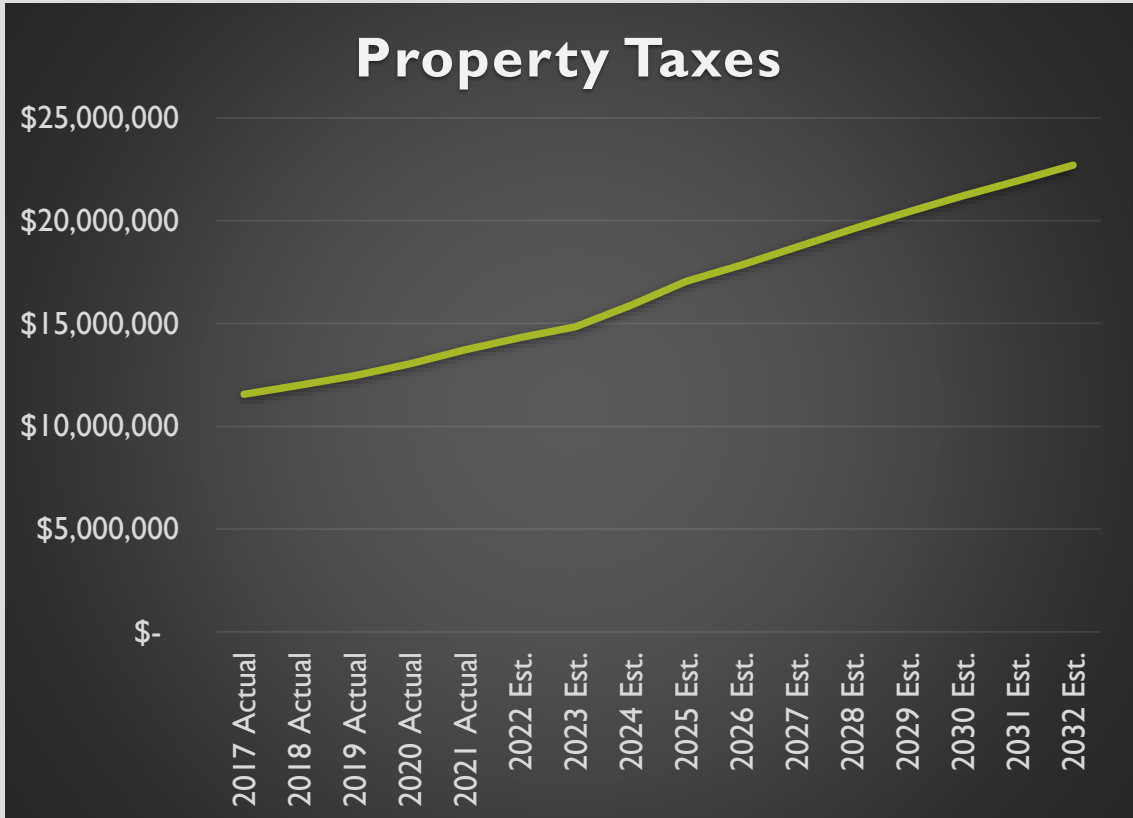


POPULATION GROWTH

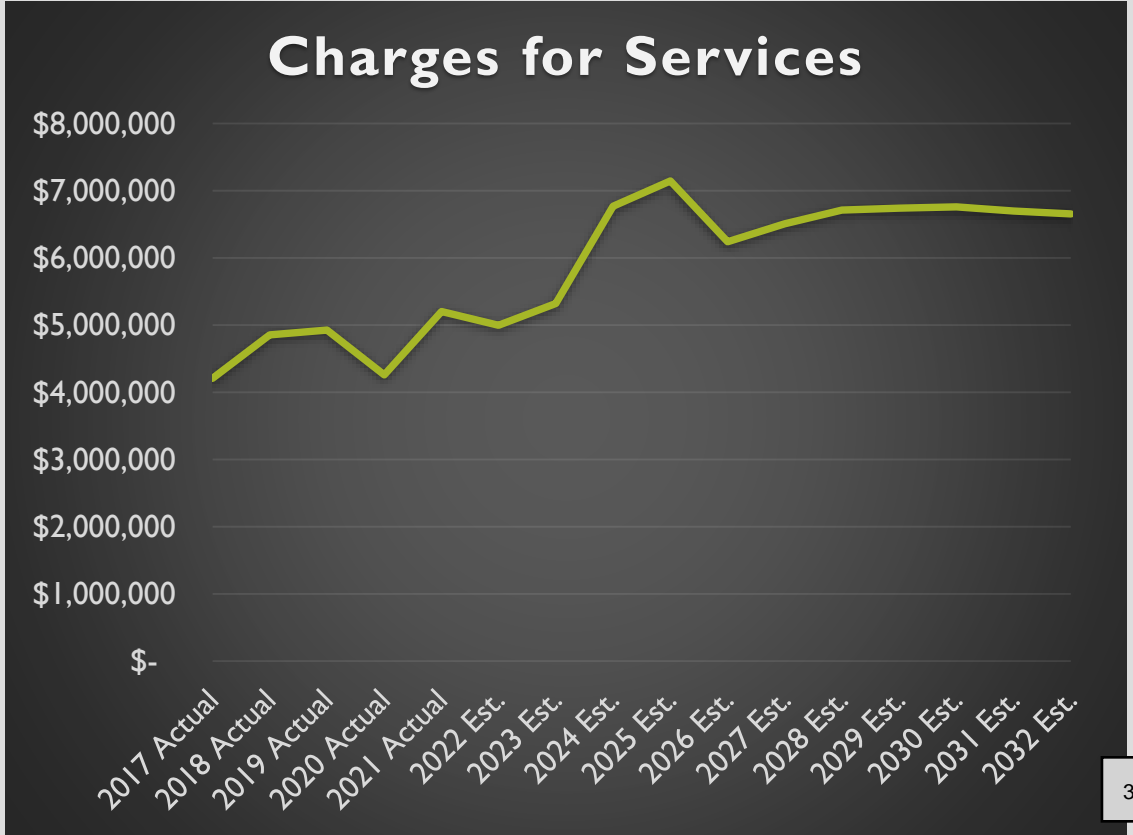
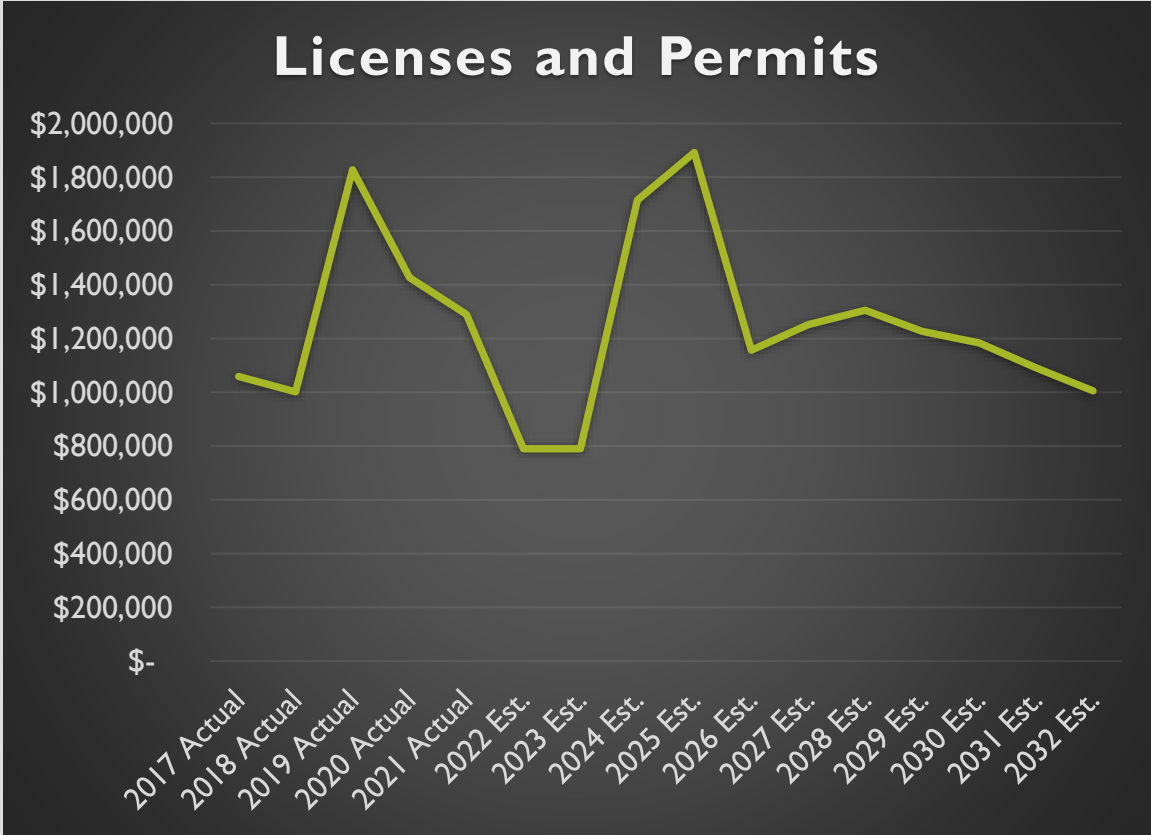
GENERAL FUND REVENUE FORECAST



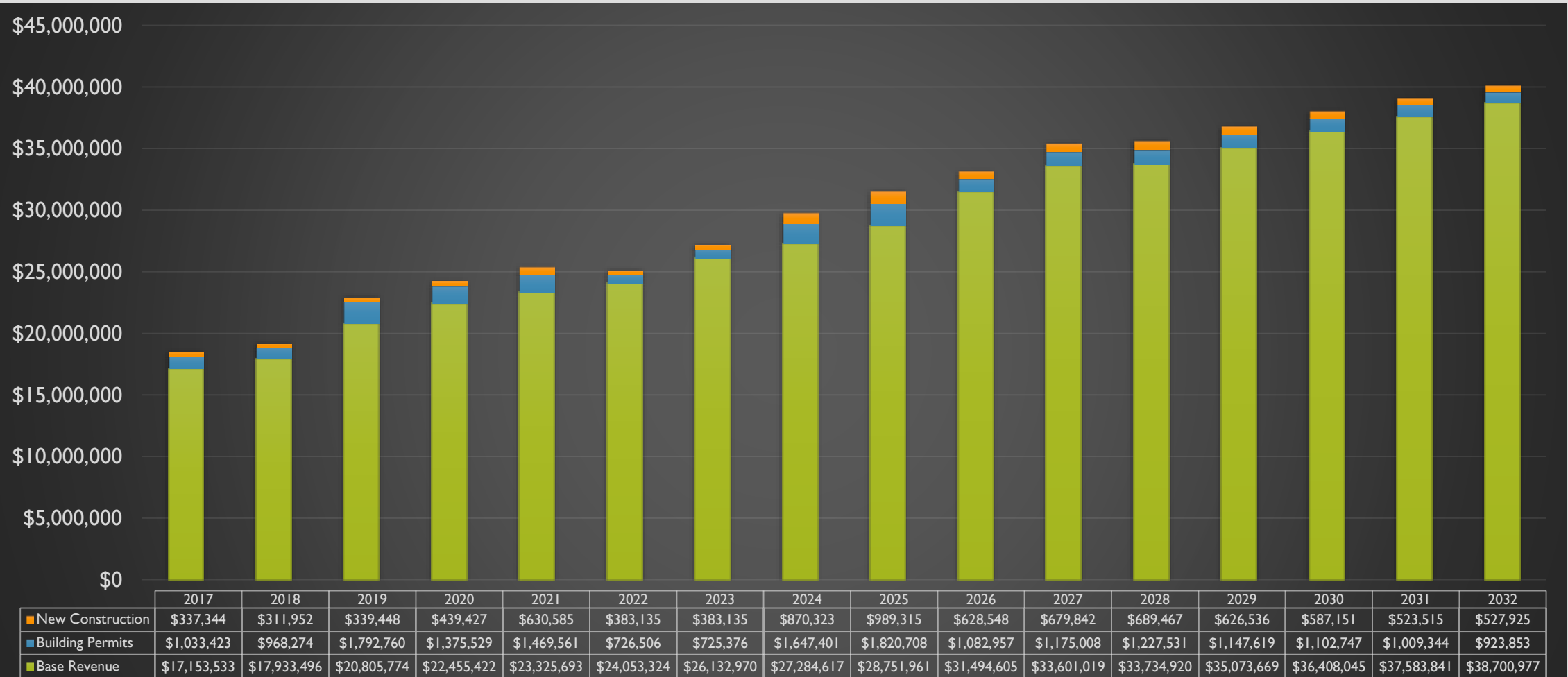
PROPERTY TAXES AND SALES TAX



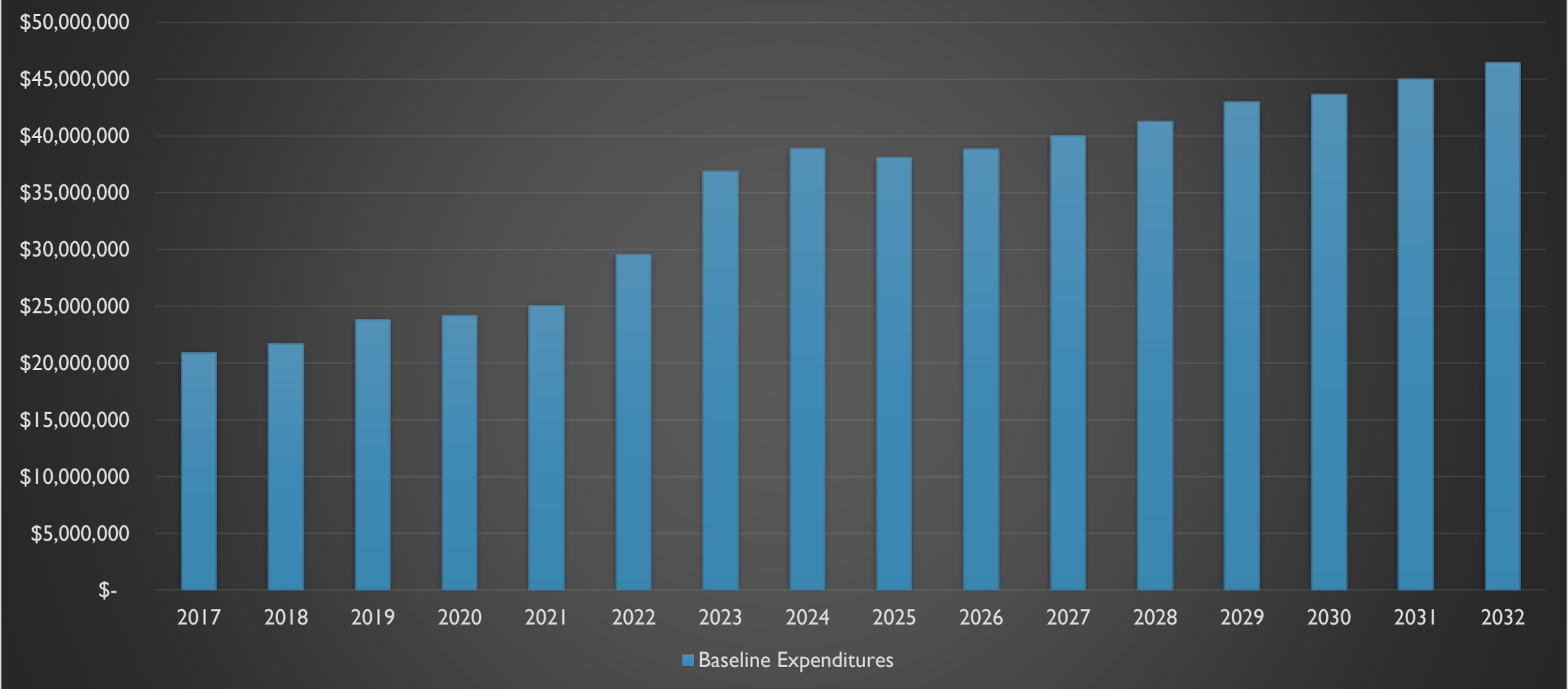
LARGEST GROWTH REVENUES



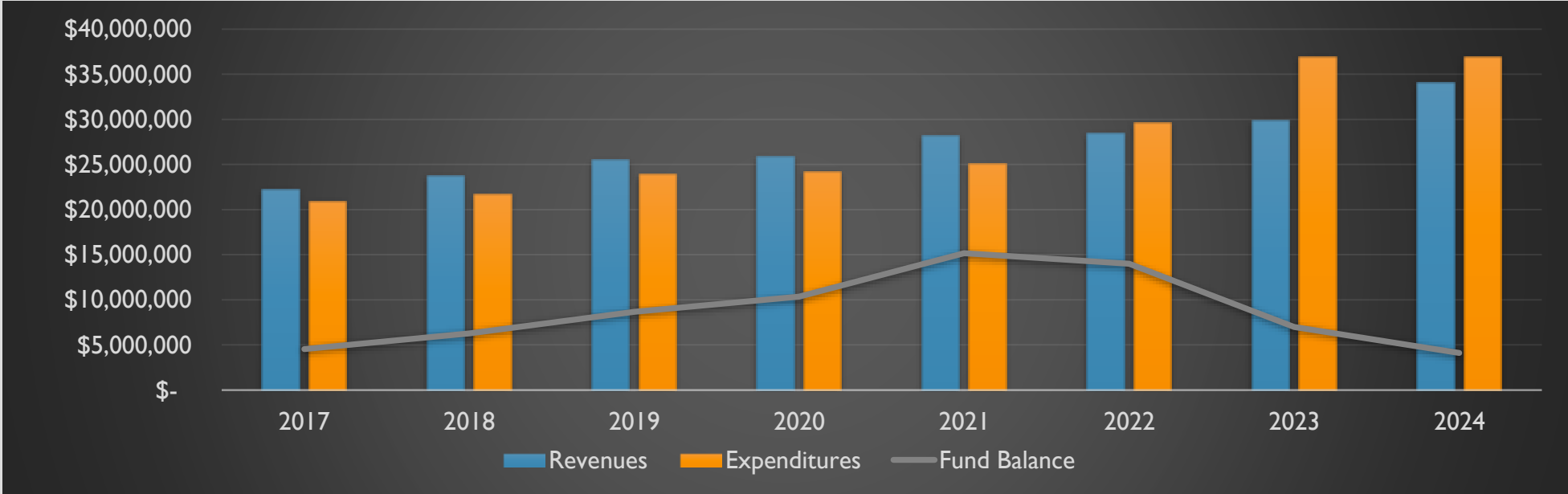
REVENUE MIX (ONGOING VS ONE-TIME)



FORECAST BASELINE EXPENDITURES

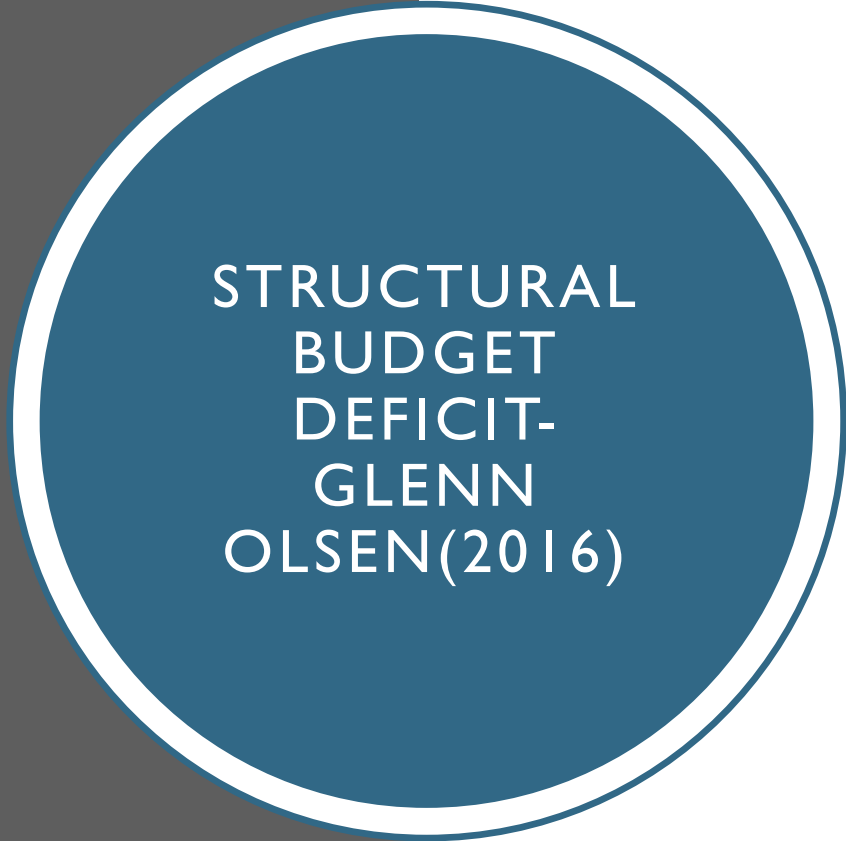


PROJECTED REVENUES AND EXPENDITURES



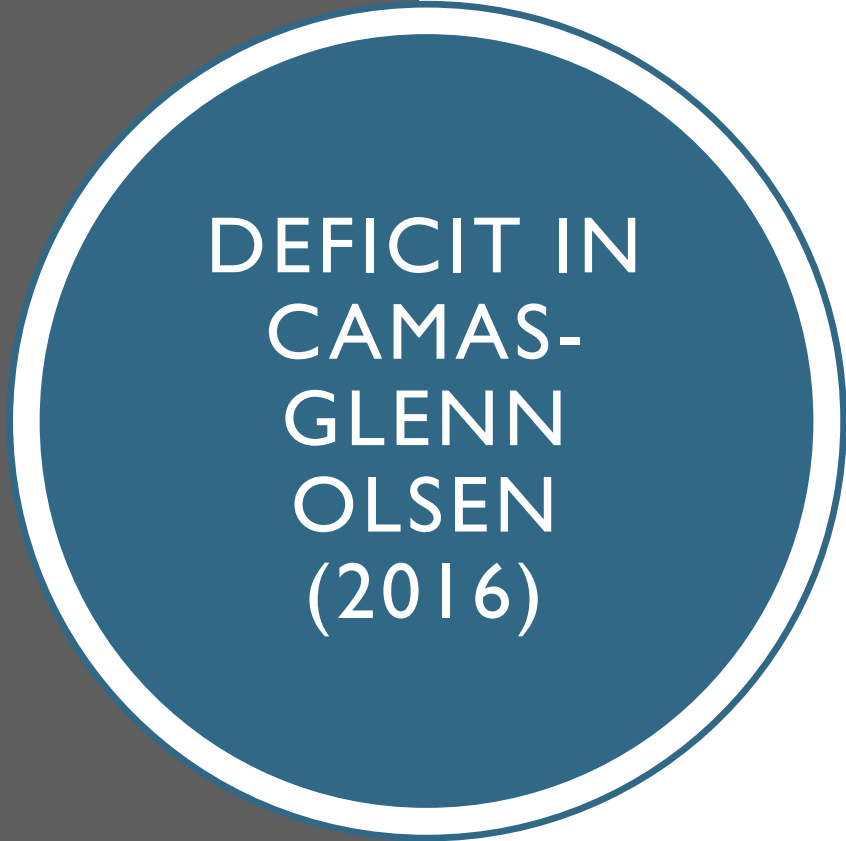
STRUCTURAL DEFICIT

- **Structural Deficit.** A budget deficit that results from a fundamental imbalance in government receipts and expenditures, as opposed to one based on one-off or short-term factors. [Source: Financial Times]



STRUCTURAL
BUDGET
DEFICIT-
GLENN
OLSEN(2016)

- Baseline inflation often is to blame for structural deficits:
 - When inflation accelerates spending while revenue growth remains the same.
 - *This would be a typical budget deficit.*



DEFICIT IN
CAMAS-
GLENN
OLSEN
(2016)

- Camas is *not* facing a typical budget deficit.
- If the perfect storm is a recipe for disaster, then maybe the *perfect monsoon* would be a recipe for plenty, which is little like what Camas had:
 - Camas got lucky with property taxes.
 - The forecasted deficit makes better sense in the context of Camas past property tax growth.

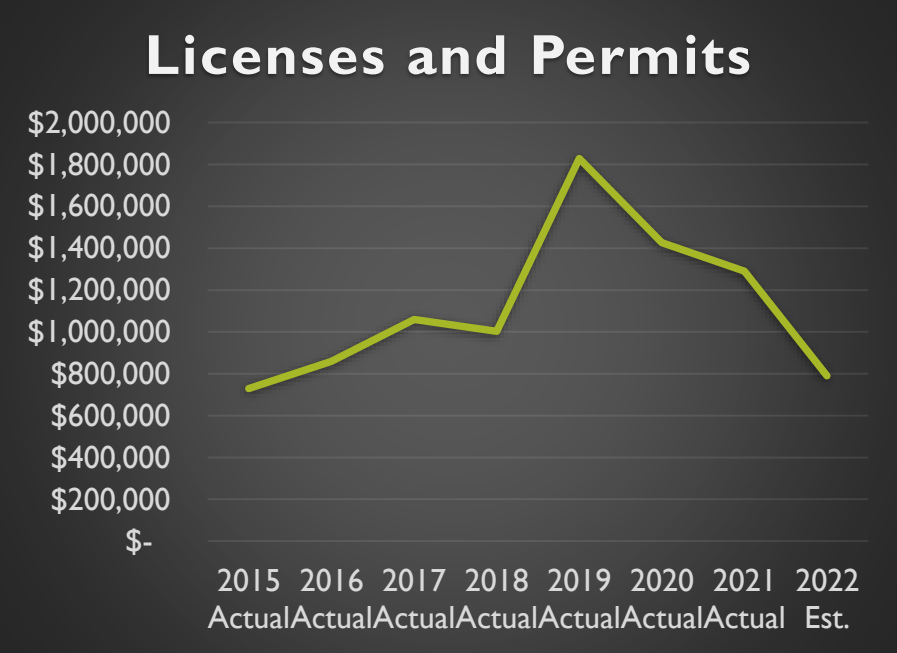


STRUCTURAL
RISK IN
CAMAS-
GLENN OLSEN
(2016)

- The forecasts above assume predictable demographic and economic changes, not an alternate “perfect storm.”
- There is a lot of *structural risk* associated with property tax revenue, so it will not take a perfect storm to punch a hole in the City’s budget.
- Routine political or economic trends are highly likely to drive cost overruns or revenue shortfalls in the City’s future.
- This is a textbook example of structural risk in a municipal corporation.

WHAT WAS HAPPENING IN 2016-2022?

- Housing growth
- Holland Project
- Fisher Towers
- COVID
- Accelerated growth in housing – working at home
- E-Commerce – working at home
- Supply Chain Issues
- CPI Increases
- Federal Reserve Decisions



WHAT DID THE CITY DO IN 2016-2022?

- Stated hiring
- New administrations
- Paused hirings
- Spending freeze
- Started hiring
- New staff with new programming
- CPIs and union negotiations
- Salaries
- Housing slowed



REVENUE FOR 2023-2024

Revenue	2023	2024
Taxes	\$22,149,351	\$24,027,939
Licenses and Permits	\$790,290	\$1,715,859
Intergovernmental	\$734,828	\$759,753
Charges for Services	\$5,324,070	\$6,770,183
Fines and Forfeitures	\$122,489	\$129,182
Miscellaneous	\$381,865	\$391,407
Transfer from ARPA	\$357,578	\$218,006
Total	\$29,860,471	\$34,012,329
Growth Rate	5.2%	13.9%



QUESTIONS



Staff Report

September 19, 2022 Council Workshop

2023 Property Tax Presentation
Presenter: Cathy Huber Nickerson, Finance Director
Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This presentation is designed to provide an overview of the 2023 property tax levy options Council has with the Implicit Price Deflator above 1%. Staff will provide the two options and will request direction for the 2023-2024 Biennial Budget.

SUMMARY: Property taxes are the primary revenue source for funding of general fund services and emergency medical services for the City of Camas. Property taxes are complicated with different limitations but the one limit which requires City Council’s annual consideration is the Levy Increase Limit. In Washington State, property taxes increases are not based on the increasing value of properties but rather on the amount of property taxes that are assessed from the prior year. Each year’s levy may be increased by no more than 1% or the Implicit Price Deflator (IPD) which ever is less. The IPD is the percentage change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25th. The IPD for the 2023 property tax levy is estimated to be close to 9%. Therefore the lawful highest levy would be 1% increase.

The City always has the option to levy the prior year levy amount as well which would be 0% increase in the levy.

Both of these options impact the taxpayer but generally in Camas, it is usually a nominal amount variance between the options. The presentation will review the options for the General Fund levy. The presentation will also provide the average taxpayer’s impact with both options.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The intent of the presentation is to provide options to City Council to determine which levy will benefit the whole community while maintain affordable tax rates.

What’s the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? A public hearing will be scheduled for the property tax levies prior to adoption by City Council.

Who will benefit from, or be burdened by this agenda item? All property owners in the City of Camas will be impacted by this agenda item.

What are the strategies to mitigate any unintended consequences? The three legal options will be discussed in the presentation.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. The Clark County Assessor’s Office can provide exemptions for homeowners who are within certain age and income groups as well as homeowners who may be disabled.

Will this agenda item improve ADA accessibilities for people with disabilities? This agenda item can provide funding for ADA accessibility projects such as the street and sidewalk improvements and crossings.

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? This item contributes to ensuring sufficient revenue to meet the City’s desired level of service.

BUDGET IMPACT: The 2023-2024 Budget is projected to incorporate the 1% levy increase. In the past, Council has maintained the 1% to ensure the compounding impact of the 1% is preserved. To compare the options:

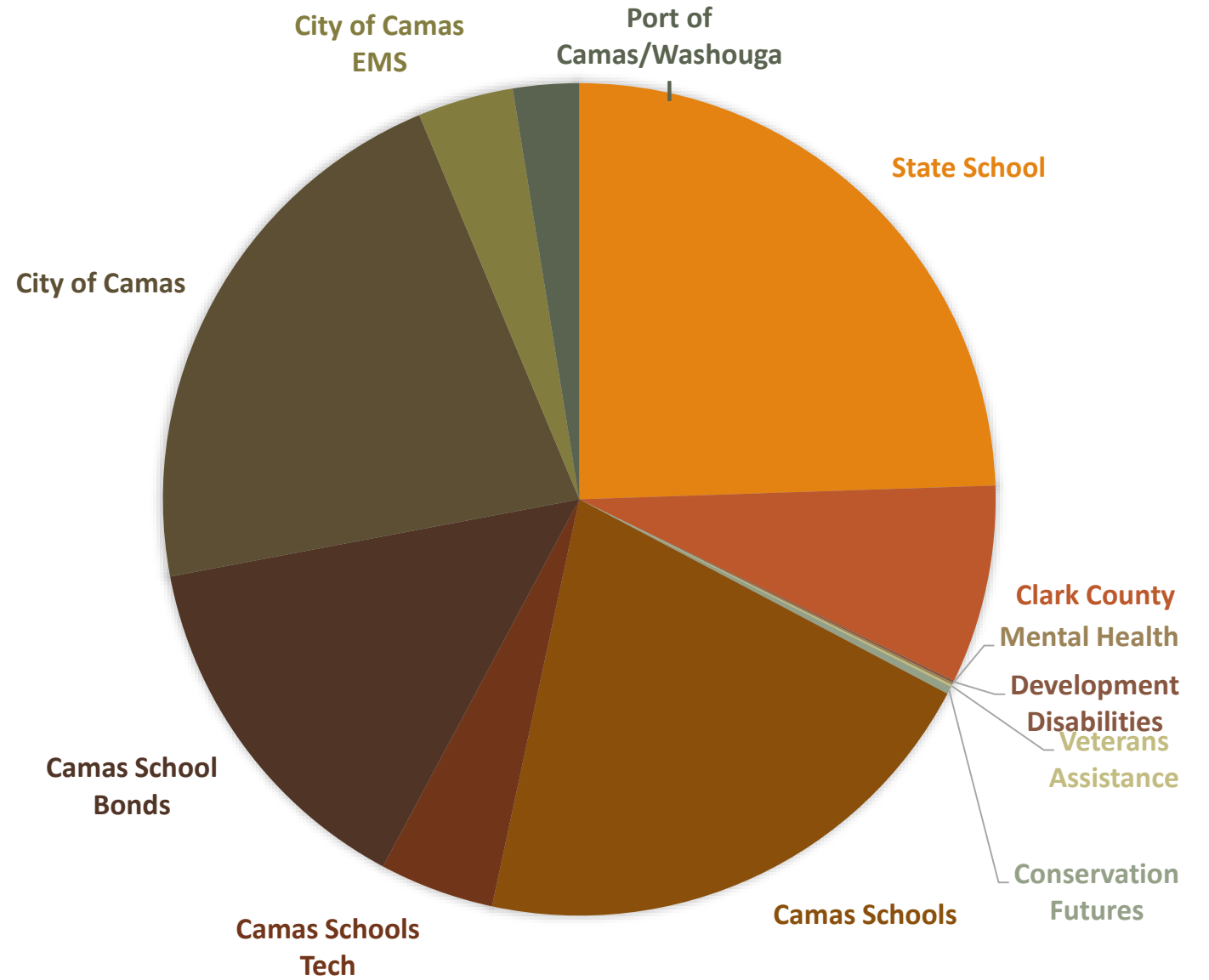
General Fund Levy	Tax Levy	Tax Rate	Impact on Homeowner Of \$623,999 Home
0%	\$14,309,655	\$2.45/\$1,000	\$1,531
1%	\$14,452,752	\$2.48/\$1,000	\$1,545
	\$143,097 more than 0%	\$0.03 more than 0%	\$14 more than 0%

RECOMMENDATION: Staff recommends the 1% property tax increase to preserve the base revenue source of the City’s General Fund and EMS Fund given the low financial impact to average homeowner.

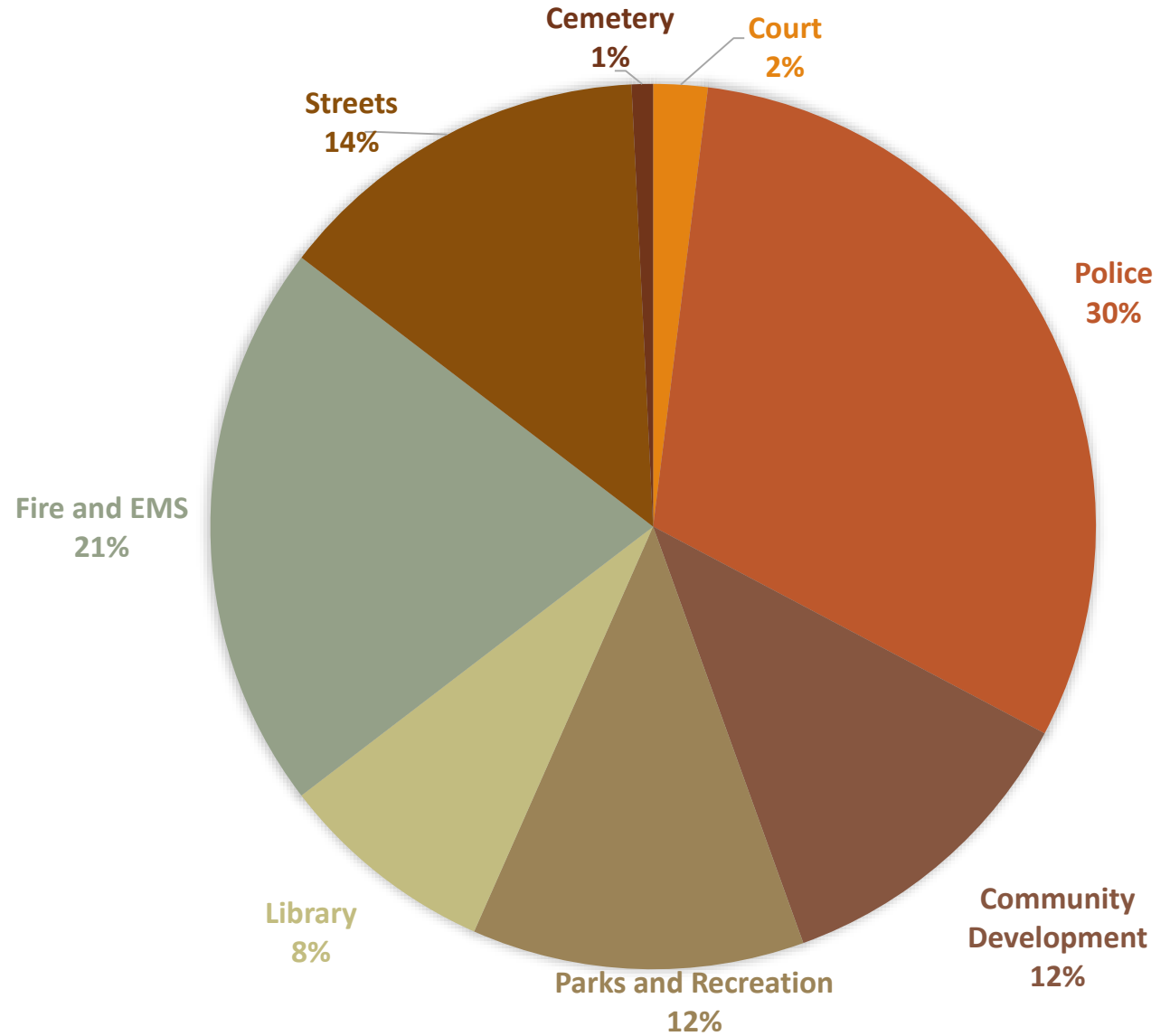
CITY OF CAMAS
2023-2024 BUDGET
PREPARATION

2023 Property Tax Presentation

Property Tax Bill in Camas

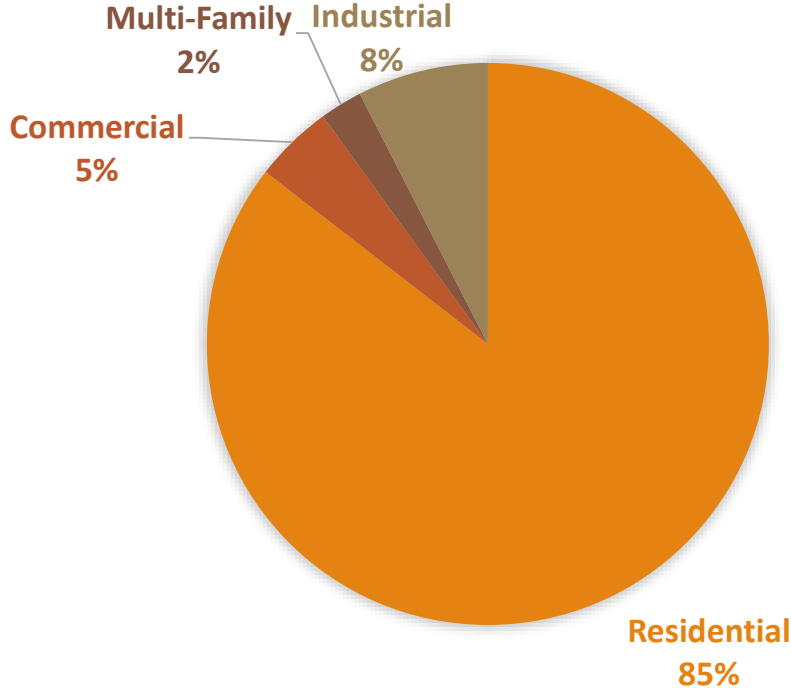


City Services Supported by Property Taxes

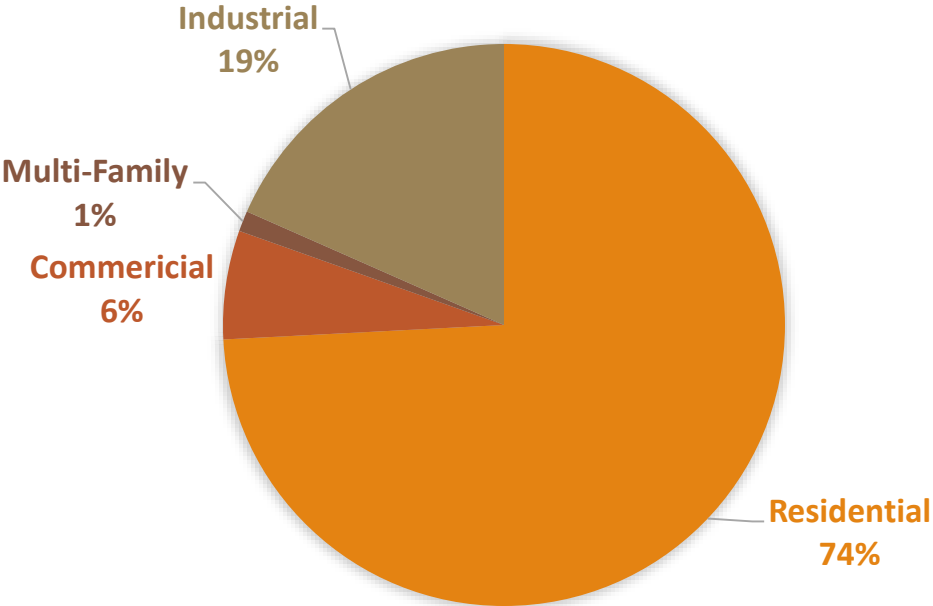


Who Pays Property Taxes in Camas?

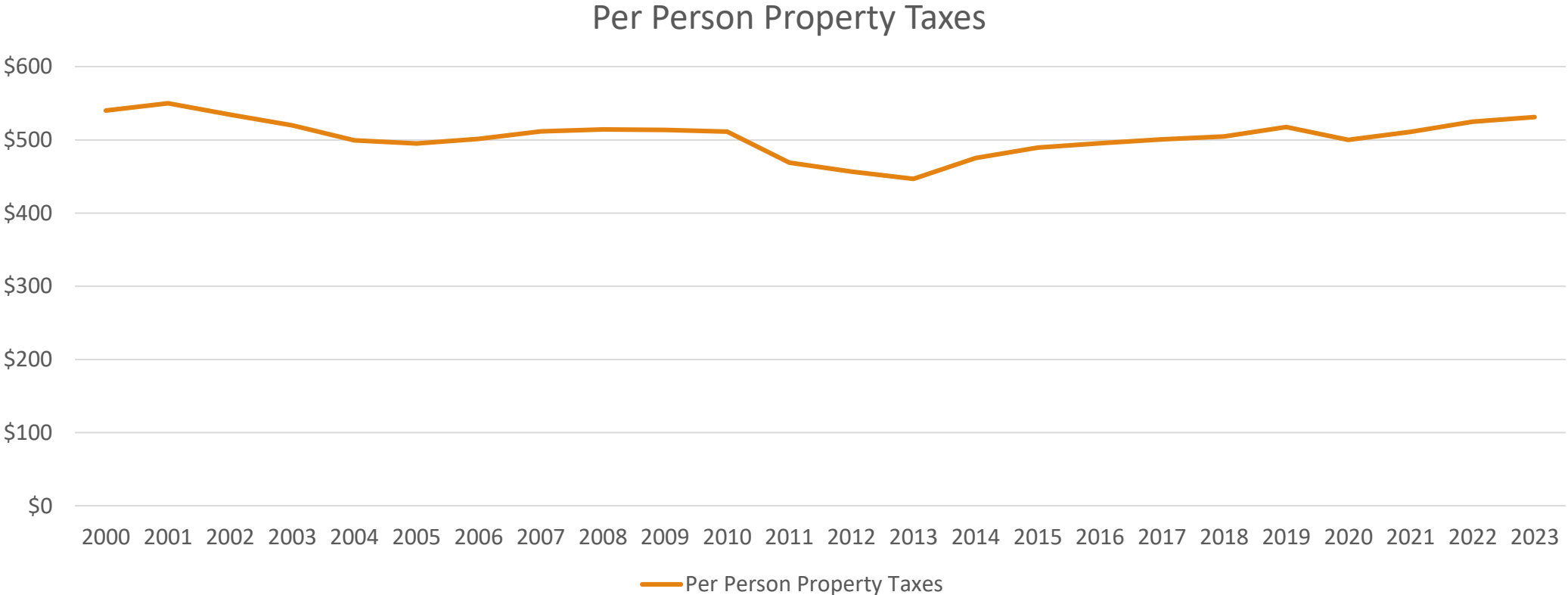
2022



2012



Property Taxes Per Person

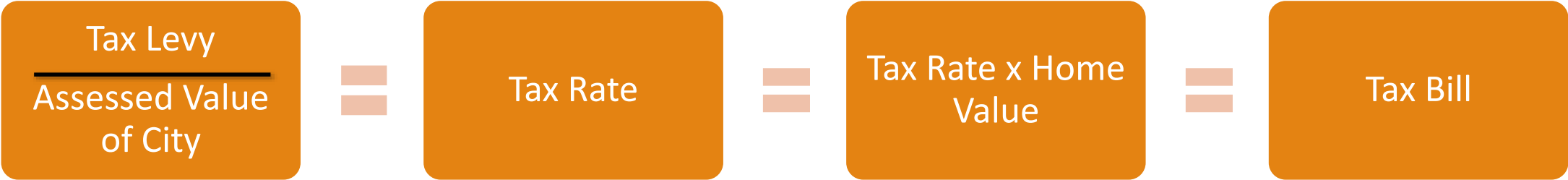


Calculating a tax levy

The levy process is simple:

- The amount of money needed by the City's budget divided by the value of all the taxpayers' properties in the City.
- This equals the tax rate for the City
- This rate is then levied on the taxpayer's property per \$1,000

City Property Tax Formula



Tax Levy - Limit

In the formula, the amount of money the City wants to levy is limited (I-747) to 1% or the Implicit Price Deflator which ever is less.

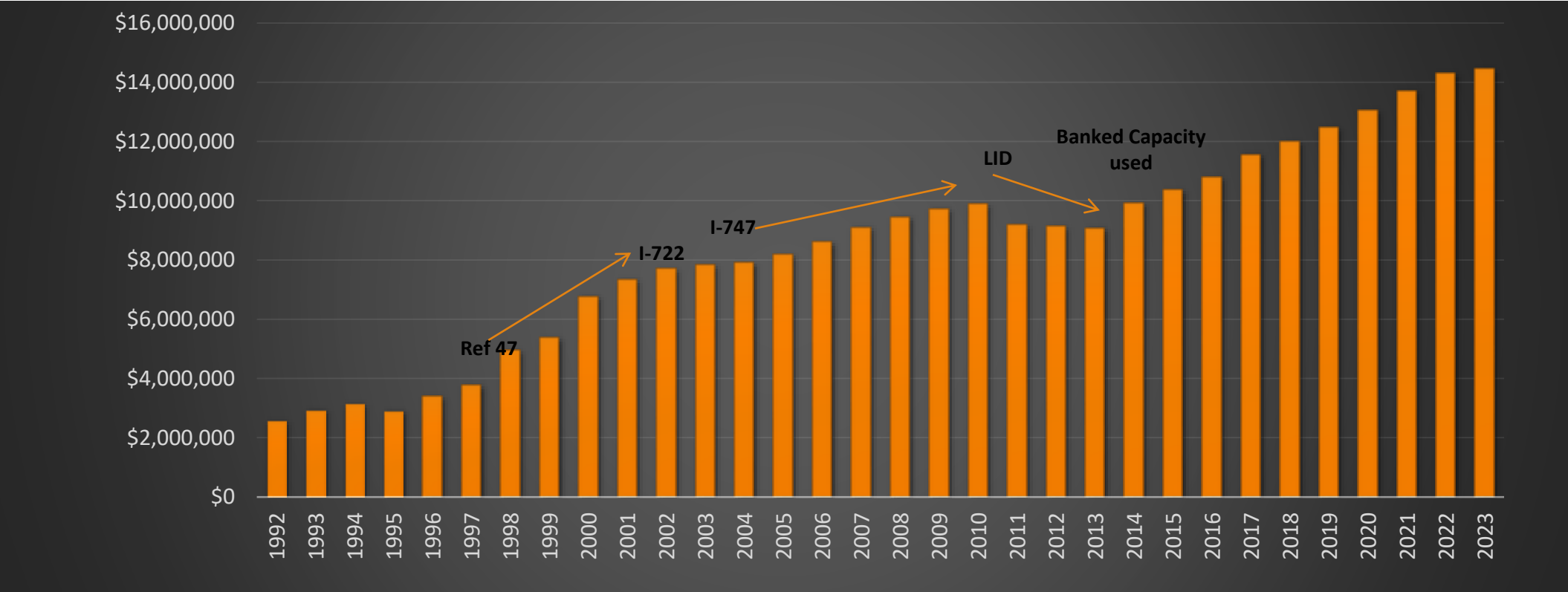
Implicit Price Deflator is approximately 9.0%

For 2023, the City can increase the highest lawful levy which is 2022 by 1%

For 2023, the City can increase \$14,309,655 by 1% or \$143,097 which equals \$14,452,752.

Tax Levy then becomes your base amount for future calculations

Lawful Tax Levy



Banking Capacity

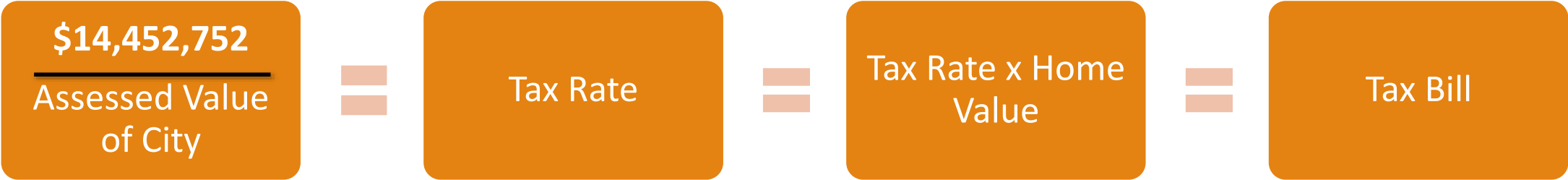
The 1% limit is an increase adopted by ordinance each year.

Council has three options:

- Adopt the 1% increase
- Keep prior year levy
- Or bank the 1% which means Council sets it aside to use another year. Essentially “saving” it for another time.

Camas has banked the 1% in 2009 until 2014

City Property Tax Formula



Assessed Value

Clark County Assessor's Office values property for an Assessed Value amount.

Goal is market value, but it is a snapshot in time.

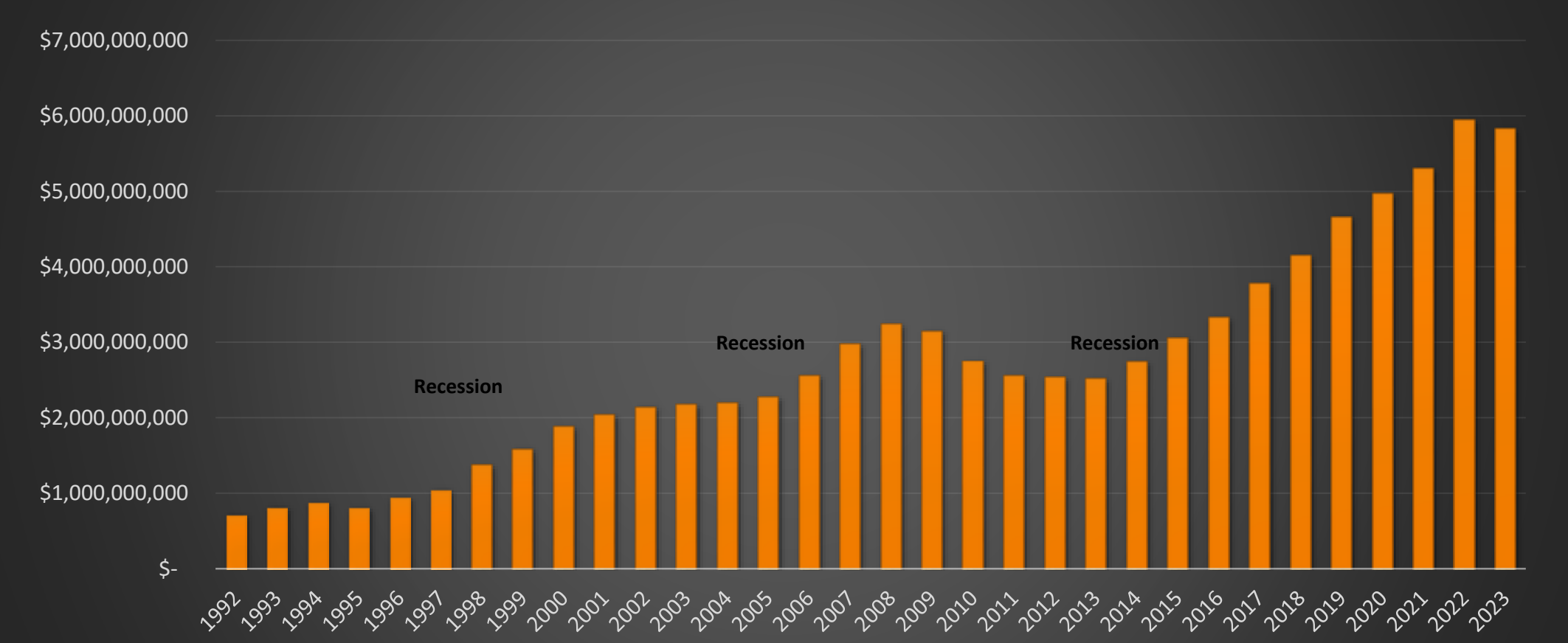
Comparable sales are used.

- Difficult at best in this real estate market.

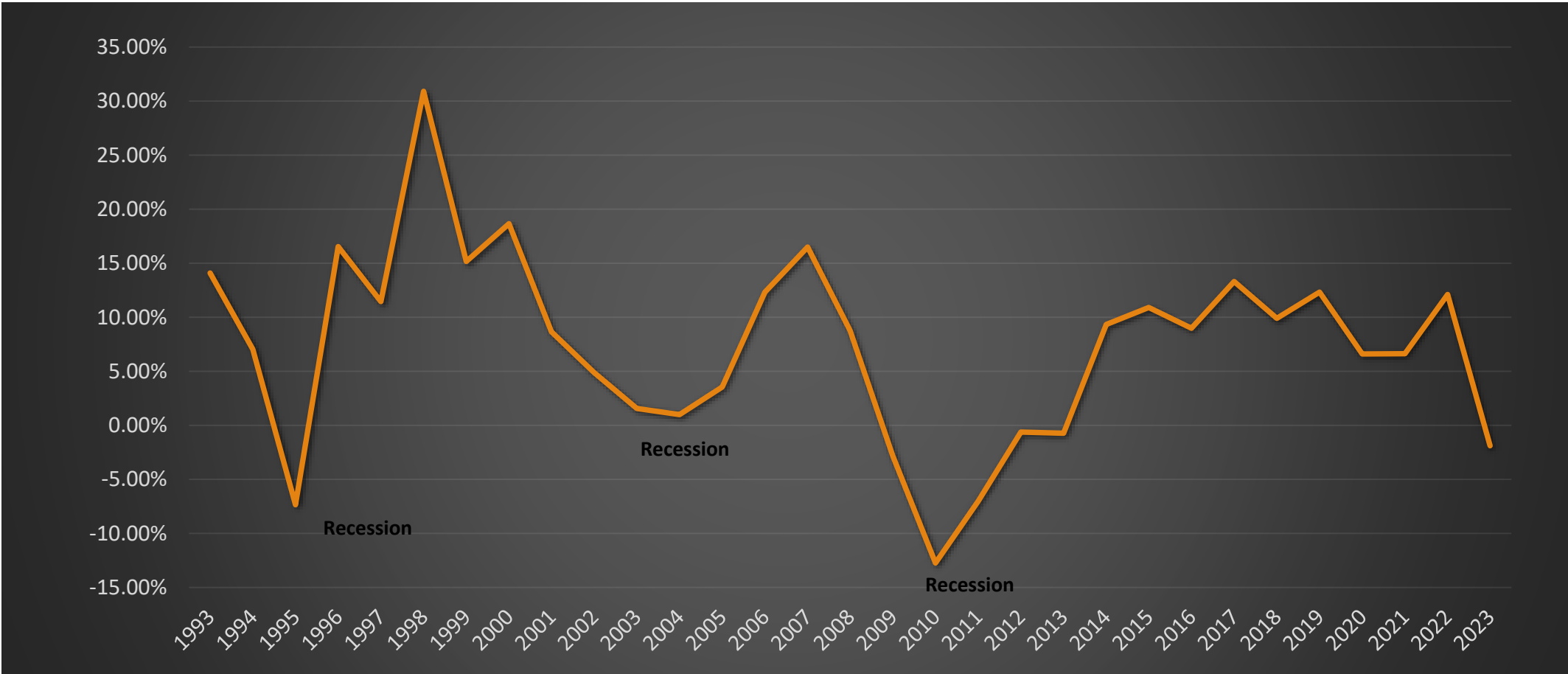
Annual valuations are done but physical assessments are on a cycle.

Check out

- <http://gis.clark.wa.gov/applications/gishome/property/>

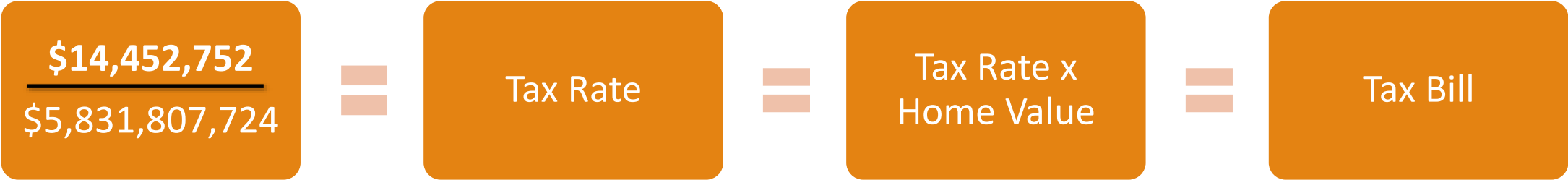


Assessed Value



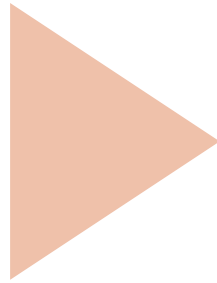
Assessed Value Growth

City Property Tax Formula



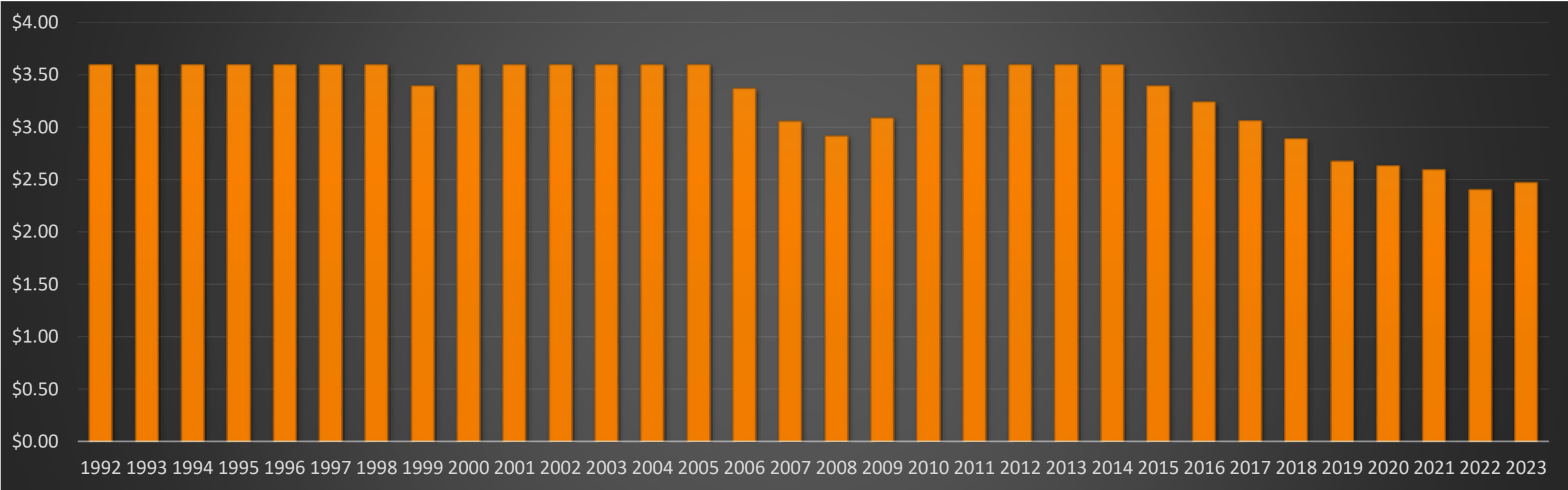
Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

Tax Rate is the amount of Tax Levy divided by assessed value multiplied by \$1,000



In 2022 it is \$2.4074 per \$1,000

Tax Rate

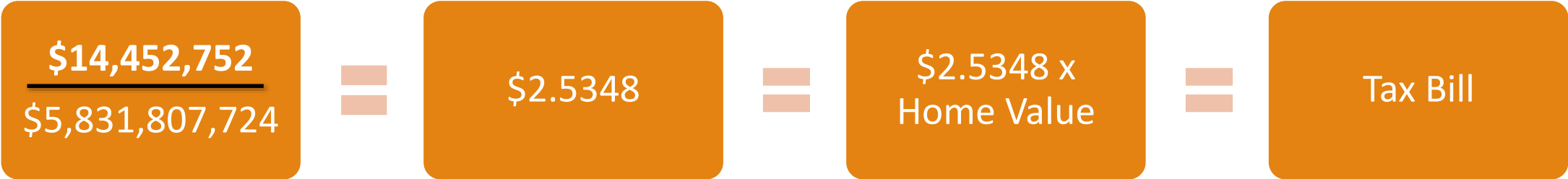


Tax Rates

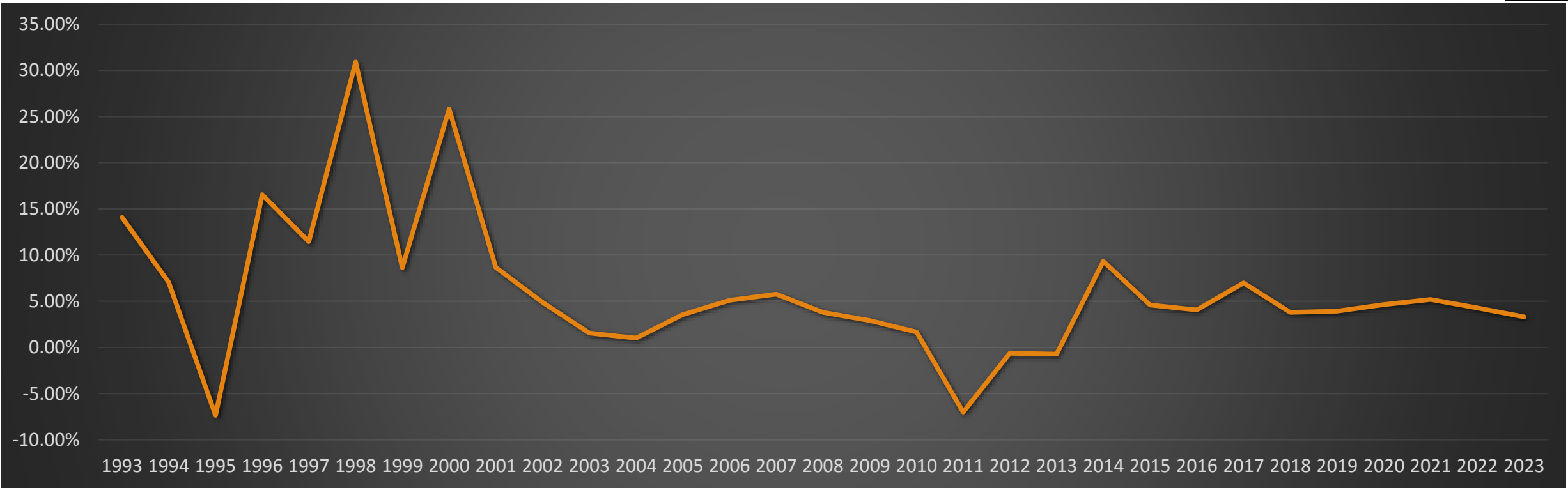
City	Tax Levy	Note
Battle Ground	\$1.2161	No Fire/Library
Camas	\$2.4074	
LaCenter	\$0.9522	No Fire/Library
Ridgefield	\$0.7243	No Fire/Library
Vancouver	\$1.8493	No Library
Washougal	\$1.8255	No Library
Woodland	\$0.8519	No Fire/Library
Yacolt	\$1.3419	No Fire/Library

Comparison Tax Rates by City

City Property Tax Formula

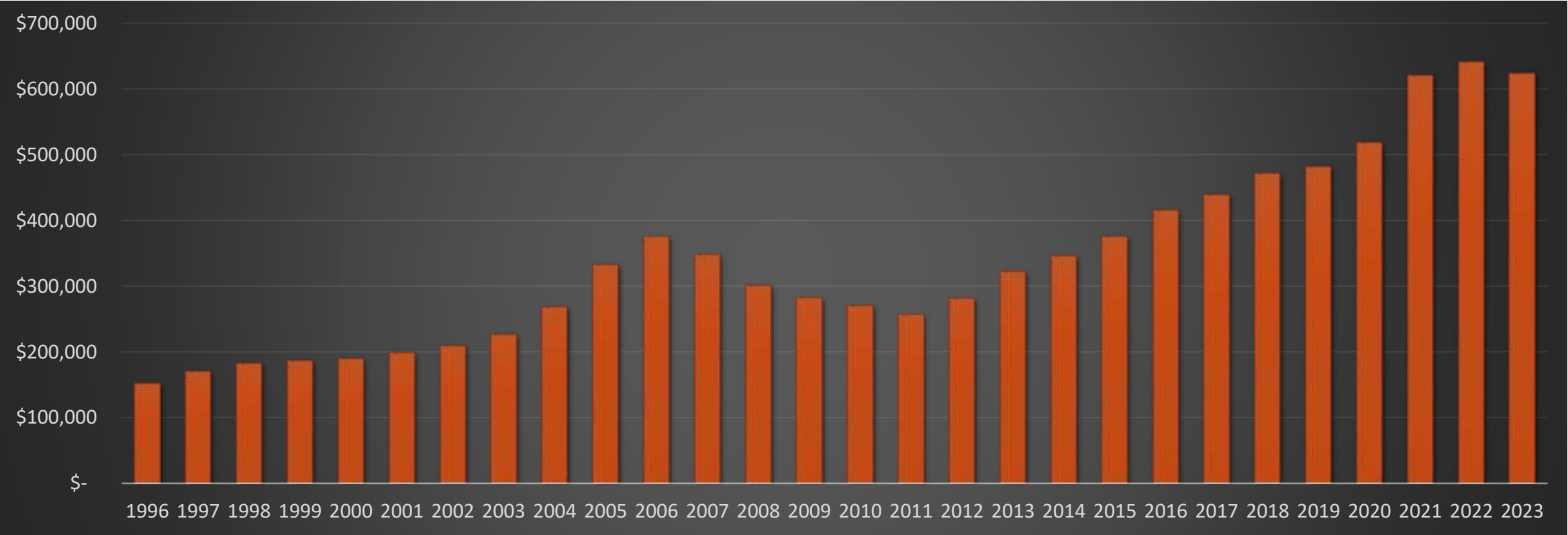


Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon



Tax Levy Growth

Home Values



City Property Tax Formula

$$\frac{\$14,452,752}{\$5,831,807,724} = \$2.5348 = \$2.5348 \times \$623,999/\$1,000 = \$1,581$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

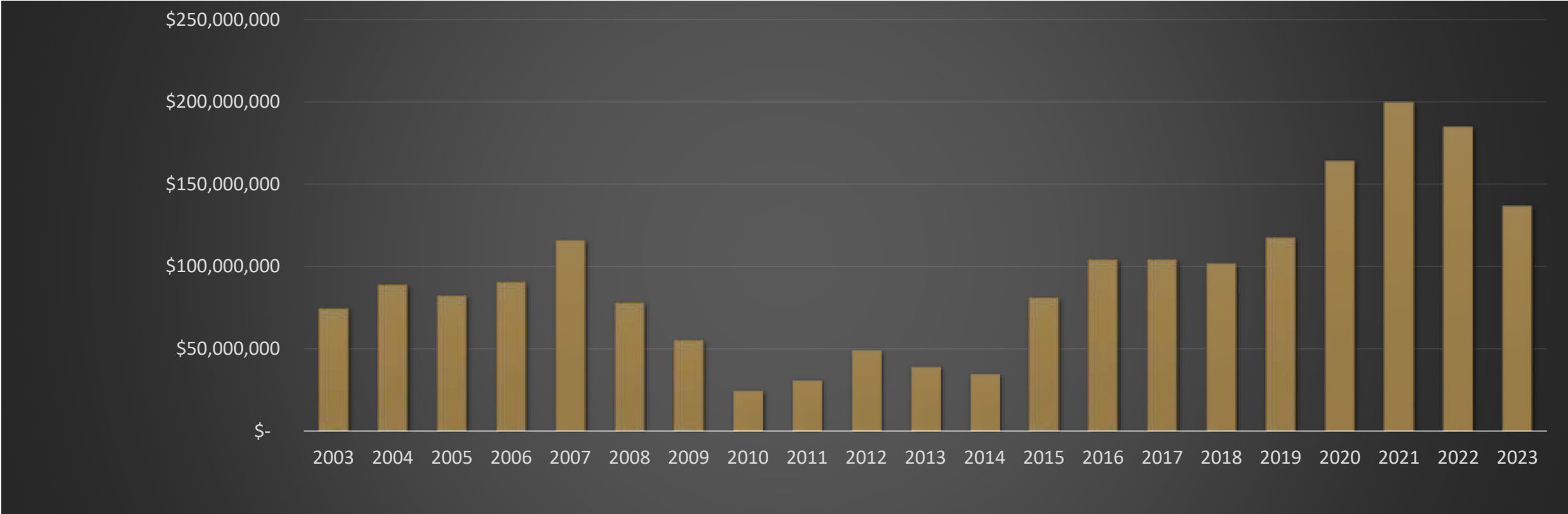
So is Property
Tax only
limited to
1%?

No, new construction can increase to tax collections.

- New construction is added on by the Assessor's Office with a cutoff typically in mid-summer.
- New construction is calculated by:

Construction assessed value X prior year levy

New Construction Values



City Property Tax Formula

$$\begin{aligned} & \$136,943,788 \times \\ & 2.4074 / \$1,000 = \\ & \$329,673 \end{aligned}$$

+

$$\frac{\$14,782,425}{\$5,831,807,724}$$

=

$$\$2.4766 / \$1,000$$

=

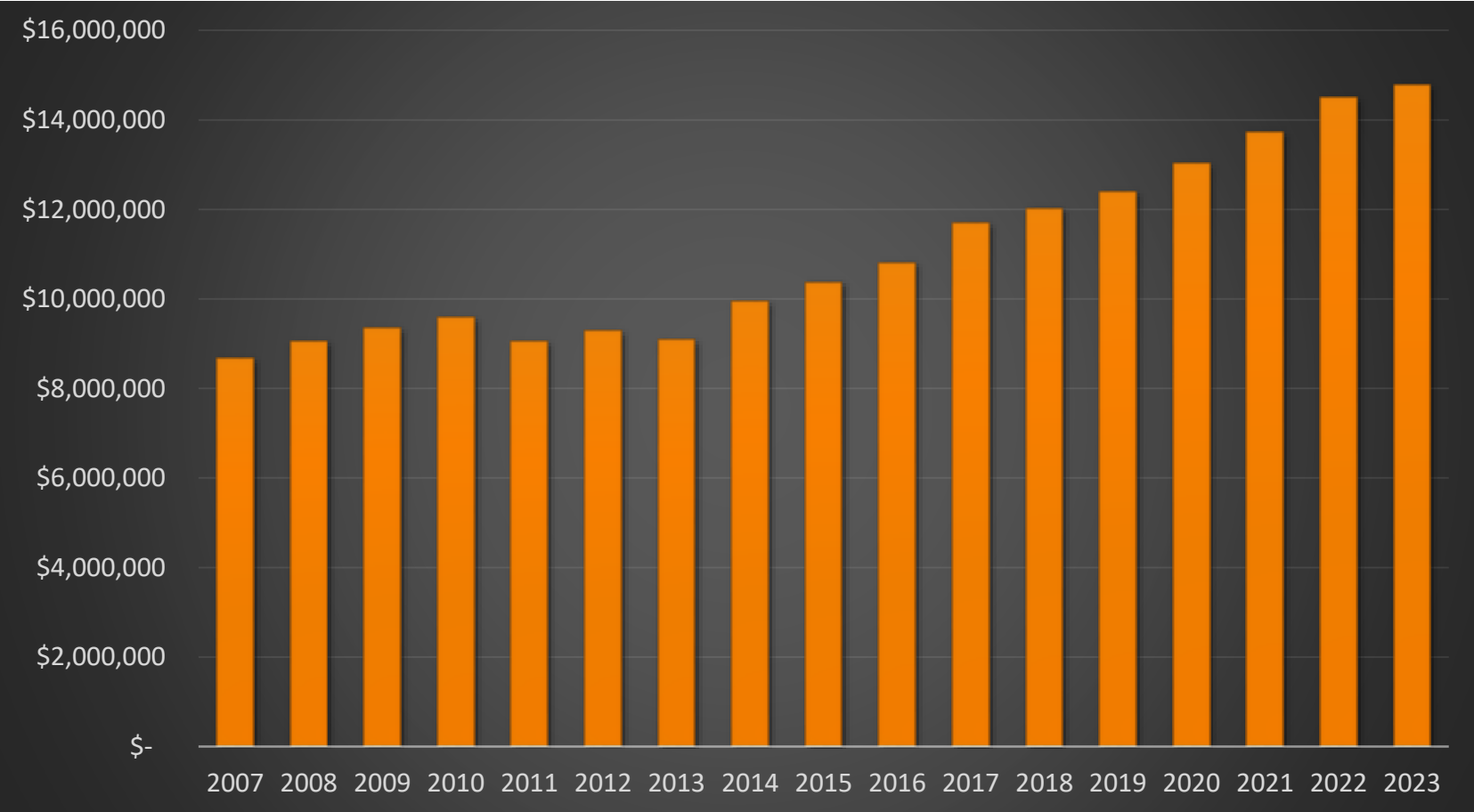
$$\begin{aligned} & \$2.4766 \times \\ & \$623,999 / \$1,000 \end{aligned}$$

=

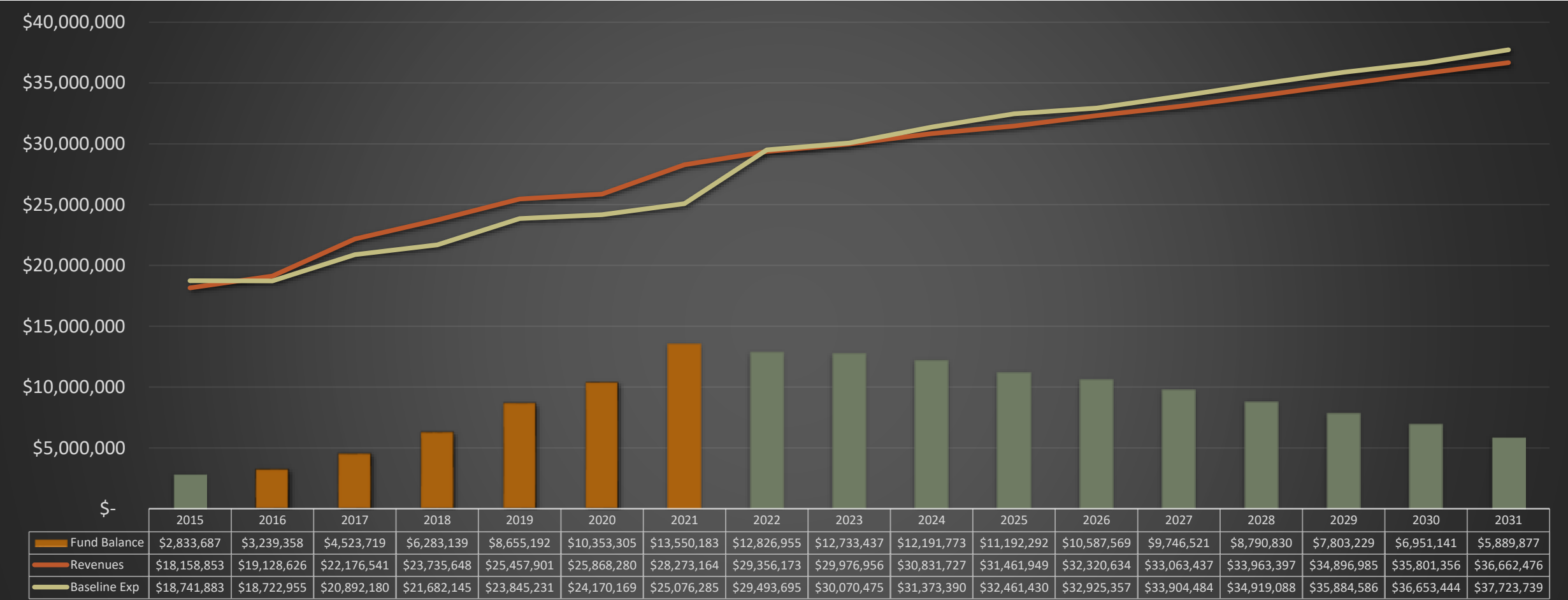
$$\$1,545$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

Tax Collections



No 1% Property Tax in 2022



Fund Balance Revenues Baseline Exp

1. Increase to lawful levy of \$14,452,752

- Annual impact on the average homeowner is the City is estimated to be \$14.96 for a year.

2. Hold levy to 2022 at \$14,309,655

- Difference of \$143,097

Council's Consideration



Staff Report

September 19, 2022 Council Workshop

2023 Fee Schedule Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This agenda item is to provide the City Council an opportunity to review the proposed 2023 Fee Schedule.

SUMMARY: This presentation will review updates to the City 's Fee Schedule for 2023. Most of the fees in 2022 did not change with the 5% inflation increase due to impact of the pandemic on the community. Staff is proposing an increase of 8.3% and rounding to the nearest dollar to bring the fee schedule in line with current cost recovery. The presentation will cover a few fee additions, some changes and several fees discontinued or no longer needed.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The intent of the presentation is to provide context and an opportunity to ask questions.

What's the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? The fee schedule did not change for the most part.

Who will benefit from, or be burdened by this agenda item? Some users of City services may be impacted by this agenda item.

What are the strategies to mitigate any unintended consequences? N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. N/A.

Will this agenda item improve ADA accessibilities for people with disabilities? N/A

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy, or other adopted resolution?
This item contributes to ensuring sufficient revenue to meet the City's desired level of service.

BUDGET IMPACT: The 2023 fee schedule increase of 8.3% will help the City with cost recovery after two years of no cost recovery in fee increases.

RECOMMENDATION: Presentation only.

2023 PROPOSED
FEE SCHEDULE

City of Camas

Fee Schedule changes

- ◆ CPI at 8.3%
- ◆ Rounding to nearest denomination

Table A. West region CPI-U 1-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2018		2019		2020		2021		2022	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
January	0.5	3.1	0.2	2.7	0.3	2.9	0.2	1.4	0.9	7.7
February	0.5	3.1	0.2	2.4	0.4	3.1	0.5	1.6	0.8	8.1
March	0.4	3.2	0.4	2.4	-0.2	2.5	0.7	2.4	1.3	8.7
April	0.4	3.2	0.8	2.9	-0.4	1.3	1.0	3.9	0.7	8.3
May	0.5	3.5	0.5	2.9	0.1	0.8	0.8	4.7	0.8	8.3
June	0.2	3.6	0.0	2.7	0.4	1.2	0.9	5.1	1.2	8.8
July	0.1	3.6	0.0	2.7	0.5	1.7	0.6	5.2	0.1	8.3
August	0.2	3.6	0.1	2.6	0.3	1.9	0.2	5.0		
September	0.3	3.4	0.3	2.6	0.0	1.6	0.2	5.3		
October	0.4	3.5	0.5	2.8	0.2	1.2	0.8	6.0		
November	-0.2	3.3	-0.1	2.8	0.0	1.4	0.5	6.5		
December	-0.2	3.1	-0.2	2.8	-0.1	1.5	0.4	7.1		

CPI Data

Updates

Building Fees	Planning Fees	Cemetery	Utilities	Fire Marshal Office
<ul style="list-style-type: none">• Updated to cover credit card costs• New Fee Addressing Changes \$90/hour	<ul style="list-style-type: none">• Added \$350 Director's Interpretation Fee per City Attorney	<ul style="list-style-type: none">• Pass Thru Fee for Remembrance Wall/Niche Wall	<ul style="list-style-type: none">• City Fee with the Clark County Lien Fee	<ul style="list-style-type: none">• Additional Inspection for Underground Fire Sprinkler Mains

Fees Removed



PARK IMPACT FEES
COMMERCIAL



WATER SERVICE
CONNECTION BY THE
CITY



SEWER SERVICE
INSTALLATION BY CITY



LIBRARY COPY FEES



PARKS KEY CALL BACK
FEE FOR FALLEN LEAF
LAKE AND LACAMAS
LODGE



Fees Not
Changed

FEES DEFINED BY RCW
SUCH AS PUBLIC RECORDS



Questions

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
ADMINISTRATIVE FEES						
Public Records						
Photocopies of Public Records, printed copies of electronic when requested by the person requesting records, or for use of agency equipment to photocopy records.	per page	\$ 0.15	\$ 0.162	\$ 0.16	\$ 0.15	No change. Fee is set by Statue RCW 42.56.070 2017 c 340. B. Bacon/J. Gorsuch
Public Records scanned into an electronic format or for use of agency equipment to scan records	per page	\$ 0.10	\$ 0.108	\$ 0.11	\$ 0.10	No change. Fee is set by Statue RCW 42.56.070 2017 c 340. B. Bacon/J. Gorsuch
Each four electronic files or attachments uploaded to email, cloud-based data storage service or other electronic means	per 4 electronic files	\$ 0.05	\$ 0.054	\$ 0.05	\$ 0.05	No change. Fee is set by Statue RCW 42.56.070 2017 c 340. B. Bacon/J. Gorsuch
Transmission of Public Records in an electronic format or for the use of agency equipment to send the records electronically	per gigabyte	\$ 0.10	\$ 0.108	\$ 0.11	\$ 0.10	No change. Fee is set by Statue RCW 42.56.070 2017 c 340. B. Bacon/J. Gorsuch
Maps Printed		\$ 8.00	\$ 8.664	\$ 9.00	\$ 9.00	Increased per CPI -J. Gorsuch
Non-Sufficient Funds / Returned Payments Processed		\$ 31.00	\$ 33.573	\$ 34.00	\$ 34.00	Increased per CPI -J. Gorsuch
Photos	Actual Cost					No change
Digital storage media/device, mail container, postage/delivery charge	Actual Cost					No change
Customized technology expertise to prepare data or provide customized electronic access	Actual Cost					No change
COMMUNITY DEVELOPMENT, BUILDING, ENGINEERING & PLANNING FEES						
System Development Charges						
Water						
Accessory Dwelling Unit	No Additional Charge					SRW addition
Residential/Commercial 3/4" water meter		\$ 8,071.00	\$ 8,740.89	\$ 8,741.00	\$ 8,975.00	11.2 % Increase - SRW
Residential/Commercial 1" water meter		\$ 13,451.00	\$ 14,567.43	\$ 14,567.00	\$ 14,958.00	11.2 % Increase - SRW
Residential/Commercial 1.5" water meter		\$ 26,901.00	\$ 29,133.78	\$ 29,134.00	\$ 29,914.00	11.2 % Increase - SRW
Residential/Commercial 2" water meter		\$ 43,002.00	\$ 46,571.17	\$ 46,571.00	\$ 47,818.00	11.2 % Increase - SRW
Residential/Commercial 3" water meter		\$ 86,084.00	\$ 93,228.97	\$ 93,229.00	\$ 95,725.00	11.2 % Increase - SRW
Residential/Commercial 4" water meter		\$ 134,506.00	\$ 145,670.00	\$ 145,670.00	\$ 149,571.00	11.2 % Increase - SRW
Residential/Commercial 6" water meter		\$ 269,012.00	\$ 291,340.00	\$ 291,340.00	\$ 299,141.00	11.2 % Increase - SRW
Residential/Commercial 8" water meter		\$ 430,419.00	\$ 466,143.78	\$ 466,144.00	\$ 478,626.00	11.2 % Increase - SRW
Industrial/Other	calculated by mandatory engineering study					
Sewer - Non-North Urban Growth Boundary						
Residential		\$ 2,493.00	\$ 2,699.92	\$ 2,700.00		Council to confirm
Commercial - 5/8" water meter		\$ 2,493.00	\$ 2,699.92	\$ 2,700.00		Council to confirm
Commercial - 3/4" water meter		\$ 3,740.00	\$ 4,050.42	\$ 4,050.00		Council to confirm
Commercial - 1" water meter		\$ 6,234.00	\$ 6,751.42	\$ 6,751.00		Council to confirm
Commercial - 1.5" water meter		\$ 12,467.00	\$ 13,501.76	\$ 13,502.00		Council to confirm
Commercial - 2" water meter		\$ 19,948.00	\$ 21,603.68	\$ 21,604.00		Council to confirm
Commercial - 3" water meter		\$ 39,896.00	\$ 43,207.37	\$ 43,207.00		Council to confirm
Commercial - 4" water meter		\$ 62,337.00	\$ 67,510.97	\$ 67,511.00		Council to confirm
Commercial - 6" water meter		\$ 124,674.00	\$ 135,021.94	\$ 135,022.00		Council to confirm
Commercial - 8" water meter		\$ 199,478.00	\$ 216,034.67	\$ 216,035.00		Council to confirm
Accessory dwelling unit (internal)	No Additional Charge					New Addition for Consistency suggestion - SRW
Accessory dwelling unit (external)	No Additional Charge					New Addition for Consistency suggestion - SRW
Commercial II / Industrial	calculated by PW Director					
Sewer - North Urban Growth Boundary						
Residential		\$ 4,420.00	\$ 4,786.86	\$ 4,787.00		Council to confirm
Commercial - 5/8" water meter		\$ 4,420.00	\$ 4,786.86	\$ 4,787.00		Council to confirm
Commercial - 3/4" water meter		\$ 6,630.00	\$ 7,180.29	\$ 7,180.00		Council to confirm
Commercial - 1" water meter		\$ 11,050.00	\$ 11,967.15	\$ 11,967.00		Council to confirm
Commercial - 1.5" water meter		\$ 22,101.00	\$ 23,935.38	\$ 23,935.00		Council to confirm
Commercial - 2" water meter		\$ 35,361.00	\$ 38,295.96	\$ 38,296.00		Council to confirm
Commercial - 3" water meter		\$ 70,722.00	\$ 76,591.93	\$ 76,592.00		Council to confirm
Commercial - 4" water meter		\$ 110,503.00	\$ 119,674.75	\$ 119,675.00		Council to confirm
Commercial - 6" water meter		\$ 221,006.00	\$ 239,349.50	\$ 239,350.00		Council to confirm
Commercial - 8" water meter		\$ 353,609.00	\$ 382,958.55	\$ 382,959.00		Council to confirm
Accessory dwelling unit (internal)	No Additional Charge					New Addition for Consistency suggestion - SRW
Accessory dwelling unit (external)	No Additional Charge					New Addition for Consistency suggestion - SRW
Commercial II / Industrial	calculated by PW Director					
Impact Fees						
Park/Open Space						
Single Family (detached)		\$ 5,217.00	\$ 5,650.01	\$ 5,650.00	\$ 5,801.00	11.2 % Increase - SRW
Apartment/Duplex/Townhome		\$ 5,217.00	\$ 5,650.01	\$ 5,650.00	\$ 5,801.00	11.2 % Increase - SRW
Accessory dwelling unit (internal)		\$ -				
Accessory dwelling unit (external)		\$ -				
Commercial	calculated by PW Director					Remove per SRW - No PIF on Commercial
Transportation - Non-North Urban Growth Boundary						
Single Family (detached)		\$ 3,657.00	\$ 3,960.53	\$ 3,961.00	\$ 9,983.00	3.9% Increase - SRW
Apartment	per dwelling unit	\$ 2,106.00	\$ 2,280.80	\$ 2,281.00	\$ 5,748.00	3.9% Increase - SRW
Duplex/Townhome	per dwelling unit	\$ 2,253.00	\$ 2,440.00	\$ 2,440.00	\$ 6,151.00	3.9% Increase - SRW
Accessory dwelling unit (internal)		\$ 914.00	\$ 989.86	\$ 990.00	\$ 2,496.00	3.9% Increase - SRW
Accessory dwelling unit (external)		\$ 1,280.00	\$ 1,386.24	\$ 1,386.00	\$ 3,494.00	3.9% Increase - SRW
Commercial	calculated by PW Director					
Transportation - North Urban Growth Boundary						
						Traffic - South District (SRW)

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
Single Family (detached)		\$ 9,608.00	\$ 10,405.46	\$ 10,405.00	\$ 3,800.00	3.9% Increase - SRW
Apartment	per dwelling unit	\$ 5,532.00	\$ 5,991.16	\$ 5,991.00	\$ 2,188.00	3.9% Increase - SRW
Duplex/Townhome	per dwelling unit	\$ 5,920.00	\$ 6,411.36	\$ 6,411.00	\$ 2,341.00	3.9% Increase - SRW
Accessory dwelling unit (internal)		\$ 2,402.00	\$ 2,601.37	\$ 2,601.00	\$ 950.00	3.9% Increase - SRW
Accessory dwelling unit (external)		\$ 3,363.00	\$ 3,642.13	\$ 3,642.00	\$ 1,330.00	3.9% Increase - SRW
Commercial	calculated by PW Director					
Fire						
Single Family (detached)	per square foot	\$ 0.20	\$ 0.217	\$ 0.22		Council to confirm
Apartment/Duplex/Townhome	per square foot	\$ 0.20	\$ 0.217	\$ 0.22		Council to confirm
Accessory dwelling unit (internal)		\$ -	\$ -			Council to confirm
Accessory dwelling unit (external)	per square foot	\$ 0.20	\$ 0.217	\$ 0.22		Council to confirm
Commercial	per square foot	\$ 0.40	\$ 0.433	\$ 0.43		Council to confirm
School - Camas School District						
School Impact Fee - Single Family		\$ 5,371.00	\$ 5,816.79	\$ 5,817.00		Council to confirm
School Impact Fee - Multi-Family		\$ 5,371.00	\$ 5,816.79	\$ 5,817.00		Council to confirm
School Impact Fee - Accessory dwelling units (internal)	25% of single family rate		\$ -			Council to confirm
School Impact Fee - Accessory dwelling units (external)	35% of single family rate		\$ -			Council to confirm
School - Evergreen School District						
School Impact Fee - Single Family		\$ 6,432.62	\$ 6,966.53	\$ 6,967.00		Council to confirm
School Impact Fee - Multi-Family		\$ 3,753.39	\$ 4,064.92	\$ 4,065.00		Council to confirm
School Impact Fee - Accessory dwelling units (internal)	25% of single family rate		\$ -			Council to confirm
School Impact Fee - Accessory dwelling units (external)	35% of single family rate		\$ -			Council to confirm
School - Washougal School District						
School Impact Fee - Single Family		\$ 5,600.00	\$ 6,064.80	\$ 6,065.00		Council to confirm
School Impact Fee - Multi-Family		\$ 5,800.00	\$ 6,281.40	\$ 6,281.00		Council to confirm
School Impact Fee - Accessory dwelling units (internal)	25% of single family rate		\$ -			Council to confirm
School Impact Fee - Accessory dwelling units (external)	35% of single family rate		\$ -			Council to confirm
Building Permit Fees Total Valuation						
\$1.00 to \$500.00		\$ 28.00	\$ 30.604	\$ 31.00	\$ 31.00	Bldg fees include an additional 1% for CC processing pass through.
\$501.00 to \$2,000.00	\$28 for the first \$500.00 plus \$4 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.					\$31 for the first \$500.00 plus \$4 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$88 for the first \$2,000.00 plus \$17 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.					\$96 for the first \$2,000.00 plus \$19 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.
\$25,001.00 to \$50,000.00	\$479 for the first \$25,000.00 plus \$12 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00					\$524 for the first \$25,000.00 plus \$13 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$779 for the first \$50,000.00 plus \$9 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00					\$851 for the first \$50,000.00 plus \$10 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,229 for the first \$100,000.00 plus \$7 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.					\$1,343 for the first \$100,000.00 plus \$8 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$4,029 for the first \$500,000.00 plus \$6 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.					\$4,404 for the first \$500,000.00 plus \$7 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$7,029 for the first \$1,000,000.00 plus \$5 for each additional \$1,000.00, or fraction thereof.					\$7,683 for the first \$1,000,000.00 plus \$5 for each additional \$1,000.00, or fraction thereof.
Washington State Surcharge Pass-Through Fee	Per RCW 19.27.85					Acknowledging fee on schedule per B.Smith
Inspections & Fees						
Building Plan Review Fee	65% of the Building Permit Fee					Acknowledging fee on schedule in CMC per B.Smith.
Inspections During Non-Business Hours (minimum charge 2 hours)	per hour	\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Re-inspection Fees	per hour	\$ 80.00	\$ 87.44	\$ 89.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Inspections for which No Fee is Specifically Indicated (minimum charge - one half hour)	per hour	\$ 80.00	\$ 87.44	\$ 90.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Additional Plan Review for Changes, Additions or Revisions to Plans (minimum charge - one half hour)	per hour	\$ 80.00	\$ 87.44	\$ 91.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Use of Outside Consultants for Plan Checking and Inspections, or both	Actual Costs (include administrative and overhead costs)	\$ -				CPI plus 1% CC processing pass through - B. Smith
Reissue of Lost Permit		\$ 40.00	\$ 43.72	\$ 44.00	\$ 44.00	CPI plus 1% CC processing pass through - B. Smith
Reissue of Lost or Damaged Approved Construction Plans & Documents		\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Impact Fee Deferral	\$521 plus pass through lien filing/release fee per dwelling	\$ -	\$ -			
Latecomer Pass-Through Fee		\$ 57.00	\$ 62.30	\$ 62.00	\$ 62.00	CPI plus 1% CC processing pass through - B. Smith
Building Valuation Table						
Building Valuation Table - August prior year	100% of ICC Building Safety Journal Building Valuation Data					Added "August of prior year" for transparency as the table is adjusted every Feb and August. B. Smith
Grading Plan Review Fees						
Additional Plan Review required by Changes, Additions or Revisions to Approved Plans (minimum charge - one half hour)	per hour	\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Other Grading Plan Fees						
Inspections Outside of Normal Business Hours (minimum charge - 2 hours)	per hour	\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Reinspection Fees, per Inspection	per hour	\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Inspections for which no fee is specifically indicated (minimum charge -one half hour)	per hour	\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
*The fee for a grading permit authorizing additional work under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.						
Mechanical Permit Fees						
Mechanical Permit		\$ 41.00	\$ 44.81	\$ 45.00	\$ 45.00	CPI plus 1% CC processing pass through - B. Smith
Mechanical Plan Review	65% of the Mechanical Permit Fee					Acknowledging fee on schedule in CMC per B.Smith.
Unit Fee Schedule - Does not include permit issuance fee						

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)		\$ 28.00	\$ 30.60	\$ 31.00	\$ 31.00	CPI plus 1% CC processing pass through - B. Smith
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3kW)		\$ 34.00	\$ 37.16	\$ 37.00	\$ 37.00	CPI plus 1% CC processing pass through - B. Smith
For the installation or relocation of each floor furnace, including vent		\$ 28.00	\$ 30.60	\$ 31.00	\$ 31.00	CPI plus 1% CC processing pass through - B. Smith
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater		\$ 28.00	\$ 30.60	\$ 31.00	\$ 31.00	CPI plus 1% CC processing pass through - B. Smith
Appliance Vents						
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith
Repairs or Additions						
Repair or alteration or addition to heating appliance, refrigeration unit, cooking unit, absorption unit or heating, cooling, absorption or evaporative cooling system including installation of controls regulated by Mechanical Code		\$ 24.00	\$ 26.23	\$ 26.00	\$ 26.00	CPI plus 1% CC processing pass through - B. Smith
Boilers, Compressor and Absorption Systems						
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3kW)		\$ 28.00	\$ 30.60	\$ 31.00	\$ 31.00	CPI plus 1% CC processing pass through - B. Smith
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW), to and including 15 horsepower (52.7 kW) or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)		\$ 51.00	\$ 55.74	\$ 56.00	\$ 56.00	CPI plus 1% CC processing pass through - B. Smith
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW), to or including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)		\$ 69.00	\$ 75.42	\$ 75.00	\$ 75.00	CPI plus 1% CC processing pass through - B. Smith
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW), to or including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)		\$ 97.00	\$ 106.02	\$ 106.00	\$ 106.00	CPI plus 1% CC processing pass through - B. Smith
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)		\$ 160.00	\$ 174.88	\$ 175.00	\$ 175.00	CPI plus 1% CC processing pass through - B. Smith
Air Handlers						
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code		\$ 20.00	\$ 21.86	\$ 22.00	\$ 22.00	CPI plus 1% CC processing pass through - B. Smith
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719L/s)		\$ 35.00	\$ 38.26	\$ 38.00	\$ 38.00	CPI plus 1% CC processing pass through - B. Smith
Evaporative Coolers						
For each evaporative cooler, other than a portable type		\$ 19.00	\$ 20.77	\$ 21.00	\$ 21.00	CPI plus 1% CC processing pass through - B. Smith
Ventilation & Exhaust						
For each ventilation fan connected to a single duct		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit		\$ 20.00	\$ 21.86	\$ 22.00	\$ 22.00	CPI plus 1% CC processing pass through - B. Smith
For the installation of each hood which is served by a mechanical exhaust, including ducts for such hood		\$ 20.00	\$ 21.86	\$ 22.00	\$ 22.00	CPI plus 1% CC processing pass through - B. Smith
Incinerators						
For the installation or relocation of each domestic-type incinerator		\$ 35.00	\$ 38.26	\$ 38.00	\$ 38.00	CPI plus 1% CC processing pass through - B. Smith
For the installation or relocation of each commercial or industrial-type incinerator		\$ 25.00	\$ 27.33	\$ 27.00	\$ 27.00	CPI plus 1% CC processing pass through - B. Smith
Miscellaneous						
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table		\$ 18.00	\$ 19.67	\$ 20.00	\$ 20.00	CPI plus 1% CC processing pass through - B. Smith
Gas Piping System						
For each gas piping system of one to four outlets		\$ 9.00	\$ 9.84	\$ 10.00	\$ 10.00	CPI plus 1% CC processing pass through - B. Smith
For each gas piping exceeding four, each		\$ 3.00	\$ 3.28	\$ 3.00	\$ 3.00	CPI plus 1% CC processing pass through - B. Smith
For each hazardous process piping system (HPP) of one to four outlets		\$ 9.00	\$ 9.84	\$ 10.00	\$ 10.00	CPI plus 1% CC processing pass through - B. Smith
For each hazardous process piping of five or more outlets, per outlet		\$ 3.00	\$ 3.28	\$ 3.00	\$ 3.00	CPI plus 1% CC processing pass through - B. Smith
For each non-hazardous process piping system (NPP) of one to four outlets		\$ 5.00	\$ 5.47	\$ 5.00	\$ 5.00	CPI plus 1% CC processing pass through - B. Smith
For each non-hazardous piping system of five or more outlets, per outlet		\$ 3.00	\$ 3.28	\$ 3.00	\$ 3.00	CPI plus 1% CC processing pass through - B. Smith
Plumbing Permit Fees						
For issuance of each permit		\$ 41.00	\$ 44.81	\$ 45.00	\$ 45.00	CPI plus 1% CC processing pass through - B. Smith
Plumbing Plan Review	65% of the Plumbing Permit Fee					Acknowledging fee on schedule in CMC per B.Smith.
Unit Fee Schedule (in addition to 2 items above)						
For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection thereof)		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
For each building sewer and each trailer park sewer		\$ 28.00	\$ 30.60	\$ 31.00	\$ 31.00	CPI plus 1% CC processing pass through - B. Smith
Rainwater systems - per drain (inside building)		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith
For each water heater and/or vent		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith
For each gas-piping system of one to five outlets		\$ 9.00	\$ 9.84	\$ 10.00	\$ 10.00	CPI plus 1% CC processing pass through - B. Smith
For each additional gas-piping systems outlet, each outlet		\$ 3.00	\$ 3.28	\$ 3.00	\$ 3.00	CPI plus 1% CC processing pass through - B. Smith
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith
For each installation, alteration or repair of water piping and/or water treating equipment, each		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith
For each repair or alteration of drainage or vent piping, each fixture		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith
For each lawn sprinkler system on any one meter including backflow protection devices thereof		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith
For atmospheric-type vacuum breaker not included in item above:		\$ -				CPI plus 1% CC processing pass through - B. Smith
one to five		\$ 9.00	\$ 9.84	\$ 10.00	\$ 10.00	CPI plus 1% CC processing pass through - B. Smith
over five, each		\$ 3.00	\$ 3.28	\$ 3.00	\$ 3.00	CPI plus 1% CC processing pass through - B. Smith
For each backflow protective device other than atmospheric type vacuum breakers:		\$ -				CPI plus 1% CC processing pass through - B. Smith
two inch (51 mm) diameter and smaller		\$ 14.00	\$ 15.30	\$ 15.00	\$ 15.00	CPI plus 1% CC processing pass through - B. Smith
over two inch (51 mm) diameter		\$ 28.00	\$ 30.60	\$ 31.00	\$ 31.00	CPI plus 1% CC processing pass through - B. Smith
For each graywater system		\$ 69.00	\$ 75.42	\$ 75.00	\$ 75.00	CPI plus 1% CC processing pass through - B. Smith
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	per hour	\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas		\$ 85.00	\$ 92.91	\$ 93.00	\$ 93.00	CPI plus 1% CC processing pass through - B. Smith
For each additional medical gas inlet(s)/outlet(s)		\$ 9.00	\$ 9.84	\$ 10.00	\$ 10.00	CPI plus 1% CC processing pass through - B. Smith
Other Inspections & Fees						
Inspections outside of normal business hours (minimum charge - two hours)	per hour	\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Reinspection fees, per inspection		\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Inspections for which no fee is specifically indicated (minimum charge - one half hour)	per hour	\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge - one half hour)	per hour	\$ 80.00	\$ 87.44	\$ 88.00	\$ 90.00	CPI plus surrounding municipalities comparision - B. Smith
*Per hour for each hour worked, minimum charge: one hour						
Demolition Permit		\$ 27.00	\$ 29.51	\$ 30.00	\$ 30.00	CPI plus 1% CC processing pass through - B. Smith
Encroachment Permit	first \$1,500 construction value	\$ 35.00	\$ 38.26	\$ 38.00	\$ 38.00	CPI plus 1% CC processing pass through - B. Smith
Encroachment Permit	over \$1,500 construction value \$30.00 plus 2.5% of construction value	\$ -				CPI plus 1% CC processing pass through - B. Smith
Encroachment Permit extension		\$ 29.00	\$ 31.70	\$ 32.00	\$ 32.00	CPI plus 1% CC processing pass through - B. Smith
Residential Re-Roofing		\$ 142.00	\$ 155.21	\$ 155.00	\$ 155.00	CPI plus 1% CC processing pass through - B. Smith
Residential Siding		\$ 142.00	\$ 155.21	\$ 155.00	\$ 155.00	CPI plus 1% CC processing pass through - B. Smith
Commercial Re-Reroofing		\$ 313.00	\$ 342.11	\$ 342.00	\$ 342.00	CPI plus 1% CC processing pass through - B. Smith
Commercial Siding		\$ 313.00	\$ 342.11	\$ 342.00	\$ 342.00	CPI plus 1% CC processing pass through - B. Smith
Administrative Fee - Residential Permits		\$ 57.00	\$ 62.30	\$ 62.00	\$ 62.00	CPI plus 1% CC processing pass through - B. Smith
Addressing - Changes (minimum charge - one hour)	per hour				\$ 90.00	New fee per B. Smith
Planning Fees						
Annexation - 10% petition		\$ 863.00	\$ 943.98	\$ 944.00	\$ 944.00	CPI plus 1% CC processing pass through - RM
Annexation - 60% petition		\$ 3,669.00	\$ 4,013.26	\$ 4,013.00	\$ 4,013.00	CPI plus 1% CC processing pass through - RM
Appeal Fee		\$ 399.00	\$ 436.44	\$ 436.00	\$ 436.00	CPI plus 1% CC processing pass through - RM
Archaeological Review		\$ 137.00	\$ 149.85	\$ 150.00	\$ 150.00	CPI plus 1% CC processing pass through - RM
Binding Site Plan	plus \$24 per unit	\$ 1,879.00	\$ 2,055.31	\$ 2,055.00	\$ 2,055.00	CPI plus 1% CC processing pass through - RM
Boundary Line Adjustment		\$ 103.00	\$ 112.66	\$ 113.00	\$ 113.00	CPI plus 1% CC processing pass through - RM
Comprehensive Plan Amendment		\$ 5,826.00	\$ 6,372.65	\$ 6,373.00	\$ 6,373.00	CPI plus 1% CC processing pass through - RM
Conditional Use Permit - Residential	plus \$105 per unit	\$ 3,417.00	\$ 3,737.62	\$ 3,738.00	\$ 3,738.00	CPI plus 1% CC processing pass through - RM
Conditional Use Permit - Non-Residential		\$ 4,328.00	\$ 4,734.10	\$ 4,734.00	\$ 4,734.00	CPI plus 1% CC processing pass through - RM
Continuance of Public Hearing		\$ 524.00	\$ 573.17	\$ 573.00	\$ 573.00	CPI plus 1% CC processing pass through - RM
Critical or Sensitive Areas	fee per type (wetlands, steep slopes/ potentially unstable soils, streams & watercourses, vegetation removal, wildlife habitat)	\$ 775.00	\$ 847.72	\$ 848.00	\$ 848.00	CPI plus 1% CC processing pass through - RM
Design Review - Minor		\$ 433.00	\$ 473.63	\$ 474.00	\$ 474.00	CPI plus 1% CC processing pass through - RM
Design - Review -Committee		\$ 2,375.00	\$ 2,597.85	\$ 2,598.00	\$ 2,598.00	CPI plus 1% CC processing pass through - RM
Development Agreement	first hearing	\$ 877.00	\$ 959.29	\$ 959.00	\$ 959.00	CPI plus 1% CC processing pass through - RM
Development Agreement Continuance or Additional Hearing		\$ 539.00	\$ 589.57	\$ 590.00	\$ 590.00	CPI plus 1% CC processing pass through - RM
Director's Intrepretation					\$ 350.00	New fee per R. Maul based on CMC developed with Shawn.
Engineering Construction Inspection Overtime	Actual Cost - calculation based on time worked and actual staff overtime rate	\$ -				
Engineering Grading Plan Review & Construction Fee	3% of estimated construction costs	\$ -				
Franchise Agreement Administrative Fee		\$ 5,207.00	\$ 5,695.57	\$ 5,696.00	\$ 5,696.00	CPI plus 1% CC processing pass through - RM
Gates/Barrier on Private Street Review Fee		\$ 1,041.00	\$ 1,138.68	\$ 1,139.00	\$ 1,139.00	CPI plus 1% CC processing pass through - RM
Home Occupation - Minor	Notification	\$ -				CPI plus 1% CC processing pass through - RM
Home Occupation - Major		\$ 69.00	\$ 75.47	\$ 75.00	\$ 75.00	CPI plus 1% CC processing pass through - RM
LI/BP Development	plus \$41 per 1,000 sf of GFA	\$ 4,328.00	\$ 4,734.10	\$ 4,734.00	\$ 4,734.00	CPI plus 1% CC processing pass through - RM
Lot Line Adjustment		\$ 102.00	\$ 111.57	\$ 112.00	\$ 112.00	CPI plus 1% CC processing pass through - RM
Minor Modifications to Approved Development		\$ 346.00	\$ 378.47	\$ 378.00	\$ 378.00	CPI plus 1% CC processing pass through - RM
Modification to Approved Construction Plans		\$ 420.00	\$ 459.41	\$ 459.00	\$ 459.00	CPI plus 1% CC processing pass through - RM
Planned Residential Development	Per unit plus subdivision fee	\$ 35.00	\$ 38.28	\$ 38.00	\$ 38.00	CPI plus 1% CC processing pass through - RM
Plat, Preliminary - Short Plat	4 lots or less: per lot	\$ 1,936.00	\$ 2,117.65	\$ 2,117.00	\$ 2,118.00	CPI plus 1% CC processing pass through - RM

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
Plat, Preliminary - Short Plat	5 lots or more: plus \$250 per lot	\$ 7,175.00	\$ 7,848.23	\$ 7,848.00	\$ 7,848.00	CPI plus 1% CC processing pass through - RM
Plat, Preliminary Subdivision	plus \$250 per lot	\$ 7,175.00	\$ 7,848.23	\$ 7,848.00	\$ 7,848.00	CPI plus 1% CC processing pass through - RM
Plat, Final - Short Plat		\$ 200.00	\$ 218.77	\$ 219.00	\$ 219.00	CPI plus 1% CC processing pass through - RM
Plat, Final - Subdivision		\$ 2,375.00	\$ 2,597.85	\$ 2,598.00	\$ 2,598.00	CPI plus 1% CC processing pass through - RM
Plat Modification/Alteration		\$ 1,196.00	\$ 1,308.22	\$ 1,308.00	\$ 1,308.00	CPI plus 1% CC processing pass through - RM
Pre-Application Conference for Type III or IV	General	\$ 354.00	\$ 387.22	\$ 387.00	\$ 387.00	CPI plus 1% CC processing pass through - RM
Pre-Application Conference for Type III or IV	Subdivision	\$ 911.00	\$ 996.48	\$ 996.00	\$ 996.00	CPI plus 1% CC processing pass through - RM
SEPA		\$ 810.00	\$ 886.00	\$ 886.00	\$ 886.00	CPI plus 1% CC processing pass through - RM
Shoreline Permit		\$ 1,196.00	\$ 1,308.22	\$ 1,308.00	\$ 1,308.00	CPI plus 1% CC processing pass through - RM
Sign Permit - General Sign	exempt if building permit is required	\$ 41.00	\$ 44.85	\$ 45.00	\$ 45.00	CPI plus 1% CC processing pass through - RM
Sign Permit - Master Sign Permit		\$ 126.00	\$ 137.82	\$ 138.00	\$ 138.00	CPI plus 1% CC processing pass through - RM
Site Plan Review - Residential	plus \$34 per lot	\$ 1,151.00	\$ 1,259.00	\$ 1,259.00	\$ 1,259.00	CPI plus 1% CC processing pass through - RM
Site Plan Review - Non-Residential	plus \$68 per 1,000 sf of GFA	\$ 2,876.00	\$ 3,145.86	\$ 3,146.00	\$ 3,146.00	CPI plus 1% CC processing pass through - RM
Site Plan Review - Mixed Use	plus \$34 per residential unit plus \$68 per 1,000 sf of GFA	\$ 4,055.00	\$ 4,435.48	\$ 4,435.00	\$ 4,435.00	CPI plus 1% CC processing pass through - RM
Storm Water Review Fee - Single Family Residence		\$ 208.00	\$ 227.52	\$ 228.00	\$ 228.00	CPI plus 1% CC processing pass through - RM
Temporary Use Permit		\$ 80.00	\$ 87.51	\$ 88.00	\$ 88.00	CPI plus 1% CC processing pass through - RM
Variance - Minor		\$ 695.00	\$ 760.21	\$ 760.00	\$ 760.00	CPI plus 1% CC processing pass through - RM
Variance - Major		\$ 1,295.00	\$ 1,416.51	\$ 1,417.00	\$ 1,417.00	CPI plus 1% CC processing pass through - RM
Zone Change	single tract	\$ 3,345.00	\$ 3,658.86	\$ 3,659.00	\$ 3,659.00	CPI plus 1% CC processing pass through - RM
Sexually Oriented Businesses						
Live Entertainment Application Fee		\$ 888.00	\$ 961.70	\$ 962.00	\$ 962.00	Increased by CPI - CD
Live Entertainment License Fee	Renewal Date 12/31	\$ 297.00	\$ 321.65	\$ 322.00	\$ 322.00	Increased by CPI - CD
Live Entertainment Renewal Fee		\$ 297.00	\$ 321.65	\$ 322.00	\$ 322.00	Increased by CPI - CD
Live Entertainment Renewal Fee - 1/2 Year	After 6/30	\$ 155.00	\$ 167.87	\$ 168.00	\$ 168.00	Increased by CPI - CD
Other Sexually Oriented Business Application Fee		\$ 593.00	\$ 642.22	\$ 643.00	\$ 643.00	Increased by CPI - CD
Other Sexually Oriented Business License Fee	Renewal Date 12/31	\$ 297.00	\$ 321.65	\$ 322.00	\$ 322.00	Increased by CPI - CD
Other Sexually Oriented Business Renewal Fee		\$ 297.00	\$ 321.65	\$ 322.00	\$ 322.00	Increased by CPI - CD
Other Sexually Oriented Business Renewal Fee - 1/2 Year	After 6/30	\$ 156.00	\$ 168.95	\$ 169.00	\$ 169.00	Increased by CPI - CD
Manager's License Application Fee		\$ 125.00	\$ 135.38	\$ 135.00	\$ 135.00	Increased by CPI - CD
Manager's License Fee	Renewal Date 12/31	\$ 62.00	\$ 67.15	\$ 67.00	\$ 67.00	Increased by CPI - CD
Manager's License Renewal Fee		\$ 62.00	\$ 67.15	\$ 67.00	\$ 67.00	Increased by CPI - CD
Manager's License Renewal Fee - 1/2 Year	After 6/30	\$ 35.00	\$ 37.91	\$ 38.00	\$ 38.00	Increased by CPI - CD
Entertainer's License Application Fee		\$ 125.00	\$ 135.38	\$ 135.00	\$ 135.00	Increased by CPI - CD
Entertainer's License Fee	Renewal Date 12/31	\$ 62.00	\$ 67.15	\$ 68.00	\$ 68.00	Increased by CPI - CD
Entertainer's License Renewal Fee		\$ 62.00	\$ 67.15	\$ 68.00	\$ 68.00	Increased by CPI - CD
Entertainer's License Renewal Fee - 1/2 Year	After 6/30	\$ 35.00	\$ 37.91	\$ 38.00	\$ 38.00	Increased by CPI - CD
FINANCE FEES						
Ambulance						
ALS In-District		\$ 807.00	\$ 873.98	\$ 874.00	\$ 874.00	Increased by CPI - CD
ALS Out-of-District		\$ 1,288.00	\$ 1,394.90	\$ 1,395.00	\$ 1,395.00	Increased by CPI - CD
BLS In-District		\$ 807.00	\$ 873.98	\$ 874.00	\$ 874.00	Increased by CPI - CD
BLS Out-of-District		\$ 1,288.00	\$ 1,394.90	\$ 1,395.00	\$ 1,395.00	Increased by CPI - CD
Extra Attendant		\$ 179.00	\$ 193.86	\$ 194.00	\$ 194.00	Increased by CPI - CD
Late Fee		\$ 31.00	\$ 33.57	\$ 34.00	\$ 34.00	Increased by CPI - CD
Mileage (in district)	per mile	\$ 20.00	\$ 21.66	\$ 22.00	\$ 22.00	Increased by CPI - CD
Mileage (out of district)	per mile	\$ 22.00	\$ 23.83	\$ 24.00	\$ 24.00	Increased by CPI - CD
Non-emergency transport		\$ 605.00	\$ 655.22	\$ 655.00	\$ 655.00	Increased by CPI - CD
Patient treated - no transport		\$ 213.00	\$ 230.68	\$ 231.00	\$ 231.00	Increased by CPI - CD
Ambulance - annual license		\$ 62.00	\$ 67.15	\$ 67.00	\$ 67.00	Increased by CPI - CD
Cemetery						
Lots - Full Burial						
Adult - Flat Marker		\$ 1,100.00	\$ 1,191.30	\$ 1,191.00	\$ 1,191.00	Increased by CPI - CD
Adult - Upright Marker		\$ 2,300.00	\$ 2,490.90	\$ 2,491.00	\$ 2,491.00	Increased by CPI - CD
Child under 5 years in Garden of Angels		\$ 300.00	\$ 324.90	\$ 325.00	\$ 325.00	Increased by CPI - CD
Cremains						
Single Niche Garden of Faith		\$ 900.00	\$ 974.70	\$ 975.00	\$ 975.00	Increased by CPI - CD
Single Niche Premium		\$ 1,100.00	\$ 1,191.30	\$ 1,191.00	\$ 1,191.00	Increased by CPI - CD
Single Niche Standard		\$ 900.00	\$ 974.70	\$ 975.00	\$ 975.00	Increased by CPI - CD
Double Niche Premium		\$ 1,695.00	\$ 1,835.69	\$ 1,836.00	\$ 1,836.00	Increased by CPI - CD
Double Niche Standard		\$ 1,425.00	\$ 1,543.28	\$ 1,543.00	\$ 1,543.00	Increased by CPI - CD
4 x 4 Foot Ground Lot		\$ 526.00	\$ 569.66	\$ 570.00	\$ 570.00	Increased by CPI - CD
Linens						
Cremains Liner (Single Urn Vaults)		\$ 230.00	\$ 249.09	\$ 249.00	\$ 249.00	Increased by CPI - CD
Cremains Liner (Double Urn Vaults)		\$ 385.00	\$ 416.96	\$ 417.00	\$ 417.00	Increased by CPI - CD
Niche Wall (Single Bronze Urns)		\$ 165.00	\$ 178.70	\$ 179.00	\$ 179.00	Increased by CPI - CD
Urn Vault Liner (Wooden Urns)		\$ 270.00	\$ 292.41	\$ 292.00	\$ 292.00	Increased by CPI - CD
Open & Close Fees						
Disinterment Charges	Includes Inspection / Staking fees and Deed Transfer Fees	\$ 500.00	\$ 541.50	\$ 542.00	\$ 542.00	Increased by CPI - CD
Cremains - Added with a Full Burial Lot		\$ 385.00	\$ 416.96	\$ 417.00	\$ 417.00	Increased by CPI - CD
Cremains - 4 x 4 Lot		\$ 385.00	\$ 416.96	\$ 417.00	\$ 417.00	Increased by CPI - CD
Cremains - Niche Wall	does not include engraving	\$ 350.00	\$ 379.05	\$ 379.00	\$ 379.00	Increased by CPI - CD
Saturday Services - (in addition to)		\$ 250.00	\$ 270.75	\$ 271.00	\$ 271.00	Increased by CPI - CD
Sunday/Holiday Services - (in addition to)		\$ 450.00	\$ 487.35	\$ 487.00	\$ 487.00	Increased by CPI - CD
Locating, Marker & Staking Fees						
Staking & Inspection (cremains & grave lots)		\$ 125.00	\$ 135.38	\$ 135.00	\$ 135.00	Increased by CPI - CD

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
Marker Setting Fee		\$ 125.00	\$ 135.38	\$ 135.00	\$ 135.00	Increased by CPI - CD
Miscellaneous Additional Charges						
Remembrance Wall - Inscription	pass through from vendor and fee				\$ 25.00	SRW Suggestion
Engraving of Niche Wall	pass through from vendor and fee				\$ 25.00	SRW Suggestion
Deed Transfers/Replacement Deeds		\$ 35.00	\$ 37.91	\$ 38.00	\$ 38.00	Increased by CPI - CD
Maintenance Fund Lot		\$ 200.00	\$ 216.60	\$ 217.00	\$ 217.00	Increased by CPI - CD
Maintenance Fund Niche		\$ 250.00	\$ 270.75	\$ 271.00	\$ 271.00	Increased by CPI - CD
Second Rite of Burial	one full burial & two cremains/three cremains per lot	\$ 350.00	\$ 379.05	\$ 379.00	\$ 379.00	Increased by CPI - CD
Other License & Permits						
Dog License - life time		\$ 35.00	\$ 37.91	\$ 38.00	\$ 38.00	Increased by CPI - CD
Dog License - replacement		\$ 6.00	\$ 6.50	\$ 7.00	\$ 7.00	Increased by CPI - CD
Guard Dog		\$ 62.00	\$ 67.15	\$ 67.00	\$ 67.00	Increased by CPI - CD
Pawnbroker's/Second Hand Dealer - 2 yr. license		\$ 125.00	\$ 135.38	\$ 135.00	\$ 135.00	Increased by CPI - CD
Solicitor's License application/back ground check		\$ 52.00	\$ 56.32	\$ 56.00	\$ 56.00	Increased by CPI - CD
Solicitor's License New or Renewal		\$ 35.00	\$ 37.91	\$ 38.00	\$ 38.00	Increased by CPI - CD
Special Event Permit		\$ 46.00	\$ 49.82	\$ 50.00	\$ 50.00	Increased by CPI - CD
Taxicab - annual license	issued after 7/1 - half of fee	\$ 46.00	\$ 49.82	\$ 50.00	\$ 50.00	Increased by CPI - CD
Taxicab per vehicle		\$ 14.00	\$ 15.16	\$ 15.00	\$ 15.00	Increased by CPI - CD
Taxi Driver's license		\$ 7.00	\$ 7.58	\$ 8.00	\$ 8.00	Increased by CPI - CD
Taxi Driver's License Renewal		\$ 7.00	\$ 7.58	\$ 8.00	\$ 8.00	Increased by CPI - CD
Vehicle Restoration Permit		\$ 28.00	\$ 30.32	\$ 30.00	\$ 30.00	Increased by CPI - CD
Utilities						
Lien Filing Fee	pass through fees from Clark County and fee				\$ 25.00	SRW Suggestion
New Utility Account Set-Up Fee		\$ 26.00	\$ 28.16	\$ 28.00	\$ 28.00	Increased by CPI - CD
Title Check Fee	plus pass through fee from vendor	\$ 15.00	\$ 16.25	\$ 16.00	\$ 16.00	Increased by CPI - CD
Utility Late Fee	5% of past due balance minimum \$15	\$ 15.00	\$ 16.25	\$ 16.00	\$ 16.00	Increased by CPI - CD
Utility Service Call Fee	first call free, additional each	\$ 26.00	\$ 28.16	\$ 28.00	\$ 28.00	Increased by CPI - CD
Water - Sewer						
Portable Hydrant Meter Rental - Deposit	Refundable - damage dependent	\$ 1,231.00	\$ 1,333.17	\$ 1,333.00	\$ 1,333.00	Increased by CPI - SRW
Portable Hydrant Meter Rental - Placement Fee		\$ 104.00	\$ 112.63	\$ 113.00	\$ 113.00	Increased by CPI - SRW
STEP/STEF Inspection		\$ 177.00	\$ 191.69	\$ 192.00	\$ 192.00	Increased by CPI - SRW
STEP/STEF Reinspection	per inspection	\$ 80.00	\$ 86.64	\$ 87.00	\$ 87.00	Increased by CPI - SRW
Temporary Water Service	to be determined based on meter size and use as approved by PW Director					SRW added verbiage "as approved by PW Director"
Water Meter Installation - 3/4" Meter		\$ 401.00	\$ 434.28	\$ 434.00	\$ 435.00	Increased by CPI - SRW
Water Meter Installation - 1" Meter		\$ 445.00	\$ 481.94	\$ 482.00	\$ 485.00	Increased by CPI - SRW
Water Meter Installation - 1.5" Meter		\$ 851.00	\$ 921.63	\$ 922.00	\$ 1,074.00	Adjust to match Turbine - SRW
Water Meter Installation - 1.5" Turbine Meter		\$ 1,074.00	\$ 1,163.14	\$ 1,163.00	\$ 1,074.00	No Change - SRW
Water Meter Installation - 2" Meter		\$ 2,075.00	\$ 2,247.23	\$ 2,247.00	\$ 2,075.00	No Change - SRW
2" Service with 1.5" Meter	in addition to 1.5" Water Meter installation fee	\$ 509.00	\$ 551.25	\$ 551.00	\$ 550.00	Increased by CPI - SRW
Water Service Connection by City (requires written approval)	time and materials as determined by PW Director					SRW - Remove line
Water Meter Installation Reinspection		\$ 80.00	\$ 86.64	\$ 87.00	\$ 87.00	Increased by CPI - SRW
Water Disconnection at Owner's Request		\$ 36.00	\$ 38.99	\$ 39.00	\$ 39.00	Increased by CPI - SRW
Water Disconnection for Non-Payment		\$ 46.00	\$ 49.82	\$ 50.00	\$ 50.00	Increased by CPI - SRW
Water Reconnection After Hours		\$ 92.00	\$ 99.64	\$ 100.00	\$ 100.00	Increased by CPI - SRW
Padlocking Water Meter		\$ 46.00	\$ 49.82	\$ 50.00	\$ 50.00	Increased by CPI - SRW
Removal of Water Meter		\$ 46.00	\$ 49.82	\$ 50.00	\$ 50.00	Increased by CPI - SRW
Wrongfully or Illegally Reconnection		\$ 254.00	\$ 275.08	\$ 275.00	\$ 275.00	Increased by CPI - SRW
Water Meter Testing	deposit to be returned if meter found not to be operating within range	\$ 224.00	\$ 242.59	\$ 243.00	\$ 243.00	Increased by CPI - SRW
Sewer Service Installation by City (requires written approval)	time and materials as determined by PW Director					SRW - Remove line
Solid Waste						
Change Can Size		\$ 11.00	\$ 11.91	\$ 12.00	\$ 12.00	Increased by CPI - CD
Return Trip For Missed Service		\$ 6.00	\$ 6.50	\$ 7.00	\$ 7.00	Increased by CPI - CD
Overfilling Can		\$ 4.00	\$ 4.33	\$ 4.00	\$ 4.00	Increased by CPI - CD
Extra Bag		\$ 4.00	\$ 4.33	\$ 4.00	\$ 4.00	Increased by CPI - CD
Extra Can 35 gallon		\$ 7.00	\$ 7.58	\$ 8.00	\$ 8.00	Increased by CPI - CD
Extra Can 65 gallon		\$ 15.00	\$ 16.25	\$ 16.00	\$ 16.00	Increased by CPI - CD
Extra Can 95 gallon		\$ 23.00	\$ 24.91	\$ 25.00	\$ 25.00	Increased by CPI - CD
Bi-weekly service on off-week		\$ 7.00	\$ 7.58	\$ 8.00	\$ 8.00	Keep 2023-2024, adjust in rate modeling -SRW
Unscheduled Pick Up Charge (Day other than normal service day)		\$ 20.00	\$ 21.66	\$ 22.00	\$ 22.00	Increased by CPI - SRW
Extra Yard (not in rented container)		\$ 35.00	\$ 37.91	\$ 38.00	\$ 38.00	Increased by CPI - SRW
Replacement of damaged can		\$ -				Increased by CPI - SRW
35 gallon can					\$ 65.00	SRW - new fee. Old verbiage = pass through of replacement can cost
65 gallon can					\$ 85.00	SRW - new fee. Old verbiage = pass through of replacement can cost
Extra Items						
Barbeque		\$ 7.00	\$ 7.58	\$ 8.00	\$ 25.00	Increase per SRW
Bicycle		\$ 12.00	\$ 13.00	\$ 13.00	\$ 13.00	Increased by CPI - CD
Car Tire		\$ 8.00	\$ 8.66	\$ 9.00	\$ 9.00	Increased by CPI - CD
Car Tire w/Rim		\$ 12.00	\$ 13.00	\$ 13.00	\$ 13.00	Increased by CPI - CD
Chair/Recliner		\$ 12.00	\$ 13.00	\$ 13.00	\$ 25.00	Increase per SRW
Christmas Tree	no taller than five feet	\$ 12.00	\$ 13.00	\$ 13.00	\$ 13.00	Increased by CPI - CD
Table		\$ 25.00	\$ 27.08	\$ 27.00	\$ 27.00	Increased by CPI - CD
Toilet		\$ 15.00	\$ 16.25	\$ 16.00	\$ 25.00	Increase per SRW
Truck Tire		\$ 26.00	\$ 28.16	\$ 28.00	\$ 28.00	Increased by CPI - CD
Truck Tire w/rim		\$ 38.00	\$ 41.15	\$ 41.00	\$ 41.00	Increased by CPI - CD
Recycling	Pass through from vendor					

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
FIRE DEPARTMENT (FMO)						
Development Review						
Commercial Site Plans - Review Fee		\$ 212.00	\$229.60	\$230.00	\$230.00	Increased by CPI - R. Miller
Commercial Site Plans - Inspection Fee		\$ 212.00	\$229.60	\$230.00	\$230.00	Increased by CPI - R. Miller
Subdivision or PRD - Review Fee		\$ 177.00	\$191.69	\$192.00	\$192.00	Increased by CPI - R. Miller
Subdivision or PRD - Inspection Fee		\$ 177.00	\$191.69	\$192.00	\$192.00	Increased by CPI - R. Miller
Pre-Application Conference - Review Fee		\$ 142.00	\$153.79	\$154.00	\$154.00	Increased by CPI - R. Miller
Other Land Use Applications - Review Fee		\$ 142.00	\$153.79	\$154.00	\$154.00	Increased by CPI - R. Miller
Other Land Use Applications - Inspection Fee		\$ 142.00	\$153.79	\$154.00	\$154.00	Increased by CPI - R. Miller
Building Construction/Change of Use or Occupancy						
A, B, E, F, M, R Occupancies 0-1,000 sq. ft. - Review Fee		\$ 108.00	\$116.96	\$117.00	\$117.00	Increased by CPI - R. Miller
A, B, E, F, M, R Occupancies 0-1,000 sq. ft. - Inspection Fee		\$ 108.00	\$116.96	\$117.00	\$117.00	Increased by CPI - R. Miller
A, B, E, F, M, R Occupancies 1,001-5,000 sq. ft. - Review Fee		\$ 142.00	\$153.79	\$154.00	\$154.00	Increased by CPI - R. Miller
A, B, E, F, M, R Occupancies 1,001-5,000 sq. ft. - Inspection Fee		\$ 108.00	\$116.96	\$117.00	\$117.00	Increased by CPI - R. Miller
A, B, E, F, M, R Occupancies 5,001-10,000 sq. ft. - Review Fee		\$ 177.00	\$191.69	\$192.00	\$192.00	Increased by CPI - R. Miller
A, B, E, F, M, R Occupancies 5,001-10,000 sq. ft. - Inspection Fee		\$ 142.00	\$153.79	\$154.00	\$154.00	Increased by CPI - R. Miller
A, B, E, F, M, R Occupancies 10,001-20,000 sq. ft. - Review Fee		\$ 219.00	\$237.18	\$237.00	\$237.00	Increased by CPI - R. Miller
A, B, E, F, M, R Occupancies 10,001-20,000 sq. ft. - Inspection Fee		\$ 177.00	\$191.69	\$192.00	\$192.00	Increased by CPI - R. Miller
A, B, E, F, M, R Occupancies 20,001-40,000 sq. ft. - Review Fee		\$ 261.00	\$282.66	\$283.00	\$283.00	Increased by CPI - R. Miller
A, B, E, F, M, R Occupancies 20,001-40,000 sq. ft. - Inspection Fee		\$ 211.00	\$228.51	\$229.00	\$229.00	Increased by CPI - R. Miller
Each Additional 20,000 sq. ft. - Review Fee		\$ 43.00	\$46.57	\$47.00	\$47.00	Increased by CPI - R. Miller
Each Additional 20,000 sq. ft. - Inspection Fee		\$ 35.00	\$37.91	\$38.00	\$38.00	Increased by CPI - R. Miller
Portable Classroom - Review Fee		\$ 160.00	\$173.28	\$173.00	\$173.00	Increased by CPI - R. Miller
Portable Classroom - Inspection Fee		\$ 160.00	\$173.28	\$173.00	\$173.00	Increased by CPI - R. Miller
H1 Occupancy - Review Fee		\$ 422.00	\$457.03	\$457.00	\$457.00	Increased by CPI - R. Miller
H1 Occupancy - Inspection Fee		\$ 422.00	\$457.03	\$457.00	\$457.00	Increased by CPI - R. Miller
H2 Occupancy - Review Fee		\$ 422.00	\$457.03	\$457.00	\$457.00	Increased by CPI - R. Miller
H2 Occupancy - Inspection Fee		\$ 422.00	\$457.03	\$457.00	\$457.00	Increased by CPI - R. Miller
H3 Occupancy - Review Fee		\$ 468.00	\$506.84	\$507.00	\$507.00	Increased by CPI - R. Miller
H3 Occupancy - Inspection Fee		\$ 468.00	\$506.84	\$507.00	\$507.00	Increased by CPI - R. Miller
H4 Occupancy - Review Fee		\$ 329.00	\$356.31	\$356.00	\$356.00	Increased by CPI - R. Miller
H4 Occupancy - Inspection Fee		\$ 319.00	\$345.48	\$345.00	\$345.00	Increased by CPI - R. Miller
H5 Occupancy - Review Fee		\$ 581.00	\$629.22	\$629.00	\$629.00	Increased by CPI - R. Miller
H5 Occupancy - Inspection Fee		\$ 581.00	\$629.22	\$629.00	\$629.00	Increased by CPI - R. Miller
I Occupancy - Review Fee		\$ 319.00	\$345.48	\$345.00	\$345.00	Increased by CPI - R. Miller
I Occupancy - Inspection Fee		\$ 212.00	\$229.60	\$230.00	\$230.00	Increased by CPI - R. Miller
S Occupancy - Review Fee		\$ 212.00	\$229.60	\$230.00	\$230.00	Increased by CPI - R. Miller
S Occupancy - Inspection Fee		\$ 212.00	\$229.60	\$230.00	\$230.00	Increased by CPI - R. Miller
Each additional 10,000 sq. ft. - Review Fee		\$ 108.00	\$116.96	\$117.00	\$117.00	Increased by CPI - R. Miller
Each additional 10,000 sq. ft. - Inspection Fee		\$ 108.00	\$116.96	\$117.00	\$117.00	Increased by CPI - R. Miller
Building or Structure for Special or Temporary Use - Review Fee		\$ 160.00	\$173.28	\$173.00	\$173.00	Increased by CPI - R. Miller
Building or Structure for Special or Temporary Use - Inspection Fee		\$ 160.00	\$173.28	\$173.00	\$173.00	Increased by CPI - R. Miller
Fire Alarm System						
Fire Alarm - Minor Alteration - Review Fee		\$ 108.00	\$116.96	\$117.00	\$117.00	Increased by CPI - R. Miller
Fire Alarm - Minor Alteration - Inspection Fee		\$ 108.00	\$116.96	\$117.00	\$117.00	Increased by CPI - R. Miller
Fire Alarm - Zoned System 1 Zone - Review Fee		\$ 160.00	\$173.28	\$173.00	\$173.00	Increased by CPI - R. Miller
Fire Alarm - Zone System 1 Zone - Inspection Fee		\$ 160.00	\$173.28	\$173.00	\$173.00	Increased by CPI - R. Miller
Each Additional Zone - Review Fee		\$ 73.00	\$79.06	\$79.00	\$79.00	Increased by CPI - R. Miller
Each Additional Zone - Inspection Fee		\$ 73.00	\$79.06	\$79.00	\$79.00	Increased by CPI - R. Miller
Fire Alarm - Addressable System, 1 to 20 Devices - Review Fee		\$ 160.00	\$173.28	\$173.00	\$173.00	Increased by CPI - R. Miller
Fire Alarm - Addressable System, 1 to 20 Devices - Inspection Fee		\$ 160.00	\$173.28	\$173.00	\$173.00	Increased by CPI - R. Miller
Fire Alarm - Addressable System 21 or more Devices						
\$160 + \$3 per each Additional Device - Review Fee	calculated					
\$160 + \$3 per each Additional Device - Inspection Fee	calculated					
Fire Extinguishing System						
New System NFPA 13 - Single Riser - Review Fee		\$ 319.00	\$ 345.48	\$ 345.00	\$ 345.00	Increased by CPI - R. Miller
New System NFPA 13 - Single Riser - Inspection Fee	includes five inspections	\$ 319.00	\$ 345.48	\$ 345.00	\$ 345.00	Increased by CPI - R. Miller
Each Additional Inspection		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Each Additional Riser - Review Fee		\$ 319.00	\$ 345.48	\$ 345.00	\$ 345.00	Increased by CPI - R. Miller
Each Additional Riser - Inspection Fee	includes five inspections	\$ 319.00	\$ 345.48	\$ 345.00	\$ 345.00	Increased by CPI - R. Miller
Each Additional Inspection		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
New System NFPA 13D (Single Family) - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Each Additional Inspection		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Alteration to Fire Sprinkler Systems - Review Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Alteration to Fire Sprinkler Systems - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
New System NFPA 13R (Per Building) - Review Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
New System NFPA 13R (Per Building) - Inspection Fee	includes four inspections	\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
Each Additional Inspection		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Underground Fire Sprinkler Mains - Review Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Underground Fire Sprinkler Mains - Inspection Fee	includes five inspection	\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI, added verbiage of "includes five inspections" - R. Miller
Each Additional Inspection					\$ 117.00	New Fee per FMO
Standpipe System/Wet or Dry - Review Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Standpipe System/Wet or Dry - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Commercial Cooking Extinguishing System/Protection - Review Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Commercial Cooking Extinguishing System/Protection - Inspection Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
Other Extinguishing Systems - Review Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Other Extinguishing Systems - Inspection Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Review Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Inspection Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Hazardous Operations						
Smoke Removal Systems - Review Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Smoke Removal Systems - Inspection Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Application of Flammable Finishes - Review Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Application of Flammable Finishes - Inspection Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Commercial Drying Ovens - Review Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Commercial Drying Ovens - Inspection Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Organic Coating Systems - Review Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Organic Coating Systems - Inspection Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Dip Tanks, Listed Spray Booths - Review Fee		\$ 142.00	\$ 153.79	\$ 154.00	\$ 154.00	Increased by CPI - R. Miller
Dip Tanks, Listed Spray Booths - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Unlisted Spray Booths - Review Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
Unlisted Spray Booths - Inspection Fee		\$ 142.00	\$ 153.79	\$ 154.00	\$ 154.00	Increased by CPI - R. Miller
Semiconductor Fabrication HPM Tool Installation - Review Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Semiconductor Fabrication HPM Tool Installation - Inspection Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Other Hazardous Material Equipment & Systems - Review Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Other Hazardous Material Equipment & Systems - Inspection Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Compressed Gas System (greater than exempt amounts) - Review Fee		\$ 319.00	\$ 345.48	\$ 345.00	\$ 345.00	Increased by CPI - R. Miller
Compressed Gas System (greater than exempt amounts) - Inspection Fee		\$ 319.00	\$ 345.48	\$ 345.00	\$ 345.00	Increased by CPI - R. Miller
Refrigeration Systems - Review Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Refrigeration Systems - Inspection Fee		\$ 142.00	\$ 153.79	\$ 154.00	\$ 154.00	Increased by CPI - R. Miller
LPG Tank Installation (greater than 125 gal.) - Review Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
LPG Tank Installation (greater than 125 gal.) - Inspection Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Dispensing and use of LPG - Review Fee		\$ 177.00	\$ 191.69	\$ 192.00	\$ 192.00	Increased by CPI - R. Miller
Dispensing and use of LPG - Inspection Fee		\$ 142.00	\$ 153.79	\$ 154.00	\$ 154.00	Increased by CPI - R. Miller
Dispensing and use of Combustible/Flammable Liquids Above Ground Tanks - Review Fee		\$ 177.00	\$ 191.69	\$ 192.00	\$ 192.00	Increased by CPI - R. Miller
Dispensing and use of Combustible/Flammable Liquids Above Ground Tanks - Inspection Fee		\$ 142.00	\$ 153.79	\$ 154.00	\$ 154.00	Increased by CPI - R. Miller
Dispensing and use of Combustible/Flammable Liquids Underground Tanks - Review Fee		\$ 422.00	\$ 457.03	\$ 457.00	\$ 457.00	Increased by CPI - R. Miller
Dispensing and use of Combustible/Flammable Liquids Underground Tanks - Inspection Fee		\$ 422.00	\$ 457.03	\$ 457.00	\$ 457.00	Increased by CPI - R. Miller
Aerosols - Review Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Aerosols - Inspection Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
CO2 Monitoring Systems - Review Fee		\$ -				Increased by CPI - R. Miller
CO2 Monitoring Systems - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Hazardous Materials						
Storage, Dispensing & Use of Hazardous Materials - Review Fee		\$ 422.00	\$ 457.03	\$ 457.00	\$ 457.00	Increased by CPI - R. Miller
Storage, Dispensing & Use of Hazardous Materials - Inspection Fee		\$ 422.00	\$ 457.03	\$ 457.00	\$ 457.00	Increased by CPI - R. Miller
HMIS - Review Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
HMIS - Inspection Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
HMMP - Review Fee		\$ 319.00	\$ 345.48	\$ 345.00	\$ 345.00	Increased by CPI - R. Miller
HMMP - Inspection Fee		\$ 319.00	\$ 345.48	\$ 345.00	\$ 345.00	Increased by CPI - R. Miller
Decommissioning Underground Storage Tank - Review Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Decommissioning Underground Storage Tank - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Explosive Materials						
Explosive Storage & Use/Blast Permit - Review Fee		\$ 422.00	\$ 457.03	\$ 457.00	\$ 457.00	Increased by CPI - R. Miller
Explosive Storage & Use/Blast Permit - Inspection Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
Blast Permit Review Fee - if costs exceed standard fee	pass through from vendor					Increased by CPI - R. Miller
Blast Permit Inspection Fee - if costs exceed standard fee	pass through from vendor					Increased by CPI - R. Miller
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Review Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Review Fee		\$ 142.00	\$ 153.79	\$ 154.00	\$ 154.00	Increased by CPI - R. Miller
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Other storage, use, handling, or demolition of explosives or explosive material - Review Fee		\$ 433.00	\$ 468.94	\$ 469.00	\$ 469.00	Increased by CPI - R. Miller
Other storage, use, handling, or demolition of explosives or explosive material - Inspection Fee		\$ 142.00	\$ 153.79	\$ 154.00	\$ 154.00	Increased by CPI - R. Miller
Magazines (Explosives) - Review Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
Magazines (Explosives) - Inspection Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
Fireworks Stand - Review Fee		\$ 50.00	\$ 54.15	\$ 54.00	\$ 54.00	Increased by CPI - R. Miller
Fireworks Stand - Inspection Fee		\$ 50.00	\$ 54.15	\$ 54.00	\$ 54.00	Increased by CPI - R. Miller
Fireworks Display - Review Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
Fireworks Display - Inspection Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
Pyrotechnic special effects - Review Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
Pyrotechnic special effects - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
High-Piled Combustible Storage						
Designated storage area 501 - 2,500 sq. ft. - Review Fee		\$ 142.00	\$ 153.79	\$ 154.00	\$ 154.00	Increased by CPI - R. Miller
Designated storage area 501 - 2,500 sq. ft. - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Designated storage area 2,501 - 12,000 sq. ft. - Inspection Fee		\$ 177.00	\$ 191.69	\$ 192.00	\$ 192.00	Increased by CPI - R. Miller
Designated storage area 2,501 - 12,000 sq. ft. - Review Fee		\$ 142.00	\$ 153.79	\$ 154.00	\$ 154.00	Increased by CPI - R. Miller
Designated storage area 12,001 - 20,000 sq. ft. - Review Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
Designated storage area 12,001 - 20,000 sq. ft. - Inspection Fee		\$ 177.00	\$ 191.69	\$ 192.00	\$ 192.00	Increased by CPI - R. Miller
Designated storage area 20,001 - 30,000 sq. ft. - Review Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Designated storage area 20,001 - 30,000 sq. ft. - Inspection Fee		\$ 212.00	\$ 229.60	\$ 230.00	\$ 230.00	Increased by CPI - R. Miller
Each additional 30,000 sq. ft. or portion thereof - Review Fee		\$ 319.00	\$ 345.48	\$ 345.00	\$ 345.00	Increased by CPI - R. Miller
Each additional 30,000 sq. ft. or portion thereof - Inspection Fee		\$ 262.00	\$ 283.75	\$ 284.00	\$ 284.00	Increased by CPI - R. Miller
Cryogenic Systems, process or product - Review Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Cryogenic Systems, process or product - Inspection Fee		\$ 160.00	\$ 173.28	\$ 173.00	\$ 173.00	Increased by CPI - R. Miller
Each tank or vessel - Review Fee		\$ 57.00	\$ 61.73	\$ 62.00	\$ 62.00	Increased by CPI - R. Miller
Each tank or vessel - Inspection Fee		\$ 46.00	\$ 49.82	\$ 50.00	\$ 50.00	Increased by CPI - R. Miller
Candles & Open Flames in Places of Assembly - Review Fee		\$ 23.00	\$ 24.91	\$ 25.00	\$ 25.00	Increased by CPI - R. Miller
Other Fire Permits						
Revision to plan previously submitted	per hour	\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Investigation Fee (work started without a permit) - Review Fee	The fee is double the applicable review fee that would have been charged if a permit was obtained prior to work initiated					Increased by CPI - R. Miller
Investigation Fee (work started without a permit) - Inspection Fee	The fee is double the applicable inspection fee that would have been charged if a permit was obtained prior to work initiated					Increased by CPI - R. Miller
Re-inspection Fees		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Use of Consultant for Plan Review and Inspections - Review Fee	pass through from vendor					Increased by CPI - R. Miller
Use of Consultant for Plan Review and Inspections - Inspection Fee	pass through from vendor					Increased by CPI - R. Miller
Emergency Generators - Review Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Emergency Generators - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Privacy/Security Gates - Review Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Privacy/Security Gates - Inspection Fee		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Other plan reviews or permits required by the International Fire Code - Review Fee	per hour	\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Other plan reviews or permits required by the International Fire Code - Inspection Fee	per hour	\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Training Burn	\$.50 per sq. ft. minimum \$1,000, maximum \$2,000					Increased by CPI - R. Miller
Hot Works - Inspection		\$ 108.00	\$ 116.96	\$ 117.00	\$ 117.00	Increased by CPI - R. Miller
Mobile Food Preparation Vehicles - Inspection Fee	per half hour				\$ 59.00	New Fee per FMO
Hydrants						
Witness Flow Test - Inspection Fee		\$ 109.00	\$ 118.05	\$ 118.00	\$ 118.00	Increased by CPI - R. Miller
LIBRARY						
Meeting Rooms						
Room A						
Maintenance Charge:						
Non-Profit	No Charge	\$ -				
Private Functions	per hour	\$ 50.00	\$ 54.15	\$ 54.00	\$ 54.00	Increased by CPI - C. Urquhart
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00	\$ 64.98	\$ 65.00	\$ 65.00	Increased by CPI - C. Urquhart
For-Profit	per hour	\$ 50.00	\$ 54.15	\$ 54.00	\$ 54.00	Increased by CPI - C. Urquhart
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00	\$ 64.98	\$ 65.00	\$ 65.00	Increased by CPI - C. Urquhart
Room B						
Maintenance Charge:						
Non-Profit		\$ -				
Private Functions	per hour	\$ 50.00	\$ 54.15	\$ 54.00	\$ 54.00	Increased by CPI - C. Urquhart
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00	\$ 64.98	\$ 65.00	\$ 65.00	Increased by CPI - C. Urquhart
For-Profit	per hour	\$ 50.00	\$ 54.15	\$ 54.00	\$ 54.00	Increased by CPI - C. Urquhart
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00	\$ 64.98	\$ 65.00	\$ 65.00	Increased by CPI - C. Urquhart
Rooms A & B						
Maintenance Charge:						
Non-Profit		\$ -				
Private Functions	per hour	\$ 93.00	\$ 100.72	\$ 54.00	\$ 54.00	Increased by CPI - C. Urquhart
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00	\$ 64.98	\$ 65.00	\$ 65.00	Increased by CPI - C. Urquhart
For-Profit	per hour	\$ 99.00	\$ 107.22	\$ 54.00	\$ 54.00	Increased by CPI - C. Urquhart
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00	\$ 64.98	\$ 65.00	\$ 65.00	Increased by CPI - C. Urquhart
Kitchen Use						
Non-Profit		\$ 17.00	\$ 18.41	\$ 18.00	\$ 18.00	Increased by CPI - C. Urquhart
Private Functions		\$ 33.00	\$ 35.74	\$ 36.00	\$ 36.00	Increased by CPI - C. Urquhart
For Profit		\$ 33.00	\$ 35.74	\$ 36.00	\$ 36.00	Increased by CPI - C. Urquhart
Closed Hours Staffing Fee						
Non-Profit	per hour in addition to hourly charge	\$ 60.00	\$ 64.98	\$ 65.00	\$ 65.00	Increased by CPI - C. Urquhart
Private Functions	per hour in addition to hourly charge	\$ 60.00	\$ 64.98	\$ 65.00	\$ 65.00	Increased by CPI - C. Urquhart
For Profit	per hour in addition to hourly charge	\$ 60.00	\$ 64.98	\$ 65.00	\$ 65.00	Increased by CPI - C. Urquhart
Non-refundable application fee						
Non-Profit		\$ -				
Private Functions		\$ 17.00	\$ 18.41	\$ 18.00	\$ 18.00	Increased by CPI - C. Urquhart
For Profit		\$ 17.00	\$ 18.41	\$ 18.00	\$ 18.00	Increased by CPI - C. Urquhart

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
Non-Resident Annual Fees						
Household		\$ 137.00	\$ 148.37	\$ 148.00	\$ 148.00	Increased by CPI - C. Urquhart
Operational Charges						
Photocopy/Printing	10 black and white per person, per day - no charge	\$ -				
Black & White Photocopy/Printing	over 10 per person, per day, each	\$ 0.10	\$ 0.11	\$ 0.15	\$ 0.15	Remove Fee - C. Urquhart
Color Photocopy/Printing	each	\$ 0.50	\$ 0.54	\$ 0.55	\$ 0.55	Remove Fee - C. Urquhart
Lost & Damaged Materials: Default prices if not noted in bib record						
Audiobooks		\$ 42.00	\$ 45.49	\$ 45.00	\$ 45.00	Increased by CPI - C. Urquhart
Board book		\$ 10.00	\$ 10.83	\$ 11.00	\$ 11.00	Increased by CPI - C. Urquhart
Book discussion kit		\$ 120.00	\$ 129.96	\$ 130.00	\$ 130.00	Increased by CPI - C. Urquhart
Devices		\$ 250.00	\$ 270.75	\$ 271.00	\$ 271.00	Increased by CPI - C. Urquhart
DVD/Blue Ray		\$ 35.00	\$ 37.91	\$ 38.00	\$ 38.00	Increased by CPI - C. Urquhart
Hardcover & Paperback Books		\$ 32.00	\$ 34.66	\$ 35.00	\$ 35.00	Increased by CPI - C. Urquhart
Interlibrary loan	pass through - assessed by lending library					
Magazines & Documents		\$ 7.00	\$ 7.58	\$ 8.00	\$ 8.00	Increased by CPI - C. Urquhart
Music CD		\$ 25.00	\$ 27.08	\$ 27.00	\$ 27.00	Increased by CPI - C. Urquhart
Playaway		\$ 54.00	\$ 58.48	\$ 58.00	\$ 58.00	Increased by CPI - C. Urquhart
Reference book	Replacement Cost - pass through from vendor					
PARKS & RECREATION FEES						
Camas Community Center Rental						
Reception Room - Midweek	per day	\$ 80.00	\$ 86.64	\$ 87.00	\$ 90.00	Increased per S. Palmer
Reception Room - Weekend	per day	\$ 160.00	\$ 173.28	\$ 173.00	\$ 180.00	Increased per S. Palmer
Reception Room - Long Term Use	per hour	\$ 10.00	\$ 10.83	\$ 11.00	\$ 15.00	Increased per S. Palmer
Conference Room - Midweek	per day	\$ 55.00	\$ 59.57	\$ 60.00	\$ 60.00	Increased by CPI - S. Palmer
Conference Room - Weekend	per day	\$ 110.00	\$ 119.13	\$ 119.00	\$ 120.00	Increased by CPI - S. Palmer
Conference Room - Long Term Use	per hour	\$ 10.00	\$ 10.83	\$ 11.00	\$ 15.00	Increased per S. Palmer
Ball Room - Midweek	per day	\$ 160.00	\$ 173.28	\$ 173.00	\$ 175.00	Increased per S. Palmer
Ball Room - Weekend	per day	\$ 320.00	\$ 346.56	\$ 347.00	\$ 350.00	Increased per S. Palmer
Ball Room - Long Term Use	per hour	\$ 10.00	\$ 10.83	\$ 11.00	\$ 15.00	Increased per S. Palmer
Kitchen - Midweek	per day	\$ 35.00	\$ 37.91	\$ 38.00	\$ 40.00	Increased per S. Palmer
Kitchen - Weekend	per day	\$ 55.00	\$ 59.57	\$ 60.00	\$ 60.00	Increased by CPI - S. Palmer
Kitchen - Long Term Use	per hour	\$ 10.00	\$ 10.83	\$ 11.00	\$ 15.00	Increased per S. Palmer
Sound System - Midweek	per day	\$ 75.00	\$ 81.23	\$ 81.00	\$ 75.00	No Change - S. Palmer
Sound System - Weekend	per day	\$ 75.00	\$ 81.23	\$ 81.00	\$ 75.00	No Change - S. Palmer
Sound System Projector - Midweek	per day	\$ 100.00	\$ 108.30	\$ 108.00	\$ 100.00	No Change - S. Palmer
Sound System Projector - Weekend	per day	\$ 100.00	\$ 108.30	\$ 108.00	\$ 100.00	No Change - S. Palmer
Deposit - refundable		\$ 500.00	\$ 541.50	\$ 542.00	\$ 500.00	No Change - S. Palmer
Alcohol Use Fee		\$ 100.00	\$ 108.30	\$ 108.00	\$ 100.00	No Change - S. Palmer
Key Call Back Fee		\$ 150.00	\$ 162.45	\$ 162.00	\$ 150.00	No Change - S. Palmer
Midweek is Monday through Thursday and Friday until 2:00 p.m.						
Weekends are Fridays after 2:00 p.m. through Sunday						
No rental fee will be charged to non-profit groups who are community-based and IRS recognized, City of Camas sponsored events, school sponsored events or governmental agencies that reserve the facility Monday through Thursday, between the hours of 8:00 a.m. and 5:00 p.m. and Friday before 2:00 p.m.						
Camas residents will receive 20% discount						
Long Term Users will be charged per hour	Must pay for 6 months to be long term user	\$ 11.00	\$ 11.91	\$ 12.00	\$ 15.00	Increased per S. Palmer
Fallen Leaf Lake Park Rental						
Monday through Thursday	per day	\$ 200.00	\$ 216.60	\$ 217.00	\$ 225.00	Increased per S. Palmer
Fridays, Saturdays, Sundays and Holidays	per day	\$ 350.00	\$ 379.05	\$ 379.00	\$ 375.00	Increased per S. Palmer
Deposit - refundable		\$ 500.00	\$ 541.50	\$ 542.00	\$ 500.00	No Change - S. Palmer
Alcohol Use Fee		\$ 100.00	\$ 108.30	\$ 108.00	\$ 100.00	No Change - S. Palmer
Key Call Back Fee		\$ 150.00	\$ 162.45	\$ 162.00	\$ -	Remove Fee - S. Palmer
Camas residents will receive 20% discount						
Non-profit groups renting on weekends will be charged mid-week rates						
Lacamas Lake Lodge Rental						
Main Hall	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$ 185.00	\$ 200.36	\$ 200.00	\$ 200.00	Increased by CPI - S. Palmer
Main Hall - public agencies	hourly; mid-week excluding Fridays during normal business hours	\$ 60.00	\$ 64.98	\$ 65.00	\$ 75.00	Increased per S. Palmer
Deposit - refundable	per day	\$ 500.00	\$ 541.50	\$ 542.00	\$ 500.00	No Change - S. Palmer
Room 1A	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$ 35.00	\$ 37.91	\$ 38.00	\$ 40.00	Increased per S. Palmer
Deposit - refundable	per day	\$ 200.00	\$ 216.60	\$ 217.00	\$ 200.00	No Change - S. Palmer
Room 1B	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$ 35.00	\$ 37.91	\$ 38.00	\$ 40.00	Increased per S. Palmer
Deposit - refundable	per day	\$ 200.00	\$ 216.60	\$ 217.00	\$ 200.00	No Change - S. Palmer
AV Equipment	per day	\$ 100.00	\$ 108.30	\$ 108.00	\$ 100.00	No Change - S. Palmer
Alcohol Use Fee		\$ 100.00	\$ 108.30	\$ 108.00	\$ 100.00	No Change - S. Palmer
Key Call Back Fee		\$ 150.00	\$ 162.45	\$ 162.00	\$ -	Remove Fee - S. Palmer
Non-profit will receive a 50% discount off the hourly rate						
Cancellation must be received a minimum of 61 days prior to the event to receive a full refund. A 50% refund will be allowed if cancellation notices is received 30-60 days prior to the event. No refunds will be made with less than a 30 day notice.						
Camas residents will receive 20% discount						
POLICE DEPARTMENT						

City of Camas Fee Schedule

Fee Description	Notes	2022 Fee	Recommended CPI Increase 8.3%	Fee rounding to nearest dollar	Proposed 2023 Fee	Notes
Background/Clearance Letters		\$ 12.00	\$ 13.00	\$ 13.00	\$ 13.00	Increased by CPI - M. Lackey
Fingerprint Cards	per card	\$ 18.00	\$ 19.49	\$ 19.00	\$ 19.00	Increased by CPI - M. Lackey
Lost/Unreturned Community Room Key		\$ 26.00	\$ 28.16	\$ 28.00	\$ 28.00	Increased by CPI - M. Lackey
Police Case Reports (no charge to victim)	per page	\$ 0.15	\$ 0.16	\$ 0.15	\$ 0.15	Increased by CPI - M. Lackey
Record Checks/Non-Criminal Justice Agency inc. Military Services		\$ 12.00	\$ 13.00	\$ 13.00	\$ 13.00	Increased by CPI - M. Lackey
State Accident Reports (no charge to involved party)		\$ 7.00	\$ 7.58	\$ 8.00	\$ 8.00	Increased by CPI - M. Lackey
Video Delivery Fee	per flash drive or DVD				\$ 5.00	New Fee -M. Lackey
Work crew Sign-Up Fee		\$ 25.00	\$ 27.08	\$ 27.00	\$ 27.00	Increased by CPI - M. Lackey

CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE July 2022

(All items indexes. 1982-84=100 unless otherwise noted. Not seasonally adjusted.)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		1 Month ending				Year ending		1 Month ending
	Jul 2021	Jun 2022	Jul 2022	Jun 2022	Jul 2022	Jul 2022	Jul 2021	Jun 2022	Jul 2022	Jun 2022	Jul 2022	Jul 2022
U. S. City Average.....	273.003	296.311	296.276	9.1	8.5	0.0	267.789	292.542	292.219	9.8	9.1	-0.1
West.....	289.863	313.496	313.951	8.8	8.3	0.1	282.738	307.063	307.269	9.2	8.7	0.1
West – Size Class A ¹	297.881	322.591	322.703	8.9	8.3	0.0	289.069	314.046	313.747	9.3	8.5	-0.1
West – Size Class B/C ²	169.267	182.790	183.277	8.5	8.3	0.3	169.901	184.457	184.879	9.1	8.8	0.2
Mountain ³	113.562	123.933	124.452	9.9	9.6	0.4	114.427	125.518	126.047	10.4	10.2	0.4
Pacific ³	112.297	121.046	121.095	8.3	7.8	0.0	113.192	122.522	122.454	8.8	8.2	-0.1
Los Angeles-Long Beach-Anaheim, CA.....	290.890	314.072	313.415	8.6	7.7	-0.2	282.271	305.577	304.441	8.9	7.9	-0.4

Table A. West region CPI-U 1-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2018		2019		2020		2021		2022	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
January	0.5	3.1	0.2	2.7	0.3	2.9	0.2	1.4	0.9	7.7
February	0.5	3.1	0.2	2.4	0.4	3.1	0.5	1.6	0.8	8.1
March	0.4	3.2	0.4	2.4	-0.2	2.5	0.7	2.4	1.3	8.7
April	0.4	3.2	0.8	2.9	-0.4	1.3	1.0	3.9	0.7	8.3
May	0.5	3.5	0.5	2.9	0.1	0.8	0.8	4.7	0.8	8.3
June	0.2	3.6	0.0	2.7	0.4	1.2	0.9	5.1	1.2	8.8
July	0.1	3.6	0.0	2.7	0.5	1.7	0.6	5.2	0.1	8.3
August	0.2	3.6	0.1	2.6	0.3	1.9	0.2	5.0		
September	0.3	3.4	0.3	2.6	0.0	1.6	0.2	5.3		
October	0.4	3.5	0.5	2.8	0.2	1.2	0.8	6.0		
November	-0.2	3.3	-0.1	2.8	0.0	1.4	0.5	6.5		
December	-0.2	3.1	-0.2	2.8	-0.1	1.5	0.4	7.1		



2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
ADMINISTRATIVE FEES		
Public Records		
Photocopies of Public Records, printed copies of electronic when requested by the person requesting records, or for use of agency equipment to photocopy records - Black & White	per page	\$ 0.15
Public Records scanned into an electronic format or for use of agency equipment to scan records	per page	\$ 0.10
Each four electronic files or attachments uploaded to email, cloud-based data storage service or other electronic means	per 4 electronic files	\$ 0.05
Transmission of Public Records in an electronic format or for the use of agency equipment to send the records electronically	per gigabyte	\$ 0.10
Maps Printed		\$ 8.00
Non-Sufficient Funds / Returned Payments Processed		\$ 31.00
Photos	Actual Cost	
Digital storage media/device, mail container, postage/delivery	Actual Cost	
Customized technology expertise to prepare data or provide customized electronic access	Actual Cost	
COMMUNITY DEVELOPMENT, BUILDING, ENGINEERING & PLANNING FEES		
System Development Charges		
Water		
Residential/Commercial 3/4" water meter		\$ 8,071.00
Residential/Commercial 1" water meter		\$ 13,451.00
Residential/Commercial 1.5" water meter		\$ 26,901.00
Residential/Commercial 2" water meter		\$ 43,002.00
Residential/Commercial 3" water meter		\$ 86,084.00
Residential/Commercial 4" water meter		\$ 134,506.00
Residential/Commercial 6" water meter		\$ 269,012.00
Residential/Commercial 8" water meter		\$ 430,419.00
Industrial/Other	calculated by mandatory engineering study	
Sewer - Non-North Urban Growth Boundary		
Residential		\$ 2,493.00
Commercial - 5/8" water meter		\$ 2,493.00
Commercial - 3/4" water meter		\$ 3,740.00
Commercial - 1" water meter		\$ 6,234.00
Commercial - 1.5" water meter		\$ 12,467.00
Commercial - 2" water meter		\$ 19,948.00
Commercial - 3" water meter		\$ 39,896.00
Commercial - 4" water meter		\$ 62,337.00
Commercial - 6" water meter		\$ 124,674.00
Commercial - 8" water meter		\$ 199,478.00
Commercial II / Industrial	calculated by PW Director	
Sewer - North Urban Growth Boundary		
Residential		\$ 4,420.00
Commercial - 5/8" water meter		\$ 4,420.00
Commercial - 3/4" water meter		\$ 6,630.00
Commercial - 1" water meter		\$ 11,050.00
Commercial - 1.5" water meter		\$ 22,101.00
Commercial - 2" water meter		\$ 35,361.00
Commercial - 3" water meter		\$ 70,722.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Commercial - 4" water meter		\$ 110,503.00
Commercial - 6" water meter		\$ 221,006.00
Commercial - 8" water meter		\$ 353,609.00
Commercial II / Industrial	calculated by PW Director	
Impact Fees		
Park/Open Space		
Single Family (detached)		\$ 5,217.00
Apartment/Duplex/Townhome		\$ 5,217.00
Accessory dwelling unit (internal)		\$ -
Accessory dwelling unit (external)		\$ -
Commercial	calculated by PW Director	
Transportation - Non-North Urban Growth Boundary		
Single Family (detached)		\$ 3,657.00
Apartment	per dwelling unit	\$ 2,106.00
Duplex/Townhome	per dwelling unit	\$ 2,253.00
Accessory dwelling unit (internal)		\$ 914.00
Accessory dwelling unit (external)		\$ 1,280.00
Commercial	calculated by PW Director	
Transportation - North Urban Growth Boundary		
Single Family (detached)		\$ 9,608.00
Apartment	per dwelling unit	\$ 5,532.00
Duplex/Townhome	per dwelling unit	\$ 5,920.00
Accessory dwelling unit (internal)		\$ 2,402.00
Accessory dwelling unit (external)		\$ 3,363.00
Commercial	calculated by PW Director	
Fire		
Single Family (detached)	per square foot	\$ 0.20
Apartment/Duplex/Townhome	per square foot	\$ 0.20
Accessory dwelling unit (internal)		\$ -
Accessory dwelling unit (external)	per square foot	\$ 0.20
Commercial	per square foot	\$ 0.40
School - Camas School District		
School Impact Fee - Single Family		\$ 5,371.00
School Impact Fee - Multi-Family		\$ 5,371.00
School Impact Fee - Accessory dwelling units (internal)	25% of single family rate	
School Impact Fee - Accessory dwelling units (external)	35% of single family rate	
School - Evergreen School District		
School Impact Fee - Single Family		\$ 6,432.62
School Impact Fee - Multi-Family		\$ 3,753.39
School Impact Fee - Accessory dwelling units (internal)	25% of single family rate	
School Impact Fee - Accessory dwelling units (external)	35% of single family rate	
School - Washougal School District		
School Impact Fee - Single Family		\$ 5,600.00
School Impact Fee - Multi-Family		\$ 5,800.00
School Impact Fee - Accessory dwelling units (internal)	25% of single family rate	
School Impact Fee - Accessory dwelling units (external)	35% of single family rate	
Building Permit Fees Total Valuation		
\$1.00 to \$500.00		\$ 28.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
\$501.00 to \$2,000.00	\$28 for the first \$500.00 plus \$4 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.	
\$2,001.00 to \$25,000.00	\$88 for the first \$2,000.00 plus \$17 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00	\$479 for the first \$25,000.00 plus \$12 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$779 for the first \$50,000.00 plus \$9 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.	
\$100,001.00 to \$500,000.00	\$1,229 for the first \$100,000.00 plus \$7 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.	
\$500,001.00 to \$1,000,000.00	\$4,029 for the first \$500,000.00 plus \$6 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.	
\$1,000,001.00 and up	\$7,029 for the first \$1,000,000.00 plus \$5 for each additional \$1,000.00, or fraction thereof.	
Inspections & Fees		
Inspections During Non-Business Hours (minimum charge 2 hours)	per hour	\$ 80.00
Re-inspection Fees	per hour	\$ 80.00
Inspections for which No Fee is Specifically Indicated (minimum charge - one half hour)	per hour	\$ 80.00
Additional Plan Review for Changes, Additions or Revisions to Plans (minimum charge - one half hour)	per hour	\$ 80.00
Use of Outside Consultants for Plan Checking and Inspections, or both	Actual Costs (include administrative and overhead costs)	\$ -
Reissue of Lost Permit		\$ 40.00
Reissue of Lost or Damaged Approved Construction Plans & Documents		\$ 80.00
Impact Fee Deferral	\$521 plus pass through lien filing/release fee per dwelling	\$ -
Latecomer Pass-Through Fee		\$ 57.00
Building Valuation Table		
Building Valuation Table	100% of ICC Building Safety Journal Building Valuation Data	
Grading Plan Review Fees		
Additional Plan Review required by Changes, Additions or Revisions to Approved Plans (minimum charge - one half hour)	per hour	\$ 80.00
Other Grading Plan Fees		
Inspections Outside of Normal Business Hours (minimum charge - 2 hours)	per hour	\$ 80.00
Reinspection Fees, per Inspection	per hour	\$ 80.00
Inspections for which no fee is specifically indicated (minimum charge -one half hour)	per hour	\$ 80.00
¹ The fee for a grading permit authorizing additional work under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.		
Mechanical Permit Fees		
Mechanical Permit		\$ 41.00
Unit Fee Schedule - Does not include permit issuance fee		
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)		\$ 28.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3kW)		\$ 34.00
For the installation or relocation of each floor furnace, including vent		\$ 28.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater		\$ 28.00
Appliance Vents		

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit		\$ 14.00
Repairs or Additions		
Repair or alteration or addition to heating appliance, refrigeration unit, cooking unit, absorption unit or heating, cooling, absorption or evaporative cooling system including installation of controls regulated by Mechanical Code		\$ 24.00
Boilers, Compressor and Absorption Systems		
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3kW)		\$ 28.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW), to and including 15 horsepower (52.7 kW) or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)		\$ 51.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW), to or including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)		\$ 69.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW), to or including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)		\$ 97.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)		\$ 160.00
Air Handlers		
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code		\$ 20.00
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719L/s)		\$ 35.00
Evaporative Coolers		
For each evaporative cooler, other than a portable type		\$ 19.00
Ventilation & Exhaust		
For each ventilation fan connected to a single duct		\$ 14.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit		\$ 20.00
For the installation of each hood which is served by a mechanical exhaust, including ducts for such hood		\$ 20.00
Incinerators		
For the installation or relocation of each domestic-type incinerator		\$ 35.00
For the installation or relocation of each commercial or industrial-type incinerator		\$ 25.00
Miscellaneous		

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table		\$ 18.00
Gas Piping System		
For each gas piping system of one to four outlets		\$ 9.00
For each gas piping exceeding four, each		\$ 3.00
For each hazardous process piping system (HPP) of one to four outlets		\$ 9.00
For each hazardous process piping of five or more outlets, per outlet		\$ 3.00
For each non-hazardous process piping system (NPP) of one to four outlets		\$ 5.00
For each non-hazardous piping system of five or more outlets, per outlet		\$ 3.00
Plumbing Permit Fees		
For issuance of each permit		\$ 41.00
Unit Fee Schedule (in addition to 2 items above)		
For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection thereof)		\$ 14.00
For each building sewer and each trailer park sewer		\$ 28.00
Rainwater systems - per drain (inside building)		\$ 14.00
For each water heater and/or vent		\$ 14.00
For each gas-piping system of one to five outlets		\$ 9.00
For each additional gas-piping systems outlet, each outlet		\$ 3.00
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps		\$ 14.00
For each installation, alteration or repair of water piping and/or water treating equipment, each		\$ 14.00
For each repair or alteration of drainage or vent piping, each fixture		\$ 14.00
For each lawn sprinkler system on any one meter including backflow protection devices thereof		\$ 14.00
For atmospheric-type vacuum breaker not included in item above:		\$ -
one to five		\$ 9.00
over five, each		\$ 3.00
For each backflow protective device other than atmospheric type vacuum breakers:		\$ -
two inch (51 mm) diameter and smaller		\$ 14.00
over two inch (51 mm) diameter		\$ 28.00
For each graywater system		\$ 69.00
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	per hour	\$ 80.00
For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas		\$ 85.00
For each additional medical gas inlet(s)/outlet(s)		\$ 9.00
Other Inspections & Fees		
Inspections outside of normal business hours (minimum charge - two hours)	per hour	\$ 80.00
Reinspection fees, per inspection		\$ 80.00
Inspections for which no fee is specifically indicated (minimum charge - one half hour)	per hour	\$ 80.00
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge - one half hour)	per hour	\$ 80.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
*Per hour for each hour worked, minimum charge: one hour		
Demolition Permit		\$ 27.00
Encroachment Permit	first \$1,500 construction value	\$ 35.00
Encroachment Permit	over \$1,500 construction value \$30.00 plus 2.5% of construction value	\$ -
Encroachment Permit extension		\$ 29.00
Residential Re-Roofing		\$ 142.00
Residential Siding		\$ 142.00
Commercial Re-Reroofing		\$ 313.00
Commercial Siding		\$ 313.00
Administrative Fee - Residential Permits		\$ 57.00
Planning Fees		
Annexation - 10% petition		\$ 863.00
Annexation - 60% petition		\$ 3,669.00
Appeal Fee		\$ 399.00
Archaeological Review		\$ 137.00
Binding Site Plan	plus \$24 per unit	\$ 1,879.00
Boundary Line Adjustment		\$ 103.00
Comprehensive Plan Amendment		\$ 5,826.00
Conditional Use Permit - Residential	plus \$105 per unit	\$ 3,417.00
Conditional Use Permit - Non-Residential		\$ 4,328.00
Continuance of Public Hearing		\$ 524.00
Critical or Sensitive Areas	fee per type (wetlands, steep slopes/ potentially unstable soils, streams & watercourses, vegetation removal, wildlife habitat)	\$ 775.00
Design Review - Minor		\$ 433.00
Design - Review -Committee		\$ 2,375.00
Development Agreement	first hearing	\$ 877.00
Development Agreement Continuance or Additional Hearing		\$ 539.00
Engineering Construction Inspection Overtime	Actual Cost - calculation based on time worked and actual staff overtime rate	\$ -
Engineering Grading Plan Review & Construction Fee	3% of estimated construction costs	\$ -
Franchise Agreement Administrative Fee		\$ 5,207.00
Gates/Barrier on Private Street Review Fee		\$ 1,041.00
Home Occupation - Minor	Notification	\$ -
Home Occupation - Major		\$ 69.00
LI/BP Development	plus \$41 per 1,000 sf of GFA	\$ 4,328.00
Lot Line Adjustment		\$ 102.00
Minor Modifications to Approved Development		\$ 346.00
Modification to Approved Construction Plans		\$ 420.00
Planned Residential Development	Per unit plus subdivision fee	\$ 35.00
Plat, Preliminary - Short Plat	4 lots or less: per lot	\$ 1,936.00
Plat, Preliminary - Short Plat	5 lots or more: plus \$250 per lot	\$ 7,175.00
Plat, Preliminary Subdivision	plus \$250 per lot	\$ 7,175.00
Plat, Final - Short Plat		\$ 200.00
Plat, Final - Subdivision		\$ 2,375.00
Plat Modification/Alteration		\$ 1,196.00
Pre-Application Conference for Type III or IV	General	\$ 354.00
Pre-Application Conference for Type III or IV	Subdivision	\$ 911.00
SEPA		\$ 810.00
Shoreline Permit		\$ 1,196.00
Sign Permit - General Sign	exempt if building permit is required	\$ 41.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Sign Permit - Master Sign Permit		\$ 126.00
Site Plan Review - Residential	plus \$34 per lot	\$ 1,151.00
Site Plan Review - Non-Residential	plus \$68 per 1,000 sf of GFA	\$ 2,876.00
Site Plan Review - Mixed Use	plus \$34 per residential unit plus \$68 per 1,000 sf of GFA	\$ 4,055.00
Storm Water Review Fee - Single Family Residence		\$ 208.00
Temporary Use Permit		\$ 80.00
Variance - Minor		\$ 695.00
Variance - Major		\$ 1,295.00
Zone Change	single tract	\$ 3,345.00
Sexually Oriented Businesses		
Live Entertainment Application Fee		\$ 888.00
Live Entertainment License Fee	Renewal Date 12/31	\$ 297.00
Live Entertainment Renewal Fee		\$ 297.00
Live Entertainment Renewal Fee - 1/2 Year	After 6/30	\$ 155.00
Other Sexually Oriented Business Application Fee		\$ 593.00
Other Sexually Oriented Business License Fee	Renewal Date 12/31	\$ 297.00
Other Sexually Oriented Business Renewal Fee		\$ 297.00
Other Sexually Oriented Business Renewal Fee - 1/2 Year	After 6/30	\$ 156.00
Manager's License Application Fee		\$ 125.00
Manager's License Fee	Renewal Date 12/31	\$ 62.00
Manager's License Renewal Fee		\$ 62.00
Manager's License Renewal Fee - 1/2 Year	After 6/30	\$ 35.00
Entertainer's License Application Fee		\$ 125.00
Entertainer's License Fee	Renewal Date 12/31	\$ 62.00
Entertainer's License Renewal Fee		\$ 62.00
Entertainer's License Renewal Fee - 1/2 Year	After 6/30	\$ 35.00
FINANCE FEES		
Ambulance		
ALS In-District		\$ 807.00
ALS Out-of-District		\$ 1,288.00
BLS In-District		\$ 807.00
BLS Out-of-District		\$ 1,288.00
Extra Attendant		\$ 179.00
Late Fee		\$ 31.00
Mileage (in district)	per mile	\$ 20.00
Mileage (out of district)	per mile	\$ 22.00
Non-emergency transport		\$ 605.00
Patient treated - no transport		\$ 213.00
Ambulance - annual license		\$ 62.00
Cemetery		
Lots - Full Burial		
Adult - Flat Marker		\$ 1,100.00
Adult - Upright Marker		\$ 2,300.00
Child under 5 years in Garden of Angels		\$ 300.00
Cremins		
Single Niche Garden of Faith		\$ 900.00
Single Niche Premium		\$ 1,100.00
Single Niche Standard		\$ 900.00
Double Niche Premium		\$ 1,695.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Double Niche Standard		\$ 1,425.00
4 x 4 Foot Ground Lot		\$ 526.00
Liners		
Cremaains Liner (Single Urn Vaults)		\$ 230.00
Cremaains Liner (Double Urn Vaults)		\$ 385.00
Niche Wall (Single Bronze Urns)		\$ 165.00
Urn Vault Liner (Wooden Urns)		\$ 270.00
Open & Close Fees		
Disinterment Charges	Includes Inspection / Staking fees and Deed Transfer Fees	\$ 500.00
Cremaains - Added with a Full Burial Lot		\$ 385.00
Cremaains - 4 x 4 Lot		\$ 385.00
Cremaains - Niche Wall	does not include engraving	\$ 350.00
Saturday Services - (in addition to)		\$ 250.00
Sunday/Holiday Services - (in addition to)		\$ 450.00
Locating, Marker & Staking Fees		
Staking & Inspection (cremaains & grave lots)		\$ 125.00
Marker Setting Fee		\$ 125.00
Miscellaneous Additional Charges		
Remembrance Wall - Inscription	pass through from vendor	
Engraving of Niche Wall	pass through from vendor	
Deed Transfers/Replacement Deeds		\$ 35.00
Maintenance Fund Lot		\$ 200.00
Maintenance Fund Niche		\$ 250.00
Second Rite of Burial	one full burial & two cremaains/three cremaains per lot	\$ 350.00
Other License & Permits		
Dog License - life time		\$ 35.00
Dog License - replacement		\$ 6.00
Guard Dog		\$ 62.00
Pawnbroker's/Second Hand Dealer - 2 yr. license		\$ 125.00
Solicitor's License application/back ground check		\$ 52.00
Solicitor's License New or Renewal		\$ 35.00
Special Event Permit		\$ 46.00
Taxicab - annual license	issued after 7/1 - half of fee	\$ 46.00
Taxicab per vehicle		\$ 14.00
Taxi Driver's license		\$ 7.00
Taxi Driver's License Renewal		\$ 7.00
Vehicle Restoration Permit		\$ 28.00
Utilities		
Lien Filing Fee	pass through fees from Clark County	
New Utility Account Set-Up Fee		\$ 26.00
Title Check Fee	plus pass through fee from vendor	\$ 15.00
Utility Late Fee	5% of past due balance minimum \$15	\$ 15.00
Utility Service Call Fee	first call free, additional each	\$ 26.00
Water - Sewer		
Portable Hydrant Meter Rental - Deposit	Refundable - damage dependent	\$ 1,231.00
Portable Hydrant Meter Rental - Placement Fee		\$ 104.00
STEP/STEF Inspection		\$ 177.00
STEP/STEF Reinspection	per inspection	\$ 80.00
Temporary Water Service	to be determined based on meter size and use	

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Water Meter Installation - 3/4" Meter		\$ 401.00
Water Meter Installation - 1" Meter		\$ 445.00
Water Meter Installation - 1.5" Meter		\$ 851.00
Water Meter Installation - 1.5" Turbine Meter		\$ 1,074.00
Water Meter Installation - 2" Meter		\$ 2,075.00
2" Service with 1.5" Meter	in addition to 1.5" Water Meter Installation fee	\$ 509.00
Water Service Connection by City (requires written approval)	time and materials as determined by PW Director	
Water Meter Installation Reinspection		\$ 80.00
Water Disconnection at Owner's Request		\$ 36.00
Water Disconnection for Non-Payment		\$ 46.00
Water Reconnection After Hours		\$ 92.00
Padlocking Water Meter		\$ 46.00
Removal of Water Meter		\$ 46.00
Wrongfully or Illegally Reconnection		\$ 254.00
Water Meter Testing	deposit to be returned if meter found not to be operating within range	\$ 224.00
Sewer Service Installation by City (requires written approval)	time and materials as determined by PW Director	
Solid Waste		
Change Can Size		\$ 11.00
Return Trip For Missed Service		\$ 6.00
Overfilling Can		\$ 4.00
Extra Bag		\$ 4.00
Extra Can 35 gallon		\$ 7.00
Extra Can 65 gallon		\$ 15.00
Extra Can 95 gallon		\$ 23.00
Bi-weekly service on off-week		\$ 7.00
Unscheduled Pick Up Charge (Day other than normal service day)		\$ 20.00
Extra Yard (not in rented container)		\$ 35.00
Replacement of damaged can	pass through fee -- cost of replacement from vendor	\$ -
Extra Items		
Barbeque		\$ 7.00
Bicycle		\$ 12.00
Car Tire		\$ 8.00
Car Tire w/Rim		\$ 12.00
Chair/Recliner		\$ 12.00
Christmas Tree	no taller than five feet	\$ 12.00
Table		\$ 25.00
Toilet		\$ 15.00
Truck Tire		\$ 26.00
Truck Tire w/rim		\$ 38.00
Recycling	Pass through from vendor	
FIRE DEPARTMENT (FMO)		
Development Review		
Commercial Site Plans - Review Fee		\$ 212.00
Commercial Site Plans - Inspection Fee		\$ 212.00
Subdivision or PRD - Review Fee		\$ 177.00
Subdivision or PRD - Inspection Fee		\$ 177.00
Pre-Application Conference - Review Fee		\$ 142.00
Other Land Use Applications - Review Fee		\$ 142.00
Other Land Use Applications - Inspection Fee		\$ 142.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Building Construction/Change of Use or Occupancy		
A, B, E, F, M, R Occupancies 0-1,000 sq. ft. - Review Fee		\$ 108.00
A, B, E, F, M, R Occupancies 0-1,000 sq. ft. - Inspection Fee		\$ 108.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq. ft. - Review Fee		\$ 142.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq. ft. - Inspection Fee		\$ 108.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq. ft. - Review Fee		\$ 177.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq. ft. - Inspection Fee		\$ 142.00
A, B, E, F, M, R Occupancies 10,001-20,000 sq. ft. - Review Fee		\$ 219.00
A, B, E, F, M, R Occupancies 10,001-20,000 sq. ft. - Inspection Fee		\$ 177.00
A, B, E, F, M, R Occupancies 20,001-40,000 sq. ft. - Review Fee		\$ 261.00
A, B, E, F, M, R Occupancies 20,001-40,000 sq. ft. - Inspection Fee		\$ 211.00
Each Additional 20,000 sq. ft. - Review Fee		\$ 43.00
Each Additional 20,000 sq. ft. - Inspection Fee		\$ 35.00
Portable Classroom - Review Fee		\$ 160.00
Portable Classroom - Inspection Fee		\$ 160.00
H1 Occupancy - Review Fee		\$ 422.00
H1 Occupancy - Inspection Fee		\$ 422.00
H2 Occupancy - Review Fee		\$ 422.00
H2 Occupancy - Inspection Fee		\$ 422.00
H3 Occupancy - Review Fee		\$ 468.00
H3 Occupancy - Inspection Fee		\$ 468.00
H4 Occupancy - Review Fee		\$ 329.00
H4 Occupancy - Inspection Fee		\$ 319.00
H5 Occupancy - Review Fee		\$ 581.00
H5 Occupancy - Inspection Fee		\$ 581.00
I Occupancy - Review Fee		\$ 319.00
I Occupancy - Inspection Fee		\$ 212.00
S Occupancy - Review Fee		\$ 212.00
S Occupancy - Inspection Fee		\$ 212.00
Each additional 10,000 sq. ft. - Review Fee		\$ 108.00
Each additional 10,000 sq. ft. - Inspection Fee		\$ 108.00
Building or Structure for Special or Temporary Use - Review Fee		\$ 160.00
Building or Structure for Special or Temporary Use - Inspection Fee		\$ 160.00
Fire Alarm System		
Fire Alarm - Minor Alteration - Review Fee		\$ 108.00
Fire Alarm - Minor Alteration - Inspection Fee		\$ 108.00
Fire Alarm - Zoned System 1 Zone - Review Fee		\$ 160.00
Fire Alarm - Zone System 1 Zone - Inspection Fee		\$ 160.00
Each Additional Zone - Review Fee		\$ 73.00
Each Additional Zone - Inspection Fee		\$ 73.00
Fire Alarm - Addressable System, 1 to 20 Devices - Review Fee		\$ 160.00
Fire Alarm - Addressable System, 1 to 20 Devices - Inspection Fee		\$ 160.00
Fire Alarm - Addressable System 21 or more Devices		
\$160 + \$3 per each Additional Device - Review Fee	calculated	
\$160 + \$3 per each Additional Device - Inspection Fee	calculated	
Fire Extinguishing System		
New System NFPA 13 - Single Riser - Review Fee		\$ 319.00
New System NFPA 13 - Single Riser - Inspection Fee	includes five inspections	\$ 319.00
Each Additional Inspection		\$ 108.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Each Additional Riser - Review Fee		\$ 319.00
Each Additional Riser - Inspection Fee	includes five inspections	\$ 319.00
Each Additional Inspection		\$ 108.00
New System NFPA 13D (Single Family) - Inspection Fee		\$ 108.00
Each Additional Inspection		\$ 108.00
Alteration to Fire Sprinkler Systems - Review Fee		\$ 108.00
Alteration to Fire Sprinkler Systems - Inspection Fee		\$ 108.00
New System NFPA 13R (Per Building) - Review Fee		\$ 212.00
New System NFPA 13R (Per Building) - Inspection Fee	includes four inspections	\$ 212.00
Each Additional Inspection		\$ 108.00
Underground Fire Sprinkler Mains - Review Fee		\$ 160.00
Underground Fire Sprinkler Mains - Inspection Fee		\$ 160.00
Standpipe System/Wet or Dry - Review Fee		\$ 108.00
Standpipe System/Wet or Dry - Inspection Fee		\$ 108.00
Commercial Cooking Extinguishing System/Protection - Review Fee		\$ 160.00
Commercial Cooking Extinguishing System/Protection - Inspection Fee		\$ 160.00
Other Extinguishing Systems - Review Fee		\$ 262.00
Other Extinguishing Systems - Inspection Fee		\$ 262.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Review Fee		\$ 262.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems - Inspection Fee		\$ 262.00
Hazardous Operations		
Smoke Removal Systems - Review Fee		\$ 262.00
Smoke Removal Systems - Inspection Fee		\$ 262.00
Application of Flammable Finishes - Review Fee		\$ 262.00
Application of Flammable Finishes - Inspection Fee		\$ 262.00
Commercial Drying Ovens - Review Fee		\$ 160.00
Commercial Drying Ovens - Inspection Fee		\$ 160.00
Organic Coating Systems - Review Fee		\$ 160.00
Organic Coating Systems - Inspection Fee		\$ 160.00
Dip Tanks, Listed Spray Booths - Review Fee		\$ 142.00
Dip Tanks, Listed Spray Booths - Inspection Fee		\$ 108.00
Unlisted Spray Booths - Review Fee		\$ 212.00
Unlisted Spray Booths - Inspection Fee		\$ 142.00
Semiconductor Fabrication HPM Tool Installation - Review Fee		\$ 262.00
Semiconductor Fabrication HPM Tool Installation - Inspection Fee		\$ 262.00
Other Hazardous Material Equipment & Systems - Review Fee		\$ 262.00
Other Hazardous Material Equipment & Systems - Inspection Fee		\$ 262.00
Compressed Gas System (greater than exempt amounts) - Review Fee		\$ 319.00
Compressed Gas System (greater than exempt amounts) - Inspection Fee		\$ 319.00
Refrigeration Systems - Review Fee		\$ 262.00
Refrigeration Systems - Inspection Fee		\$ 142.00
LPG Tank Installation (greater than 125 gal.) - Review Fee		\$ 160.00
LPG Tank Installation (greater than 125 gal.) - Inspection Fee		\$ 160.00
Dispensing and use of LPG - Review Fee		\$ 177.00
Dispensing and use of LPG - Inspection Fee		\$ 142.00
Dispensing and use of Combustible/Flammable Liquids Above Ground Tanks - Review Fee		\$ 177.00
Dispensing and use of Combustible/Flammable Liquids Above Ground Tanks - Inspection Fee		\$ 142.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Dispensing and use of Combustible/Flammable Liquids Underground Tanks - Review Fee		\$ 422.00
Dispensing and use of Combustible/Flammable Liquids Underground Tanks - Inspection Fee		\$ 422.00
Aerosols - Review Fee		\$ 160.00
Aerosols - Inspection Fee		\$ 160.00
CO2 Monitoring Systems - Review Fee		\$ -
CO2 Monitoring Systems - Inspection Fee		\$ 108.00
Hazardous Materials		
Storage, Dispensing & Use of Hazardous Materials - Review Fee		\$ 422.00
Storage, Dispensing & Use of Hazardous Materials - Inspection Fee		\$ 422.00
HMIS - Review Fee		\$ 212.00
HMIS - Inspection Fee		\$ 212.00
HMMP - Review Fee		\$ 319.00
HMMP - Inspection Fee		\$ 319.00
Decommissioning Underground Storage Tank - Review Fee		\$ 160.00
Decommissioning Underground Storage Tank - Inspection Fee		\$ 108.00
Explosive Materials		
Explosive Storage & Use/Blast Permit - Review Fee		\$ 422.00
Explosive Storage & Use/Blast Permit - Inspection Fee		\$ 212.00
Blast Permit Review Fee - if costs exceed standard fee	pass through from vendor	
Blast Permit Inspection Fee - if costs exceed standard fee	pass through from vendor	
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Review Fee		\$ 108.00
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption - Inspection Fee		\$ 108.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Review Fee		\$ 142.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material - Inspection Fee		\$ 108.00
Other storage, use, handling, or demolition of explosives or explosive material - Review Fee		\$ 433.00
Other storage, use, handling, or demolition of explosives or explosive material - Inspection Fee		\$ 142.00
Magazines (Explosives) - Review Fee		\$ 212.00
Magazines (Explosives) - Inspection Fee		\$ 212.00
Fireworks Stand - Review Fee		\$ 50.00
Fireworks Stand - Inspection Fee		\$ 50.00
Fireworks Display - Review Fee		\$ 212.00
Fireworks Display - Inspection Fee		\$ 212.00
Pyrotechnic special effects - Review Fee		\$ 108.00
Pyrotechnic special effects - Inspection Fee		\$ 108.00
High-Piled Combustible Storage		
Designated storage area 501 - 2,500 sq. ft. - Review Fee		\$ 142.00
Designated storage area 501 - 2,500 sq. ft. - Inspection Fee		\$ 108.00
Designated storage area 2,501 - 12,000 sq. ft. - Inspection Fee		\$ 177.00
Designated storage area 2,501 - 12,000 sq. ft. - Review Fee		\$ 142.00
Designated storage area 12,001 - 20,000 sq. ft. - Review Fee		\$ 212.00
Designated storage area 12,001 - 20,000 sq. ft. - Inspection Fee		\$ 177.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Designated storage area 20,001 - 30,000 sq. ft. - Review Fee		\$ 262.00
Designated storage area 20,001 - 30,000 sq. ft. - Inspection Fee		\$ 212.00
Each additional 30,000 sq. ft. or portion thereof - Review Fee		\$ 319.00
Each additional 30,000 sq. ft. or portion thereof - Inspection Fee		\$ 262.00
Cryogenic Systems, process or product - Review Fee		\$ 160.00
Cryogenic Systems, process or product - Inspection Fee		\$ 160.00
Each tank or vessel - Review Fee		\$ 57.00
Each tank or vessel - Inspection Fee		\$ 46.00
Candles & Open Flames in Places of Assembly - Review Fee		\$ 23.00
Other Fire Permits		
Revision to plan previously submitted	per hour	\$ 108.00
Investigation Fee (work started without a permit) - Review Fee	The fee is double the applicable review fee that would have been charged if a permit was obtained prior to work initiated	
Investigation Fee (work started without a permit) - Inspection Fee	The fee is double the applicable inspection fee that would have been charged if a permit was obtained prior to work initiated	
Re-inspection Fees		\$ 108.00
Use of Consultant for Plan Review and Inspections - Review Fee	pass through from vendor	
Use of Consultant for Plan Review and Inspections - Inspection Fee	pass through from vendor	
Emergency Generators - Review Fee		\$ 108.00
Emergency Generators - Inspection Fee		\$ 108.00
Privacy/Security Gates - Review Fee		\$ 108.00
Privacy/Security Gates - Inspection Fee		\$ 108.00
Other plan reviews or permits required by the International Fire Code - Review Fee	per hour	\$ 108.00
Other plan reviews or permits required by the International Fire Code - Inspection Fee	per hour	\$ 108.00
Training Burn	\$.50 per sq. ft. minimum \$1,000, maximum \$2,000	
Hot Works - Inspection		\$ 108.00
Hydrants		
Witness Flow Test - Inspection Fee		\$ 109.00
LIBRARY		
Meeting Rooms		
Room A		
Maintenance Charge:		
Non-Profit	No Charge	\$ -
Private Functions	per hour	\$ 50.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00
For-Profit	per hour	\$ 50.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00
Room B		
Maintenance Charge:		
Non-Profit		\$ -
Private Functions	per hour	\$ 50.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00
For-Profit	per hour	\$ 50.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00
Rooms A & B		
Maintenance Charge:		
Non-Profit		\$ -

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Private Functions	per hour	\$ 93.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00
For-Profit	per hour	\$ 99.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 60.00
Kitchen Use		
Non-Profit		\$ 17.00
Private Functions		\$ 33.00
For Profit		\$ 33.00
Closed Hours Staffing Fee		
Non-Profit	per hour in addition to hourly charge	\$ 60.00
Private Functions	per hour in addition to hourly charge	\$ 60.00
For Profit	per hour in addition to hourly charge	\$ 60.00
Non-refundable application fee		
Non-Profit		\$ -
Private Functions		\$ 17.00
For Profit		\$ 17.00
Non-Resident Annual Fees		
Household		\$ 137.00
Operational Charges		
Black & White Photocopy/Printing	over 10 per person, per day, each	\$ 0.10
Color Photocopy/Printing	each	\$ 0.50
Photocopy/Printing	10 black and white per person, per day - no charge	\$ -
Lost & Damaged Materials: Default prices if not noted in bib record		
Audiobooks		\$ 42.00
Board book		\$ 10.00
Book discussion kit		\$ 120.00
Devices		\$ 250.00
DVD/Blue Ray		\$ 35.00
Hardcover & Paperback Books		\$ 32.00
Interlibrary loan	pass through - assessed by lending library	
Magazines & Documents		\$ 7.00
Music CD		\$ 25.00
Playaway		\$ 54.00
Reference book	Replacement Cost - pass through from vendor	
PARKS & RECREATION FEES		
Camas Community Center Rental		
Reception Room - Midweek	per day	\$ 80.00
Reception Room - Weekend	per day	\$ 160.00
Reception Room - Long Term Use	per hour	\$ 10.00
Conference Room - Midweek	per day	\$ 55.00
Conference Room - Weekend	per day	\$ 110.00
Conference Room - Long Term Use	per hour	\$ 10.00
Ball Room - Midweek	per day	\$ 160.00
Ball Room - Weekend	per day	\$ 320.00
Ball Room - Long Term Use	per hour	\$ 10.00
Kitchen - Midweek	per day	\$ 35.00
Kitchen - Weekend	per day	\$ 55.00
Kitchen - Long Term Use	per hour	\$ 10.00
Sound System - Midweek	per day	\$ 75.00

2022 City of Camas Fee Schedule

Fee Description	Notes	Fee
Sound System - Weekend	per day	\$ 75.00
Sound System Projector - Midweek	per day	\$ 100.00
Sound System Projector - Weekend	per day	\$ 100.00
Deposit - refundable		\$ 500.00
Alcohol Use Fee		\$ 100.00
Key Call Back Fee		\$ 150.00
Midweek is Monday through Thursday and Friday until 2:00 p.m.		
Weekends are Fridays after 2:00 p.m. through Sunday		
No rental fee will be charged to non-profit groups who are community-based and IRS recognized, City of Camas sponsored events, school sponsored events or governmental agencies that reserve the facility Monday through Thursday, between the hours of 8:00 a.m. and 5:00 p.m. and Friday before 2:00 p.m.		
Camas residents will receive 20% discount		
Long Term Users will be charged per hour	Must pay for 6 months to be long term user	\$ 11.00
Fallen Leaf Lake Park Rental		
Monday through Thursday	per day	\$ 200.00
Fridays, Saturdays, Sundays and Holidays	per day	\$ 350.00
Deposit - refundable		\$ 500.00
Alcohol Use Fee		\$ 100.00
Key Call Back Fee		\$ 150.00
Camas residents will receive 20% discount		
Non-profit groups renting on weekends will be charged mid-week rates		
Lacamas Lake Lodge Rental		
Main Hall	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$ 185.00
Main Hall - public agencies	hourly; mid-week excluding Fridays during normal business hours	\$ 60.00
Deposit - refundable	per day	\$ 500.00
Room 1A	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$ 35.00
Deposit - refundable	per day	\$ 200.00
Room 1B	hourly; Saturday-5 hr. minimum; all other days-2 hrs. minimum	\$ 35.00
Deposit - refundable	per day	\$ 200.00
AV Equipment	per day	\$ 100.00
Alcohol Use Fee		\$ 100.00
Key Call Back Fee		\$ 150.00
Non-profit will receive a 50% discount off the hourly rate		
Cancellation must be received a minimum of 61 days prior to the event to receive a full refund. A 50% refund will be allowed if cancellation notices is received 30-60 days prior to the event. No refunds will be made with less than a 30 day notice.		
Camas residents will receive 20% discount		
POLICE DEPARTMENT		
Background/Clearance Letters		\$ 12.00
Fingerprint Cards	per card	\$ 18.00
Lost/Unreturned Community Room Key		\$ 26.00
Police Case Reports (no charge to victim)	per page	\$ 0.15
Record Checks/Non-Criminal Justice Agency inc. Military Services		\$ 12.00
State Accident Reports (no charge to involved party)		\$ 7.00
Work crew Sign-Up Fee		\$ 25.00



Staff Report

September 19, 2022 Council Workshop Meeting

Transportation Benefit District Options Presentation
Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst
Time Estimate: 10 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This presentation provides information on Transportation Benefit Districts to inform Council of optional revenue sources as part of the City’s 2023-2024 biennial budget process.

SUMMARY: Transportation Benefit Districts are utilized in 110 cities and towns in Washington State as of July 2022. These cities and towns utilize sales tax or vehicle license fess to support transportation costs in the Transportation Benefit Districts. This presentation will center on options City Council may want to use to leverage diversity of revenue and possibly increase level of service.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The results of the presentation should provide Council context for future decision making.

What’s the data? What does the data tell us? The data will be presented during the presentation.

How have communities been engaged? Are there opportunities to expand engagement? n/a

Who will benefit from, or be burdened by this agenda item? The City should benefit with more informed decision making.

What are the strategies to mitigate any unintended consequences? n/a

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. n/a

Will this agenda item improve ADA accessibilities for people with disabilities? n/a

What potential hurdles exists in implementing this proposal (include both operational and political)? This is information only.

How will you ensure accountabilities, communicate, and evaluate results? The results will be communicated on the City's Open Budget platform.

How does this item support a comprehensive plan goal, policy, or other adopted resolution? If City Council chooses to implement a Transportation Benefit District with new revenue, this policy would leverage the goal in the Strategic Plan to diversity the City's revenue base.

BUDGET IMPACT: This is information only.

RECOMMENDATION: For Council information only.

Options with a Transportation Benefit District (TBD)

City of Camas

2023-2024 Budget Preparation

What is a Transportation Benefit District?

Quasi-municipal corporation or independent taxing district that can raise revenue for specific transportation projects, usually through sales tax or vehicle license fees.

TBDs may be used for transportation improvements included in the local, regional or state transportation plan. Construction, maintenance, and operation costs are eligible.

RCW 36.73

Streets Maintenance and Operations

Street Maintenance and Operations -

- 121 miles Roadway Maintenance
- Street Lighting – Maintenance and Replacements
- Storm Events
- Downtown Maintenance and Events

Funding

- Motor Vehicle Fuel Tax – estimate \$475,530
- Multi-Modal Fees – estimate \$34,584
- Increased Gas Tax – estimate \$30,392
- General Fund - \$2,000,000

Street Preservation Program

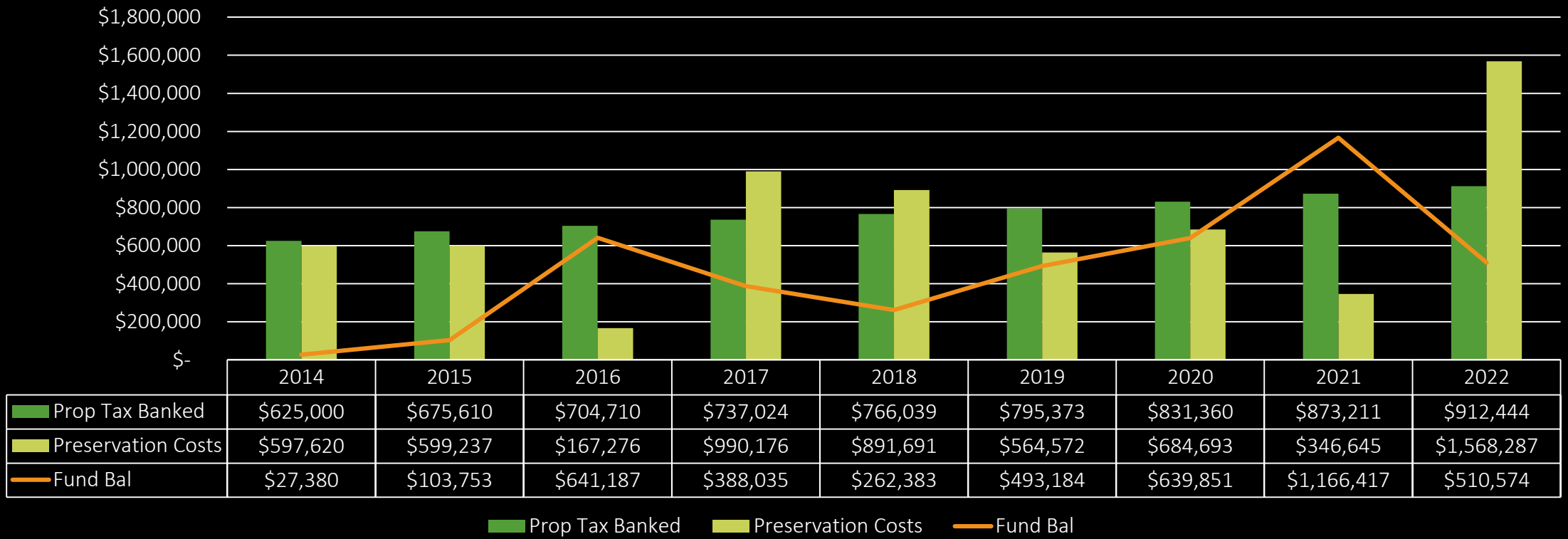
Street Pavement Management Program

- Goal to increase Pavement Condition Index (PCI) to above 80 (optimal 83)
 - *Current PCI = 77+/-*
- Current funding will result in PCI continuing to decline

Street Preservation Funding

- 2014 Banked Capacity of Property Tax
- Need to double funding over 5 years to reach PCI of 82

Street Preservation Support



Funding Options – Vehicle License Fees

Fee Amount	Conditions
\$20	Vehicle License Fee can be implemented with Council vote.
Up to \$40	Only if a \$20 fee has been in effect for at least 24 months
Up to \$50	Only if a \$40 fee has been in effect for at least 24 months but is subject to a potential referendum
Up to \$100	Subject to a simple majority of voters but voters have rejected this effort every time with the exception of Seattle

RCW 36.73.040(3)(b) and in 2020 *Garfield County Trans. Auth. Et al. v. State et al*

Year & License Fee	Household Estimate	Vehicle Estimate (2.28 per household)	License Fee Revenue Estimate
2023 - \$20	9,926	22,261	\$452,626
2024 - \$20	10,451	23,828	\$476,566
2025 - \$40	10,711	24,421	\$976,843
2026 - \$40	10,961	24,991	\$999,643
2027 - \$50	11,191	25,515	\$1,275,774
2028 - \$50	11,421	26,040	\$1,301,994

Funding Options – Vehicle License Fees

Options of Future Funding

1. Use of Transportation Benefit District Funding
 - Supplement current property tax funding
 - Replace current property tax funding
2. Continue use of Banked Capacity

Questions



Staff Report

September 19, 2022 Council Regular Meeting

Utility Tax Options Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This presentation provides information on utility taxes to inform Council of optional revenue sources as part of the City’s 2023-2024 biennial budget process.

SUMMARY: Utility taxes are considered part of the “Three-Legged Stool” for revenue to fund general operations of a city in Washington State. Utility taxes are imposed on the utility business and not on individual utility customers. Cities are permitted to levy the utility tax upon the income of public and private utilities providing services within the boundaries of that city. In addition, cities may also levy taxes on revenues generated by the city’s own utility both inside and outside the city limits.

Below are the maximum tax rates allowed:

Type of Utility	Maximum Utility Tax Rate
Electricity; Natural gas; Steam	6% unless voters approve higher rate (RCW 35.21.870)
Telephone (including cell phone/pager)	6% unless voters approve higher rate (RCW 35.21.870), but when taxing cell phone services cities may not tax Internet services (see below)
Broadcast satellite TV	May not be taxed (see 47 U.S.C. §152 under “Notes” tab)
Cable TV	Tax rate may not be “unduly discriminatory” (see 47 U.S.C. §542(g)(2) (A)); we suggest it should not exceed your other utility tax rates
Internet	May not be taxed (Internet Tax Freedom Act moratorium made permanent in 2016 – see 47 U.S.C. §151 under “Notes” tab)
Sewer; Solid waste; Stormwater; Water	No limit prescribed by state or federal law

The presentation will provide additional information and will provide options for Council to consider during the 2023-2024 biennial budget process.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? Staff hopes this presentation will begin a larger conversation around the need to diversify the City's revenues similar to the City's neighboring jurisdictions.

What's the data? What does the data tell us? The data shows the City is not utilizing all the revenue options available.

How have communities been engaged? Are there opportunities to expand engagement? Staff intends to use the month of October to do city-wide public engagement process.

Who will benefit from, or be burdened by this agenda item? All citizens and businesses within the City stand to benefit from the enhance level of service which additional revenues could fund.

What are the strategies to mitigate any unintended consequences? Utilities may pass the utility tax onto their customers but there some options available to the City to mitigate the impact on low-income households.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. There may be impacts on some lower income or disabled households, but the City may choose to offer assistance.

Will this agenda item improve ADA accessibilities for people with disabilities? N/A

What potential hurdles exists in implementing this proposal (include both operational and political)? This presentation is for Council information only.

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy, or other adopted resolution? N/A

BUDGET IMPACT: This presentation is for Council information only.

RECOMMENDATION: This presentation is for Council information only.



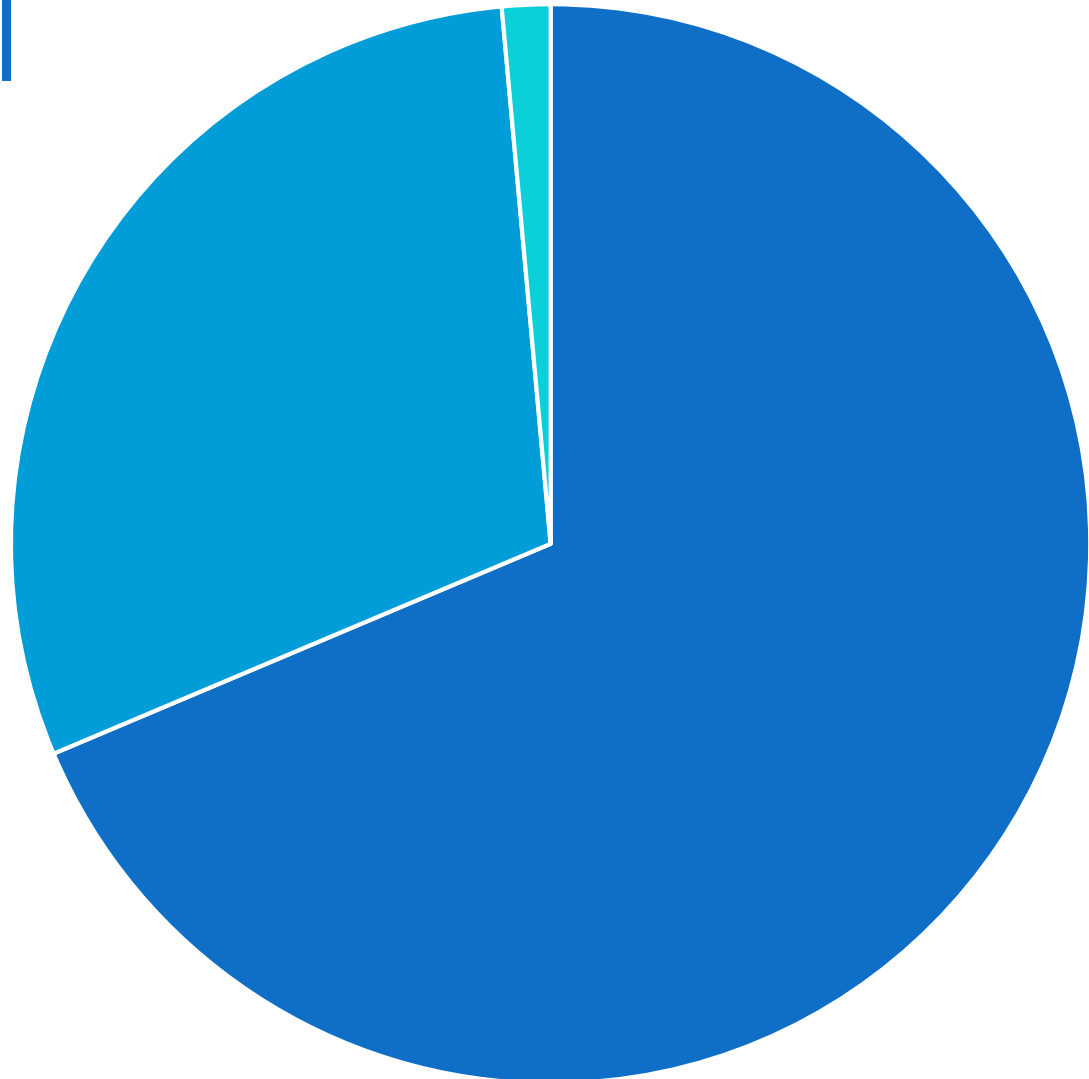
UTILITY TAXES

City of Camas

2023-2024 Budget Preparation

Three-Legged Stool

- Property Tax \$14,498,264
- Sales Tax \$6,317,091
- Utility Tax \$306,023



Utility taxes are levied on the gross operating revenues earned by private utilities operating within a city and by the city's own utilities.

Utility taxes are levied on the utility NOT the customer. Confusion for the customer is when the utility lists the tax on the customer's bill. The tax must be paid from the utility revenues and not the customer pass through.

RCW 35A.82.020

What are utility taxes?

Utility Taxes can be imposed on these utilities

- Telephone
- Natural Gas
- Water
- Sewer
- Stormwater
- Solid Waste
- Electricity
- Cable (not satellite or internet)

Limits on tax rates

Limits of 6% without voter approval	Electricity
	Natural Gas
	Telephone
	Cable
No Limit	Sewer
	Stormwater
	Water
	Solid Waste

Neighboring Jurisdictions

Agency	Water	Sewer	Storm Water	Total	City Utility Tax Rate	Rate W/Utility Tax	Rate w/out Utility Tax
Vancouver 2022 <i>(within city limits)</i>	\$32.89	\$49.28	\$13.01	\$95.18	28.90%	\$95.18	\$67.67
CPU/ CRWWD/ ClarkCo (2022)	\$23.80	\$42.00	\$3.92	\$69.72	0.00%	\$69.72	\$69.72
Battle Ground (2022)	\$27.97	\$53.70	\$12.08	\$93.75	12.00%	\$105.00	\$93.75
Camas (2022)	\$30.65	\$62.48	\$13.16	\$106.29	0.00%	\$106.29	\$106.29
Portland (2022)	\$71.58	\$95.36	\$31.30	\$198.24	5.00%	\$208.16	\$198.24
Ridgefield (2022)	\$26.77	\$60.28	\$10.15	\$97.20	8.00%	\$97.20	\$95.05
Washougal (2022)	\$40.38	\$84.49	\$17.25	\$142.12	varies	\$142.12	\$130.72

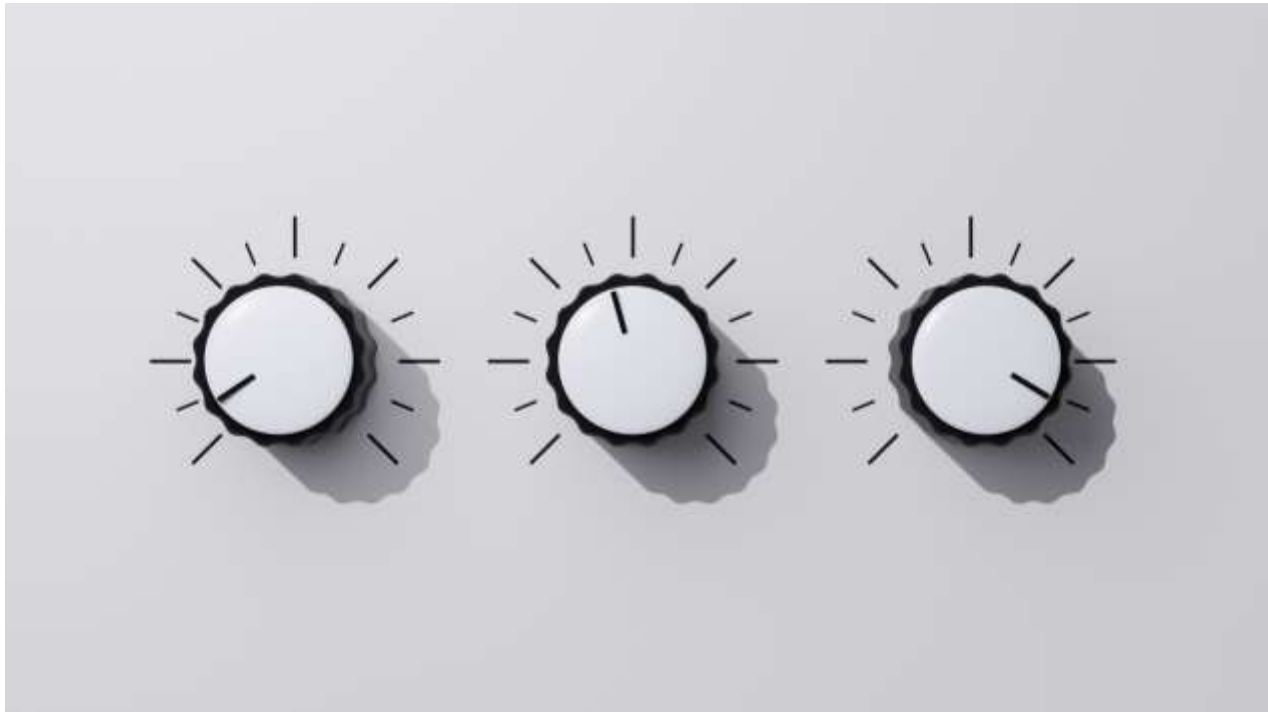
Utility (Residential)	1% Revenue Estimate	6% Revenue Estimate	Includes Industrials
Natural Gas (Currently at 3%)	\$120,329	\$721,974	\$760,036
Stormwater	\$21,125	\$126,750	\$126,750
Solid Waste	\$32,664	\$195,984	\$195,984
Water	\$52,635	\$315,810	\$400,692
Sewer	\$99,123	\$594,738	\$809,868
Total	\$325,876	\$1,955,256	\$2,293,330

Possible Revenue Generation

How can the revenue be used?

- Used for any purposes
- Most cities use the tax for general fund purposes.
- Voter approved utility tax rates are generally used for specific purposes such as streets and public safety.

Considerations



- Industrial Customers
- Stair Step Rates
- Use for General Fund or for Public Safety
- Low Income or Disabled Citizen Options

Low Income or Disabled Citizen Options

- Tax Rebate

- Customer would apply for the rebate in January-April each year. Requirements would include:
 - 65 years or older or have a disability as defined by RCW
 - Live within City limits
 - Meets income level as defined by HUD and proof with IRS forms or the last two months of bank statements
 - Have copies of full bills

- Tax Exemption

- Customers would apply by instead of a rebate, there would be an exemption for City utilities.

1. Public Hearing



2. Ordinance should include a referendum clause



3. 60 Day Waiting Period for electric, telephone and gas

Process to implement



Staff Report

September 19, 2022 Council Workshop Meeting

2023-2032 General Fund Forecast Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This presentation provides a ten-year forecast of the City’s General Fund to aid in budget decision making.

SUMMARY: Staff prepare a ten-year financial forecast on the City’s governmental and proprietary operating funds to assist in financial decision-making. The forecast is built with inputs from the Building Department, Administrative Services, Public Works, MRSC, OFM, and Moody’s Analytics. The results of the forecast are used to project future fund balance and monitor for potential structural deficits.

The forecast demonstration will be provided at the City Council Meeting.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The results of the presentation should provide Council context for future decision making.

What’s the data? What does the data tell us? The data will be presented during the presentation.

How have communities been engaged? Are there opportunities to expand engagement? n/a

Who will benefit from, or be burdened by this agenda item? The City should benefit with more informed decision making.

What are the strategies to mitigate any unintended consequences? If the results, demonstrate a future structural deficit Council will be provided options to mitigate the risk in the form of additional revenue options or potential cost saving options.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. n/a

Will this agenda item improve ADA accessibilities for people with disabilities? n/a

What potential hurdles exists in implementing this proposal (include both operational and political)? n/a

How will you ensure accountabilities, communicate, and evaluate results? The results will be communicated on the City's Open Budget platform.

How does this item support a comprehensive plan goal, policy, or other adopted resolution? The forecast supports the City's Strategic Plan for "Developing Long-Term Financial Plan".

BUDGET IMPACT: The forecast provides opportunities to modify budget strategies to benefit from future trends as well as mitigate potential future risks.

RECOMMENDATION: For Council information only.