



City Council Regular Meeting Agenda
Monday, September 16, 2024, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

To observe the meeting (no public comment ability)

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

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/87048645195>

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

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

CONSENT AGENDA

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

1. [September 3, 2024 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [\\$294,715.75 to Carollo Engineering for PFAS Evaluation and Well 13 Treatment Design Amendment 1](#)
[\(Submitted by Rob Charles, Utilities Manager\)](#)

NON-AGENDA ITEMS

4. Staff
5. Council

MAYOR

6. Mayor Announcements

7. [Veterans of Foreign Wars Day Proclamation](#)

8. [Hispanic Heritage Month Proclamation](#)

MEETING ITEMS

9. [Johnson Annexation – 10% Notice of Intent](#)

[Presenter: Robert Maul, Planning Manager](#)

[Time Estimate: 15 minutes](#)

10. [Ordinance No. 24-011 Amending Ordinance 24-010 to Include Possession of Mortar Fireworks](#)

[Presenter: Shawn MacPherson, City Attorney](#)

[Time Estimate: 5 minutes](#)

11. [Ordinance 24-012 Amending Ordinance 22-013 Extending the Term of the City's Limited Tax General Obligation Bond](#)

[Presenter: Cathy Huber Nickerson, Finance Director](#)

[Time Estimate: 10 minutes](#)

PUBLIC COMMENTS

CLOSE OF MEETING



**City Council Workshop Minutes – Draft
Tuesday, September 3, 2024, 4:30 PM
Council Chambers, 616 NE 4th AVE**

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

CALL TO ORDER

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

ROLL CALL

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

Staff: Sydney Baker, Rob Charles, Carrie Davis, Cliff Free, Jennifer Gorsuch, Michelle Jackson, Tina Jones, Will Noonan, Doug Quinn, Bryan Rachal, Ron Schumacher, Heidi Steffensen, Alicia Stevens, Matthew Thorup, and Steve Wall

Press: No one from the press was present

PUBLIC COMMENTS

Tyler Clay, Camas, commented about Crown Park.

William Ashworth, Camas, commented about Crown Park.

Stacey Gibbins, Camas, commented about Crown Park.

Tammy Jensen, Camas, commented about Crown Park.

Mina Streissguth, Camas, commented about Crown Park.

Trevor Clark, Camas, commented about Crown Park.

Brenda Pease and George Pease, Camas, commented about Crown Park.

Dan Wright, Camas, commented about Crown Park.

Lindsay Clark, Camas, commented about Crown Park.

Trevor Clark, Camas, commented about Crown Park.

Jim Purdue, Camas, commented about Crown Park.

Shannon Nichelson, Washougal, commented about urban growth and the Fern Prairie airport.

WORKSHOP TOPICS

1. Endicott Street Culvert Rehabilitation Bid Award to Iron Horse, LLC
Presenter: Will Noonan, Public Works Operations Manager

This item was be placed on the September 3, 2024 City Council Regular Meeting Consent Agenda for Council's consideration.

2. Water System Per- and Polyfluoroalkyl Substances (PFAS) Evaluation and Well 13 PFAS Treatment Design Amendment 1
Presenter: Rob Charles, Utilities Manager

This item will be placed on the September 16, 2024 City Council Regular Meeting Consent Agenda for Council's consideration.

3. PointNorth Consulting Strategic Plan Update to Council
Presenter: Lisa Keohokalole Schauer and Kim Sogge, PointNorth Consulting, Inc.

This item was for Council's information only.

4. Downtown Camas Association (DCA) Presentation to Council
Presenter: Carrie Schulstad, Executive Director DCA

This item was for Council's information only.

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

There were no staff updates.

COUNCIL COMMENTS AND REPORTS

Nohr attended Reginal Fire Authority (RFA) and Law Enforcement and Fire Fighters (LEOFF) meetings and commented about pickleball and fireworks.

Boerke attended RFA meetings and commented about fireworks and Crown Park.

Carter attended RFA meetings, the Camas Washougal Port meeting and the Library Board of Trustees meeting. Carter commented about pickleball and fireworks.

Hein attended Finance Committee meetings and the Parks and Recreation Commission meeting. Hein commented about the weekly updates and Crown Park.

Lewallen commented about the urban growth boundary in Fern Prairie, fireworks, Lacamas Lake safety and Crown Park. Lewallen attended a networking event in Washougal.

Senescu commented about the Library Director report and summer reading program and Crown Park.

Hogan commented about budget, RFA and trees in Crown Park.

PUBLIC COMMENTS

Lindsay Clark, Camas, commented about Crown Park.

Shannon Nichelson, Washougal, commented about traffic and roads.

John Spencer, Port of Camas Washougal, commented about urban growth.

CLOSE OF MEETING

The meeting closed at 6:24 p.m.



City Council Regular Meeting Minutes - Draft
Tuesday, September 3, 2024, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Staff: Sydney Baker, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Tina Jones, Shawn MacPherson, Doug Quinn, Bryan Rachal, Ron Schumacher, Heidi Steffensen, Alicia Stevens, and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post Record

PUBLIC COMMENTS

Karen Nasroti, Camas, commented about the 13th St. gas station and car wash.

Randy Nasroti, Camas, commented about the 13th St. gas station.

Kristin Price, Camas, commented about the 13th St. gas station.

Mike Scheel, Camas, commented about fireworks.

Matthew McBride, Camas, commented about traffic safety and crosswalks downtown.

Jim Purdue, Camas, commented about Crown Park.

Larry Larimer, Camas, commented about the Fire bond and budget.

CONSENT AGENDA

1. August 19, 2024 Camas City Council Regular and Workshop Meeting Minutes
2. \$593,278.50 Automated Clearing House 701053 – 701091, Claim Checks 158603 – 158691, and \$250.00 Camas Assistance Program (CAP) Check Number 158602
Approved by Finance Committee

3. 2024-2026 On-Call Professional Services Agreement for Water
(Submitted by Rob Charles, Utilities Manager)
4. \$154,894.60 Endicott Street Culvert Rehabilitation Bid Award to Iron Horse, LLC
with up to 10% Change Order Authorization
(Submitted by Will Noonan, Public Works Operations Manager)

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

NON-AGENDA ITEMS

5. Staff

There were no additional staff comments.

6. Council

Carter invited the Public to the 9/11 ceremony.

MAYOR

7. Mayor Announcements

Hogan commented about Painless Rick's reopening.

MEETING ITEMS

8. Public Hearing for Mortar Fireworks
Presenter: Shawn MacPherson, City Attorney

Mayor Hogan opened the public hearing at 7:23 p.m. The following residence provided testimony:

Mike Scheel
Jim Purdue
Tootie Takakawa
Kevin Terry
Amy Fogle
Craig Fulstad
Ryan Owens
Jason Trout
Gene Marlow
Larry Larimer
Phillip Mitchell
Glen Dewilly
Ellen Burton
Swati Wilson
John Marian

Shauna Terry
Linda Shimogawa
Ophelia Pasible-Glasser
Greg McKee
John Pletch
Bryndon Fisher
Don Harris
Cara Helmke and Darin Camin
John Greenstone
Cari Harris
Bruce Reid
Diane Adkin and Bob Raemer
John Neumann and Marian Newmann

The public hearing closed at 8:25 p.m.

Mayor Hogan called a five-minute recess at 8:25 p.m. and reconvened the meeting at 8:30 p.m.

It was moved by Lewallen, and seconded, that a special election be set and place Ordinance 24-010 amending Chapter 8.58 of the Camas Municipal Code by amending the definition of allowed Consumer Fireworks available to sell, purchase and discharge within the City to exclude aerial shell kits with reloadable tubes on the special election ballot. The motion failed.

Roll Call Vote:

**Boerke – No
Carter – No
Hein – No
Lewallen – Yes
Nohr – No
Senescu – Yes
Svilarich - No**

It was moved by Svilarich, and seconded, to adopt Ordinance 24-010 amending Chapter 8.58 of the Camas Municipal Code by amending the definition of allowed Consumer Fireworks available to sell, purchase and discharge within the City to exclude aerial shell kits with reloadable tubes and publish according to law. The motion carried.

Roll Call Vote:

**Boerke - No
Carter – Yes
Hein – Yes
Lewallen – No
Nohr – Yes
Senescu – No**

Svilarich – Yes


PUBLIC COMMENTS

Tootie Takakawa, Camas, commented about special ballot.

Jim Purdue, Camas, commented about fireworks.

CLOSE OF MEETING

The meeting closed at 9:27 p.m.



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 1

616 NE 4th Avenue
 Camas, WA 98607

Project No. WTR24005

Camas Water System PFAS Evaluation and Well 13 PFAS Treatment Design

THIS AMENDMENT (“Amendment”) to Professional Services Agreement is made as of _____, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Carollo Engineers, Inc.** hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the “Parties.”

The Parties entered into an Original Agreement dated April 4, 2024, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. **Scope of Services.** Consultant agrees to perform additional services as identified on **Exhibit “A”** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed 294,714.75.
 - a. Unchanged from Original/Previous Contract

2. **Time for Performance.** Consultant shall perform all services and provide all work product required pursuant to this Amendment by:
 - a. Extended to XXX, 20XX.
 - b. Unchanged from Original/Previous Contract date of December 26, 2026.
 Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.

3. **Payment.** Based on the Scope of Services and assumptions noted in **Exhibit “A”**, Consultant proposes to be compensated on a time and material basis per **Exhibit “B”** (Costs for Scope of Services) with a total estimated not to exceed fee of:
 - a. Previous not to exceed fee: \$1,614,621.00
 - b. Amendment No. 1 \$294,715.75
 - c. **Total: \$1,909,336.75**
 - d. Consultant billing rates:
 - Modification to Consultant Billing Rates per **Exhibit “C”** attached herein
 - Unchanged from Original/Previous Contract

4. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

Carollo Engineers, Inc.:
Authorized Representative

By: _____

Signed by:
By: Jude D Grounds
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Print Name: _____

Print Name: Jude D Grounds

Title: _____

Title: Senior Vice President

Date: 9/6/2024

EXHIBIT "A"
AMENDED SCOPE OF SERVICES

CITY OF CAMAS
WATER SYSTEM PFAS EVALUATION AND WELL 13 PFAS TREATMENT DESIGN
AMENDMENT 1 - SCOPE OF WORK

Preliminary efforts on this project identified the value of incorporating additional hydrogeologic support services into this existing contract. This Amendment shall become part of the Contract and provisions of the Contract apply.

The following sections are modified as indicated below.

SCOPE OF SERVICES

- **REPLACE sub task 1403. Hydrogeological Support Services**, with the following:

1403. Hydrogeological Support Services

1. Provide hydrogeologic perspective and input to early work activities to identify issues and approaches relevant to fast-track mitigation.
2. Provide hydrogeologic perspective to interpret existing PFAS sampling data (including Task 1100 data), characterize the current extent and possible hydrogeologic mechanisms associated with known PFAS contamination, and assess the degree to which the recent contaminant source inventory (Mott MacDonald, in press) may be helpful as a preliminary means of assessing potential PFAS sources.
3. Explore opportunities to shift the distribution of pumping among LWWF wells and/or develop new groundwater sources in known or alternative locations.
4. Assist with water right permitting (showing of compliance) input to Department of Ecology and attend Source Protection meeting with WDOH.
5. Provide design input for new well, possible modification of one additional well, and limited input to treatment design
6. Perform analysis and provide input to optimize wellfield yield and pumping operations.
7. Consultant will prepare for and host a workshop to discuss opportunities to increase Oak Park Wellfield yield, select preferred opportunities, identify logistical considerations, and assign roles for further actions.

Task 1403 Workshop Summary

1. Workshop 1403: Current Wellfield Opportunities.

Task 1403 Assumptions

1. Well 13 mitigation currently assumes drilling of one new well within the Oak Park Wellfield and modification of an existing well. The mitigation could be expanded to additional wells, but if the associated additional analysis requires significant effort, it would likely require a budget amendment.
2. Design input for a new well and possible well modification is limited to preliminary design recommendations and associated yield estimation, including written descriptions and sketches of preliminary designs. Tasks associated with implementing these design recommendations (e.g.

preparing technical specifications, drilling, final design, testing and documenting a new well and providing detailed guidance for modifying an existing well) would occur outside this project, under direct contract between the City and Mott MacDonald.

3. Strategy development for Near Term Operations Support (Task 1108) assumes that an updated groundwater model will not be ready and available during this "early work activity" stage. Instead, this task will initially rely upon readily available existing information such as past pumping practices, historical and current well performance, water level trends, well construction and pump capacities. The City may elect to authorize a task to run a LWWF wide aquifer test under Mott's direction such that wellfield responses to various pumping combinations can be used to characterize aquifer behavior and optimize wellfield yield. Once the aquifer test is performed, Mott MacDonald will use the results of the testing to further support wellfield optimization.
4. Mott MacDonald and Carollo Engineers, Inc. will work cooperatively to complete the DOH Susceptibility Assessment form required for authorization of a new production well.
5. Analysis of near-term sampling results assumes that Carollo will maintain the data in a project database and will perform any necessary QA/QC analysis on the data.
6. Attendance of meetings by Mott MacDonald will vary between in person and virtual, as indicated by cost estimate.

Task 1403 City Deliverables

7. Review and ranking of the drilling and well modification options.

Task 1403 Consultant Deliverables

8. Preliminary design sketches and write-ups for new well design and modification of one existing well.
9. Draft "showing of compliance" form and letter to facilitate authorization of adding new Oak Park well under existing City water right.

▪ **ADD Task 5200 - Additional Hydrogeological Support Services**

A need for the following additional hydrogeological support services were identified during the early execution of this contract and were added via contract amendment.

Task 5200 Activities

5201. Assist in Developing SCADA Data Transfer Processes

Obtaining data downloads from the Lower Washougal Wellfield SCADA system will be critical for running the wellfield-wide pumping test (Task 5300) and is an important element for information exchange between the City's water system operator and the Mott MacDonald. Mott MacDonald will work with City Staff to arrange data extraction and transfer procedures. We will identify key information and level of detail required for hydrogeologic analysis and collaborate with City Staff and/or the City's current SCADA Contractor to generate the queries or reports needed to extract the data.

Mott MacDonald will develop an in-house database to maintain, manage and process the SCADA data. The database will include (or be linked to) user-friendly charting capability that will allow sharing critical wellfield performance data in ways that support flexible viewing and interpretation by City Staff and Carollo.

Task 5201 Assumptions

The level of effort needed to accomplish this task will depend on the usability and flexibility of the existing SCADA system and its data outputs. Mott MacDonald assumes that the City (or their SCADA Contractor) can provide the required data without the need for Mott MacDonald to interface directly with the SCADA data files. Should Mott MacDonald need to work directly with the raw SCADA files, this may require additional time and budget.

Task 5201 Deliverables

1. Interactive charts that allow intended parties to view the SCADA data.

Task 5202 - Organize and Analyze Wellfield-Wide Aquifer Test

A wellfield-wide aquifer test will be performed on the Lower Washougal Wellfield (LWWF) to generate controlled data regarding well performance and interference drawdowns between wells. This information will allow Mott MacDonald to work with City Staff to optimize wellfield operations in their efforts to meet summer-season demands while minimizing PFAS concentration in water served to the City's customers. The test will likely occur over a 10-to-15-day period, where the City alternates pumping sources in a controlled manner. Optimally, prior to testing, Mott MacDonald and the City would meet with other neighboring water users (Georgia Pacific and City of Washougal) to: 1) coordinate pumping operations and record keeping during the testing; and 2) consider way in which data gathered from testing might be useful to cooperating stakeholders.

Mott MacDonald will develop an aquifer testing plan, based on both preferred hydrogeologic methodologies and the City's operational wellfield requirements. We will work with City staff to incorporate logistical considerations into the testing plan and support the City in coordinating with neighboring water users. Once all test procedures have been defined, Mott MacDonald will work directly with the City's water system operator during the first day of testing. This one-day field visit will support communication and standardization of field procedures to be applied during the test and confirm data transfer capabilities. Over the course of the test, Mott MacDonald will regularly update the SCADA data charts (Task 5201) and will communicate daily with the City's water system operator to jointly view the wellfield responses to pumping and modify the testing procedure as needed. Once the test is complete, Mott MacDonald will analyze the test data to characterize the performance of individual wells and interference drawdown between wells. We will document the aquifer test procedures, results and interpretations in a technical memorandum, which will be accompanied by a simple spreadsheet tool to predict drawdowns in and among LWWF wells under a variety of operating conditions.

Task 5202 Assumptions

Estimation of aquifer properties from the aquifer test will occur under calibration of the groundwater flow model (Task 3). Level of effort allocated for communication/coordination with neighboring water users is based on one or two phone calls with each water user (Georgia Pacific and Washougal) and preparation of an email outlining requested pumping operations and data recording during the Camas aquifer test. Mott MacDonald's ability to gain useful information from the pumping test may depend on the ability of participants (City, Georgia Pacific, Washougal) to collect, document, and provide pumping practices and related data.

Task 5202 Deliverables

1. Technical memorandum documenting the pumping test procedures, results and interpretation.
Spreadsheet tool to predict drawdown between wells.

Task 5203 - Update Groundwater Flow Model

Mott MacDonald originally prepared a groundwater flow model of the LWVF area in 2006, and the model has been used to support water right acquisition and define wellhead protection capture zones (for both the Cities of Camas and Washougal). Over the past several years, new data and data analysis has shed more light on the dynamics of the Pleistocene Alluvial Aquifer (PAA) that supplies LWVF wells, and how it responds to groundwater withdrawals and seasonal hydrologic variations. The new information, particularly characterization of aquifer water level increases associated with reduced pumping at the neighboring Georgia Pacific wellfield, suggests that the model does not properly capture water-level responses to pumping and may over-estimate the hydraulic connection between the PAA and the Washougal River. In addition, new geologic characterization has been performed that changes how the model should represent the spatial occurrence of the PAA and the underlying Sand and Gravel Aquifer. The existing model will be updated to better represent this new information and provide a tool to support wellfield optimization, wellhead protection, acquisition of new water rights, addressing groundwater contamination, and other applications.

The model update process will begin with an assessment of model objectives and the refinements needed to support desired model applications. Mott MacDonald will meet with City Staff (and other water users, at the City's invitation) to discuss model objectives. These conversations may represent a good opportunity to request both data and cooperation from neighboring water users (Georgia Pacific and City of Washougal). Under this task, Mott MacDonald will also support City Staff in discussions with WDOH towards possible grant funding for model development.

Once the model objectives and supporting refinements have been identified, Mott MacDonald will update the extent and discretization of the model domain. The aerial extent of the model domain will be adjusted to allow development of necessary predictions of groundwater flowpaths and aquifer responses to pumping and will overlap the source areas for Georgia Pacific and City of Washougal. Model discretization (i.e. the "grid" and "layering" that defines the distribution of model "cells" in three dimensions) will be defined, and may include alternative methods such as "unstructured grids" which allow high resolution in defined subareas without affecting surrounding areas of the grid or local grid refinements where high resolution sub-grids can be turned on and off as needed for various model simulations (e.g. simulation of contaminant transport requires higher grid resolution than simulation of groundwater flow).

The model grid improvements include updating the representation of important hydrologic features (i.e., the Washougal and Columbia rivers). Both rivers play a key role in affecting local groundwater occurrence and flow and they must be defined in detail to allow accurate representation in the model. Mott MacDonald will subcontract a qualified surface-water hydrologist (River Measurement) to characterize the river-stage and thalweg elevation profiles on the Washougal River during summer (low flow), winter (high flow) and extended flooding conditions. We will use this information to define river cells within the model domain. We will also define the locations and completion depths of production wells within the model grid and compile pumping data to characterize groundwater withdrawals over time for subsequent model calibration. Mott MacDonald will also estimate

groundwater recharge from precipitation and possible subflow into the model domain from surrounding areas to define reasonable ranges to be used in model calibration.

Once the model boundary conditions (rivers, wells, recharge, subflow) have been defined, Mott MacDonald will begin the process of model calibration. During this process, the model is calibrated to actual conditions (at selected calibration targets), which are based on available current and historic data. Mott MacDonald will compile the relevant information and generate target datasets for model calibration. Mott MacDonald proposes the following calibrations, each with its own target dataset:

1. Average seasonal (summer and winter) water levels, performed as steady-state calibrations,
2. Transient calibration based on the wellfield-wide aquifer testing,
3. Change in water levels in response to reduced Georgia Pacific pumping (comparison of at least two steady-state model simulations employing different average GP pumping rates), and
4. A possible transient calibration to groundwater level responses to change in Washougal River stage (e.g., response to a high-flow event).

Once the calibration target datasets are prepared, model calibration will begin. Model calibration is an iterative process, such that any one of the calibration exercises (1 thru 4 above) may affect the other calibrations. The goal is to create a model version (realization) that best matches all of the calibration datasets. Calibration will involve sensitivity analysis (to determine which model parameters have the most influence on model results) and will likely involve inverse methods (automated computerized adjustments to best fit the calibration data within realistic guidelines specified by the modeler). Calibration success will be assessed based on published standardized statistics developed as best practices in the groundwater modeling field.

The calibrated model will be used to perform several predictive simulations, including: 1) updating wellhead protection capture zone delineations, with consideration of seasonal variation in water-level conditions due to changing pumping, recharge and river conditions; and 2) contaminant transport flowpaths for up to three sites of interest. These predictive simulations will utilize particle tracking to simulate potential contaminant transport. Ultimately (under separate scope), the model may be useful for additional predictive simulations, including:

- Wellfield optimization.
- Water right authorization:
 - » Evaluating streamflow depletion associated with new pumping,
 - » Evaluating mitigation methods to address streamflow depletion.
- Contaminant fate and transport predictions:
 - » Enhancing advective (particle tracking) prediction to fate/transport simulations, which account for contaminant concentrations,
 - » Fate/transport simulations include consideration of: dilution, advection, dispersion, adsorption and contaminant transformations/decay (i.e. natural attenuation).
- Design, operation and refinement of contaminant cleanup remediation systems.
- Changes in groundwater availability in response to climate change, land-use development.
- Predictive simulations performed for neighboring or cooperating water users (e.g., City of Washougal, Georgia Pacific).

Model design, development, calibration and predictive simulations will be documented in a model report. The report will include descriptive text, representative graphics, summary tables, and detailed appendices describing more complex analyses prepared to support the model.

Task 5203 Assumptions

Mott MacDonald anticipates use of simplified assumptions to estimate groundwater recharge based on precipitation, evapotranspiration, land cover and City stormwater management practices. Simplified methods will also be used to estimate groundwater subflow. If model sensitivity analysis shows significant sensitivity to these selected recharge/subflow assumptions, a more sophisticated approach may be warranted. This may require additional time and budget.

Task 5203 Deliverables

1. Model report.

SCHEDULE

- **ADD** the following:

Task	Name	Duration	Estimated Completion
5201	Assist in Developing SCADA Data Transfer Processes	1 month	End of August
5202	Organize and Analyze Wellfield-Wide Aquifer Test	2-4 months	Test – End of October Reporting - November
5203	Update Groundwater Flow Model	6-8 months	Draft Model – December/January Reporting – End of March 2025

BUDGET

- **REPLACE/SUPPLEMENT** with the attached.

EXHIBIT "B"
AMENDED COSTS FOR SCOPE OF SERVICES



TASK / DESCRIPTION				TOTAL COST
	Mott MacDonald	Total Sub Markup 10%	Total Subs	
TASK 1000: FAST-TRACK MITIGATION	\$ 41,693.50	\$ 4,169.35	\$ 45,862.85	\$ 45,862.85
Task 1100. Early Work Activities	\$ -	\$ -	\$ -	\$ -
1101 Level of Service Goals	\$ -	\$ -	\$ -	\$ -
1102 Regional Opportunities	\$ -	\$ -	\$ -	\$ -
1103 PFAS Site Tours	\$ -	\$ -	\$ -	\$ -
1104 Bench-scale Screening	\$ -	\$ -	\$ -	\$ -
1105 Sampling and Analysis	\$ -	\$ -	\$ -	\$ -
1106 Site Utilization Planning	\$ -	\$ -	\$ -	\$ -
1107 Early DOH Coordination	\$ -	\$ -	\$ -	\$ -
1108 Near-term Operations Support	\$ -	\$ -	\$ -	\$ -
Task 1200 (Path 1 - Treatment at Well 13). Planning, Design, and Bidding	\$ -	\$ -	\$ -	\$ -
1201 Preliminary Design Efforts Basis of Design CAMP®	\$ -	\$ -	\$ -	\$ -
1202 Early Procurement / Bid Packages	\$ -	\$ -	\$ -	\$ -
1203 60% Design	\$ -	\$ -	\$ -	\$ -
1204 90% Design	\$ -	\$ -	\$ -	\$ -
1205 Final Design	\$ -	\$ -	\$ -	\$ -
1206 OPCC and GMP Development Support	\$ -	\$ -	\$ -	\$ -
1207 Design-related Permitting Support	\$ -	\$ -	\$ -	\$ -
1208 O&M Manual	\$ -	\$ -	\$ -	\$ -
1209 Bid Services	\$ -	\$ -	\$ -	\$ -
Task 1300. Permitting and Civil/Landscape Design Support	\$ -	\$ -	\$ -	\$ -
1301 Permitting Strategy Development	\$ -	\$ -	\$ -	\$ -
1302 Natural Resource Permitting	\$ -	\$ -	\$ -	\$ -
1303 Land Use Permitting and Design Support	\$ -	\$ -	\$ -	\$ -
1304 Cultural Resources Surveys and Permitting	\$ -	\$ -	\$ -	\$ -
Task 1400. Support Services	\$ 41,693.50	\$ 4,169.35	\$ 45,862.85	\$ 45,862.85
1401 Geotechnical Services	\$ -	\$ -	\$ -	\$ -
1402 Utility Location / Mapping / Surveying	\$ -	\$ -	\$ -	\$ -
1403 Hydrogeological Support Services	\$ 41,693.50	\$ 4,169.35	\$ 45,862.85	\$ 45,862.85
TASK 2000 - SYSTEM WIDE PFAS RESPONSE PLAN	\$ -	\$ -	\$ -	\$ -
Task 2100. Risk Assessment	\$ -	\$ -	\$ -	\$ -
2101 Risk Register	\$ -	\$ -	\$ -	\$ -
2102 Contaminant Source Risk Inventory	\$ -	\$ -	\$ -	\$ -
2103 Long-Term PFAS Sampling Plan	\$ -	\$ -	\$ -	\$ -
Task 2200. Mitigation/Alternatives Analysis Screening	\$ -	\$ -	\$ -	\$ -
2201 System Integration Baseline	\$ -	\$ -	\$ -	\$ -
2202 PFAS Alternatives Mitigation Screening	\$ -	\$ -	\$ -	\$ -
Task 2300. Response Plan	\$ -	\$ -	\$ -	\$ -
2301 PFAS Response Plan Database Meetings	\$ -	\$ -	\$ -	\$ -
2302 PFAS Status Tracking	\$ -	\$ -	\$ -	\$ -
Task 2400. Hydrogeological Support Services	\$ -	\$ -	\$ -	\$ -
2401 PFAS Source Contamination	\$ -	\$ -	\$ -	\$ -
2402 Monitoring Opportunities	\$ -	\$ -	\$ -	\$ -
2403 Mitigation Strategies	\$ -	\$ -	\$ -	\$ -
TASK 3000 - COMMUNICATIONS AND FUNDING SUPPORT	\$ -	\$ -	\$ -	\$ -
Task 3100. Stakeholder Engagement and Outreach Support	\$ -	\$ -	\$ -	\$ -
3101 Kick-off Meeting	\$ -	\$ -	\$ -	\$ -
3102 Public Outreach Support	\$ -	\$ -	\$ -	\$ -
Task 3200. Funding Opportunity Tracking and Support	\$ -	\$ -	\$ -	\$ -
3201 Funding Survey	\$ -	\$ -	\$ -	\$ -
TASK 4000: PROJECT MANAGEMENT ACTIVITIES	\$ -	\$ -	\$ -	\$ -
Task 4100. Project Management during Design	\$ -	\$ -	\$ -	\$ -
4101 Kick-off Meeting	\$ -	\$ -	\$ -	\$ -
4102 Project Management and H&S Plans	\$ -	\$ -	\$ -	\$ -
4103 Monthly Progress Reports and Invoices	\$ -	\$ -	\$ -	\$ -
4104 Consultant Team Coordination	\$ -	\$ -	\$ -	\$ -
4105 Project Website and Document Mgmt Training	\$ -	\$ -	\$ -	\$ -
4106 Progress Meetings	\$ -	\$ -	\$ -	\$ -
4107 Project Logs	\$ -	\$ -	\$ -	\$ -
4108 Project Communications Protocol	\$ -	\$ -	\$ -	\$ -
TASK 5000: OPTIONAL SERVICES/CONTINGENCY ACTIVITIES	\$ 226,229.00	\$ 22,622.90	\$ 248,851.90	\$ 248,851.90
Task 5100. Cost Escalation	\$ -	\$ -	\$ -	\$ -
5101 Cost Escalation 2025 (@5%)	\$ -	\$ -	\$ -	\$ -
5102 Cost Escalation 2026 (@5%)	\$ -	\$ -	\$ -	\$ -
Task 5200. Additional Hydrogeological Support Services	\$ 226,229.00	\$ 22,622.90	\$ 248,851.90	\$ 248,851.90
5201 Assist in Developing SCADA Data Transfer Process	\$ 5,900.00	\$ 590.00	\$ 6,490.00	\$ 6,490.00
5202 Organize and Analyze Wellfield-Wide Aquifer Test	\$ 43,724.00	\$ 4,372.40	\$ 48,096.40	\$ 48,096.40
5203 Update Groundwater Flow Model	\$ 176,605.00	\$ 17,660.50	\$ 194,265.50	\$ 194,265.50
TOTAL (TASK 1000 - 5000)	\$ 267,922.50	\$ 26,792.25	\$ 294,714.75	\$ 294,714.75

~ PROCLAMATION ~

WHEREAS, the Veterans of Foreign Wars of the United States (VFW) was founded in 1899 by a small group of veterans who returned from campaigns in Cuba and the Philippines, and banded together to create a veterans organization that would advocate on behalf of all veterans; and

WHEREAS, the VFW is a nonprofit veterans service organization comprised of eligible veterans and military service members from the active, Guard, and Reserve forces; and

WHEREAS, the VFW's mission is to foster camaraderie among United States veterans of overseas conflicts, to serve our veterans, the military, and our communities, and to advocate on behalf of all veterans; and

WHEREAS, since its inception, the VFW has been instrumental in the establishment of the Veterans Administration, the national cemetery system, and the creation of every national veterans' memorial; and

WHEREAS, the VFW has played a vital role in virtually every significant piece of veterans legislation passed in the 20th and 21st centuries, including the Honoring Our PACT Act, the most significant expansions of veterans benefits in history; and

WHEREAS, the VFW's 125th anniversary is being observed on September 29, 2024;

NOW THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim September 29, 2024, as:

“Veterans of Foreign Wars Day”

in honor of the VFW's invaluable contributions to the Camas veteran community and veteran communities worldwide. We stand with the VFW to ensure veterans are respected for their service, always receive their earned entitlements, and are recognized for the sacrifices they and their loved ones have made on behalf of this great country.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 16th day of September 2024.

Steve Hogan, Mayor

~ PROCLAMATION ~

WHEREAS, National Hispanic Heritage Month celebrates the Hispanic community, highlights its countless achievements, represents the significant and fast-growing demographic in Clark County and across the country; and

WHEREAS, the observation began in 1968 as National Hispanic Heritage Week under President Lyndon B. Johnson and was enacted into federal law on August 17, 1988, calling upon all the people of the United States to observe this time with ceremonies, activities, programs; and

WHEREAS, many Hispanic Americans trace their roots to the cultures of the indigenous peoples of the Americas, including the Arawaks, the Aztecs, the Incas, the Mayans, and the Tainos, some trace their roots to the Spanish explorers, or to the Africans who were brought as slaves to the New World, and now serve as Civil Rights leaders, politicians, military service members, educators, first responders, pioneers of science, and public servants for our country; and

WHEREAS, September 15 through October 15 is recognized as Hispanic Heritage Month, which is a time to honor the invaluable ways Hispanics and Latinos contribute to our common goals, celebrate their diverse cultures, and work towards a stronger, more inclusive, and more prosperous society for all; and

WHEREAS, Hispanics have enhanced and shaped our national character with centuries-old traditions that reflect the multi-ethnic and multicultural customs of their communities while adding their own distinct and dynamic perspectives to the story of our country,

NOW THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim September 15 through October 15, 2024 as:

“Hispanic Heritage Month”

in the City of Camas and call upon all our residents to recognize this observance.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 16th day of September 2024.

Steve Hogan, Mayor



Staff Report

September 16th, 2024 Council Meeting

Johnson Annexation – 10% Notice of Intent
Presenter: Robert Maul, Planning Manager

Phone	Email
360.817.1568	rmaul@cityofcamas.us

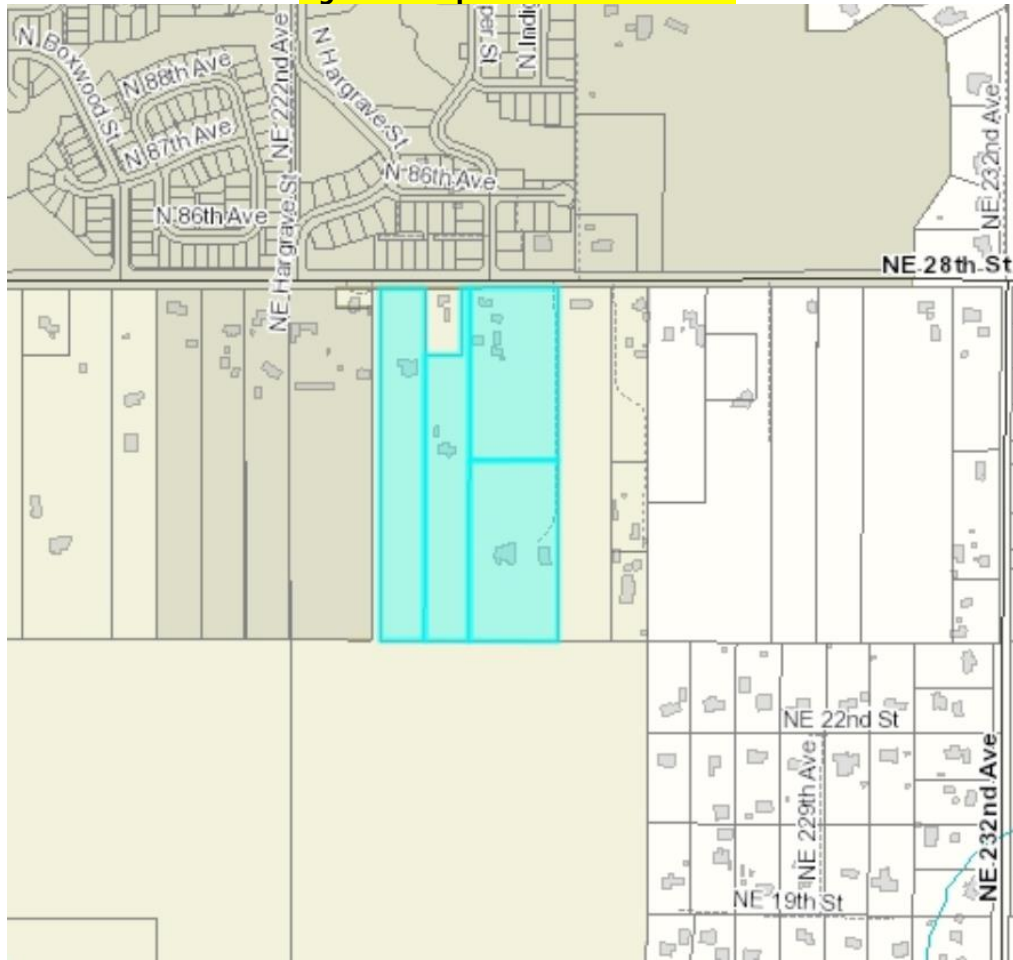
BACKGROUND: An annexation application has been submitted to the City to annex approximately 19.18 acres into the city limits of Camas.

SUMMARY: Jordan Ramis PC submitted a 10% notice of intent to the City of Camas on July 24th, 2024 on behalf of the property owners within the proposed annexation area. The annexation area is comprised of four parcels that total approximately 19.18 acres of land located south of NE 28th Street across from Green Mountain Estates and Green Mountain Planned Residential Development (see Figure 1). The annexation area is within the Camas Urban Growth Boundary (UGB).

Property owners of the four parcels have signed the notice of intent to annex. The initiating parties represent 100% of valuation (\$5,022,039) of landowners in the proposed area. Three of the four parcels abut the existing city limit boundary to the north at the public right of way along NE 28th Street. The notice is valid and satisfies the requirements of RCW 35A.14.120.

The adopted comprehensive plan designation for the subject area is currently Single-Family Medium, which allows for zoning designations of R-7.5, R-10, and R-12. The current zoning for the subject area is Clark County R-12, Urban High Density, with an Urban Holding Overlay. The park land to the south is zoned Public Facilities and also carries an Urban Holding Overlay. Across the Street within the city limits the zoning designation is R-6 (6,000 square foot lots).

Figure 1: Proposed Annexation Area



City Boundary:

When drawing annexation boundaries, the goal is to have orderly patterns that allow for the ability provide services, continuity and allow for potential growth patterns that make sense. As proposed the four parcels have gaps to the west, east in in the middle. Planning staff has discussed this potential layout with city Parks and Public Works Department and as proposed this annexation creates a number of service challenges for utilities, emergency response, addressing and future public property ownership and maintenance challenges.

There are four parcels east of the proposed annexation area that are within the UGA, and two to the west. All of those parcels should be included in this annexation area by expanding the boundary to include them. One of the two parcels west of the proposed annexation area is a “flag stem” of a lot owned by Clark County as part of Camp Currie south of the subject area. Staff has been in discussions with County representatives to determine impacts to county operations should this annexation occur.

Process:

As per RCW 35.13.125, the City Council is required to meet with the initiating parties and will discuss the following:

1. Whether the City will accept, reject, or geographically modify the proposed annexation;
2. Whether it will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330, and RCW 35A.14.340); and
3. Whether it will require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

If the Council were to accept the proposed annexation (with or without modifications) the next step in the process is for the initiating party to collect signatures from property owners representing at least 60% of the assessed value of the area to be annexed. During that time staff will also schedule hearings with the Planning Commission to develop a recommended zoning designation for the 60% hearing. If a valid petition is submitted, then the City Council may hold a public hearing to consider the request.

BUDGET IMPACT: Nothing up front, but service costs will increase over time as properties develop.

RECOMMENDATION: Modify the annexation boundary as proposed by staff.

Options:

Option	Results
• <i>Reject the Notice of Intent</i>	<i>The annexation process ends and the subject property would remain in unincorporated Clark County.</i>
• <i>Accept the Notice as submitted</i>	<i>The initiating parties would draft a petition and begin gathering signatures.</i>
• <i>Accept the Notice but modify the boundaries.</i>	<i>The initiating parties would draft a revised petition and begin gathering signatures.</i>

10% Annexation Application Narrative

Applicant submits its intent to annex the following nine parcels: 173181000, 173198000, 173172000, 174412000, 173167000, 173197000, 173197005, 173197010, 173174000 (collectively, the “Properties”).

Zoning and Site Characteristics. The Properties are zoned Residential (R-12), with a zoning overlay of Urban Holding-10 (UH-10), have a comprehensive plan designation of SFM and a comprehensive plan overlay of Urban Holding. The Properties are generally flat, with very few of areas of slopes 5-10%, and no apparent critical areas. There are several residential structures on the Properties today; however, a significant portion of the Properties remains undeveloped, with open grass and dirt and wooded areas. These wooded areas transition directly into the southern forested area (the Clark County park facility area) and eventually toward Lacamas Lake.



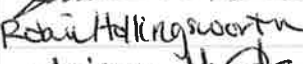
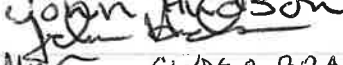

Surrounding Area. The Properties are bounded by Rural 5 zoned land to the east and Residential-7,500 (R-7.5) zoned land to the west. To the north, on the other side of NE 28th St., there is a developed subdivision, zoned Residential-6,000 (R-6). There is a county park facility to the south, which is zoned Public Facilities (PF) and Residential (R-12).

Future Development. Applicant anticipates future residential development of the Properties. Applicant requests that the City consider rezoning the Properties to Residential-7,500 (R-7.5) in order to facilitate new housing consistent with the surrounding communities. However, Applicant is open to the idea of working with the City to determine whether the underlying zoning or another zoning is most appropriate given the City’s housings needs.

**NOTICE OF INTENT TO ANNEX
10% PETITION, RCW 35A.01**

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of Camas, Washington. We certify that we are the legal owners of property representing at least ten percent (10%) or more of the total value of all property within the area we are asking to be annexed. The following information shall this Notice of Intent to Annex Application: (1) the legal description and depiction of the area and properties proposed to be annexed (Exhibit A) and (2) a Clark County GIS packet identifying all involved properties of the proposed annexation area (Exhibit B).

The undersigned hereby certifies that all information submitted with this application is complete and true under penalty of perjury under the laws of the State of Washington. The undersigned also understands that any errors and omissions may lengthen the time to process this request

Parcel No.	Address	Sign and Print Name	Date
173181000	22307 NE 28 th ST CAMAS WA 98607	Glen Johnson 	
173198000	22421 NE 28 th ST CAMAS WA 98607	Dereasa Johnson 	6/11/2021
	22413 NE 28 th ST CAMAS WA 98607	Robin Halkingsworth 	6/11/2021
173172000	22413 NE 28 th ST CAMAS WA 98607	John Hudson 	
174412000	22505 NE 28 th ST CAMAS WA 98607	 CLYDE E BRADEN	6/11/2021
173167000	22519 NE 28 th ST CAMAS WA 98607		
173197000	22617 NE 28 th ST CAMAS WA 98607		
173197005	22633 NE 28 th ST CAMAS WA 98607		
	22643 NE 28 th ST CAMAS WA 98607		
173197010	CAMAS WA 98607		
173174000	22401 NE 28 th ST CAMAS WA 98607		

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS**NE 28th Street, Camas, WA – 10% Annex Application****APN 173181000****PARCEL I**

The East half of the Southeast quarter of the Northwest quarter of the Northwest quarter and the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 27 lying Westerly of the center line of the following described road easement in Parcel II.

ALSO EXCEPT that portion taken by the United States of America for the Bonneville power line which was conveyed by Deed recorded under Auditor's File No. E 1358.

ALSO EXCEPT that portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27; thence South along the West line of said subdivision, 150 feet to the true point of beginning; thence continuing South along the West line of said subdivision 208.7 feet; thence East, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence North, parallel with the West line of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence West, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet to the true point of beginning.

PARCEL II

A 60.00 foot easement for ingress, egress and public utilities, over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline:

Continued

BEGINNING at the Northwest corner of the Southwest quarter of the

Northwest quarter of the Northwest quarter of section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South $89^{\circ}12'14''$ East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, a distance of 1055.50 feet.

EXCEPT any portion lying thereof lying in NE 232nd Avenue.

ALSO an. easement for ingress, egress and public utilities over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline for the first 551.14 feet and then continuing at 20 feet in width on both sides of the following described centerline:

BEGINNING at a point on the North line of the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being South $89^{\circ}12'14''$ East 912.43 feet from the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of Section 27; thence North $47^{\circ}14'05''$ East 551.14 feet, more or less, to a point 20 feet North $88^{\circ}31'41''$ West of the East line of said Northwest quarter of the Northwest quarter of Section 27, as measured at right angles to said East line, said easement being 60.00 feet wide to this point; thence North $01^{\circ}20'19''$ East parallel with the East line of said Northwest quarter of the Northwest quarter of Section 27, a distance of 280.69 feet, more or less, to the North line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

Continued

ALSO an easement for ingress, egress and public utilities over, under and across that portion of the Northeast quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of Willamette Meridian, Clark County, Washington, and running thence South 75 feet; thence North 45° East, 100 feet, more or less, to the North boundary line of said Section 27; thence West 75 feet to the Point of Beginning.

EXCEPT THEREFROM that portion taken by the United States of America for the Bonneville Power line which is a strip of land 300 feet wide, but INCLUDING any rights acquired by Grantors by and under that certain Easement Deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.

PARCEL I

The East half of the Southeast quarter of the Northwest quarter of the Northwest quarter and the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 27 lying Westerly of the center line of the following described road easement in Parcel II.

ALSO EXCEPT that portion taken by the United States of America for the Bonneville power line which was conveyed by Deed recorded under Auditor's File No. E 1358.

ALSO EXCEPT that portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27; thence South along the West line of said subdivision, 150 feet to the true point of beginning; thence continuing South along the West line of said subdivision 208.7 feet; thence East, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence North, parallel with the West line of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence West, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet to the true point of beginning.

PARCEL II

A 60.00 foot easement for ingress, egress and public utilities, over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline:

Continued

BEGINNING at the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South $89^{\circ}12'14''$ East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, a distance of 1055.50 feet. EXCEPT any portion lying thereof lying in NE 232nd Avenue.

ALSO an. easement for ingress, egress and public utilities over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline for the first 551.14 feet and then continuing at 20 feet in width on both sides of the following described centerline:

BEGINNING at a point on the North line of the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being South $89^{\circ}12'14''$ East 912.43 feet from the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of Section 27; thence North $47^{\circ}14'05''$ East 551.14 feet, more or less, to a point 20 feet North $88^{\circ}31'41''$ West of the East line of said Northwest quarter of the Northwest quarter of Section 27, as measured at right angles to said East line, said easement being 60.00 feet wide to this point; thence North $01^{\circ}20'19''$ East parallel with the East line of said Northwest quarter of the Northwest quarter of Section 27, a distance of 280.69 feet, more or less, to the North line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

Continued

ALSO an easement for ingress, egress and public utilities over, under and across that portion of the Northeast quarter of the Northwest quarter of Section

27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 **East** of Willamette Meridian, Clark County, Washington, and running thence South 75 feet; thence North 45° East, 100 feet, more or less, to the North boundary line of said Section 27; thence West 75 feet to the Point of Beginning.

EXCEPT THEREFROM that portion taken by the United States of America for the Bonneville Power line which is a strip of land 300 feet wide, but **INCLUDING** any rights acquired by Grantors by and under that certain Easement Deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.

THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE
MERIDIAN, CLARK COUNTY, WASHINGTON.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF NE
28TH STREET.

ALSO EXCEPT THAT PORTION CONVEYED TO KIRK AND KELLI
LAUERMAN BY AUDITOR'S FILE NO 3034507.

SITUATE IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

The West half of the Northeast quarter of the Northwest quarter of the southeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

RESERVING UNTO THE GRANTOR their heirs and assigns an Easement for ingress, egress and utilities over the East 30 feet thereof for the benefit of the grantor's tract lying to the South thereof.

Parcel I

The West half of the Southeast quarter of the Northwest quarter of the Southeast quarter of Section 21, Township 2 North, Range 3, East of the Willamette Meridian, Clark County, Washington.

Parcel II

An easement for ingress, egress and utilities over the East 30 feet of the West half of the Northeast quarter of the Northwest er of the Southeast quarter of said Section 21.

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Jordan Ramis PC

Subject Property Account Number(s):

173181000

173198000

173172000

174412000

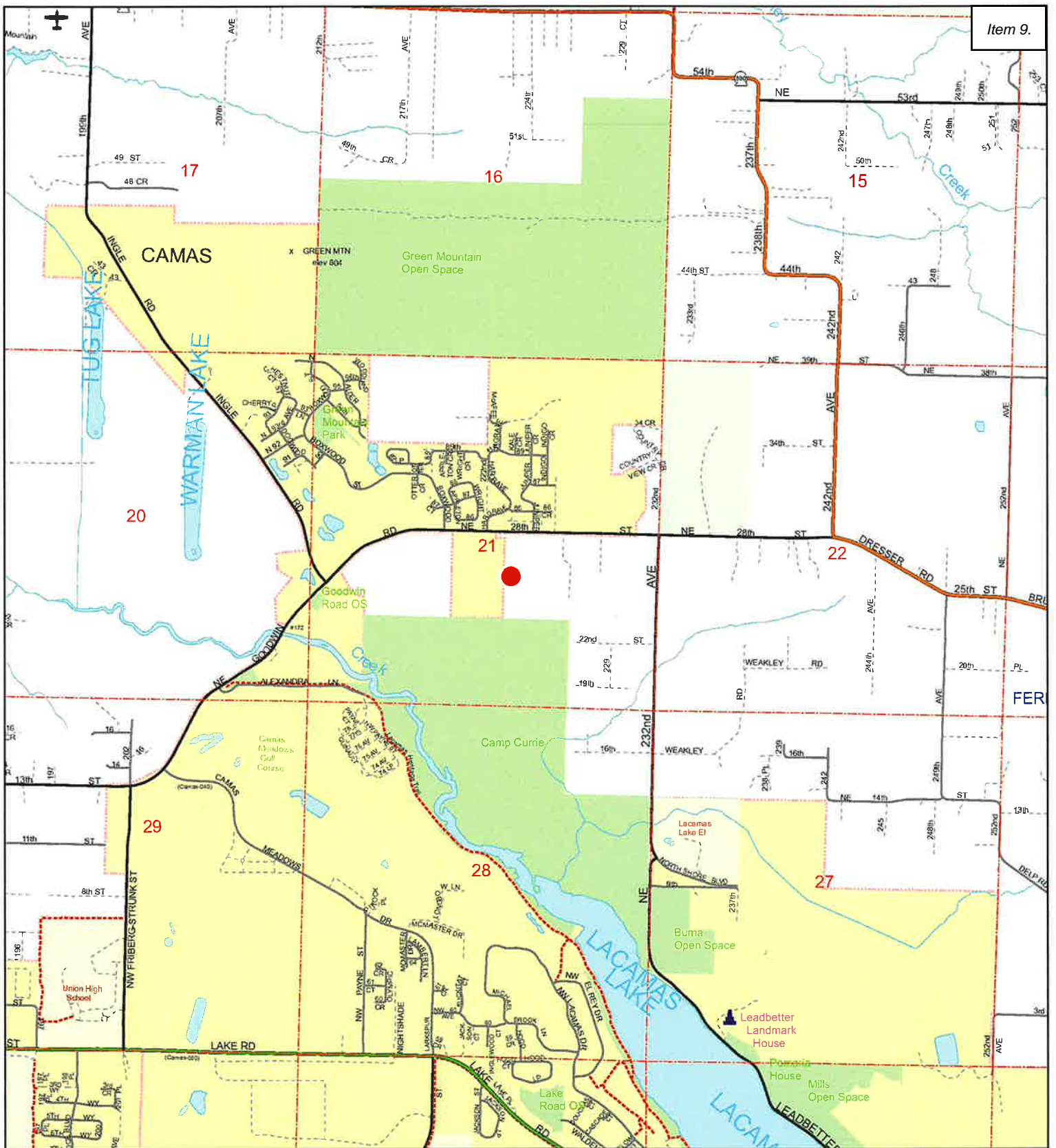
PDF # 271041

Printed: August 24, 2021

Expires: August 24, 2022

Table of Contents

General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2020 Aerial Photography	4
2020 Aerial Photography with Elevation Contours	5
Zoning Designations	6
Comprehensive Plan Designations	7
Arterials, C-Tran Bus Routes, Parks & Trails	8
Water, Sewer, and Storm Systems	9
Water Systems	10
Hydrant Fire Flow Details	11
Soil Types	12
Environmental Constraints I	13
Environmental Constraints II	14
Adjacent Development	15
Quarter Section Parcels	16



Item 9.

General Location

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021



Geographic Information System
 0 1,000 2,000 Feet

● Location of Subject Property(s)



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Property Information Fact Sheet

Item 9.

Mailing Information:

Account No.: 173181000, 173198000, 173172000, 174412000
Owner: JOHNSON GLEN C & JOHNSON THERESA M
Address: 22307 NE 28TH ST
C/S/Z: CAMAS, WA 98607

Assessed Parcel Size: 19.18 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): SE 1/4,S21,T2N,R3E

Municipal Jurisdiction: Clark County

Urban Growth Area: Camas

Zoning: R-12

Zoning Overlay: Urban Holding - 10 (UH-10)

Comprehensive Plan Designation: UM

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Rural

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: Camas

Elementary School: Lacamas Lake

Junior High School: Liberty

Senior High School: Camas

Fire District: East County Fire and Rescue

Sewer District: Rural/Resource

Water District: Camas

Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): LeB, 100.0% of parcel

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 0 - 5 percent, 72.1% of parcel

5 - 10 percent, 27.9%

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

Habitat and Species Impacts: No Mapping Indicators

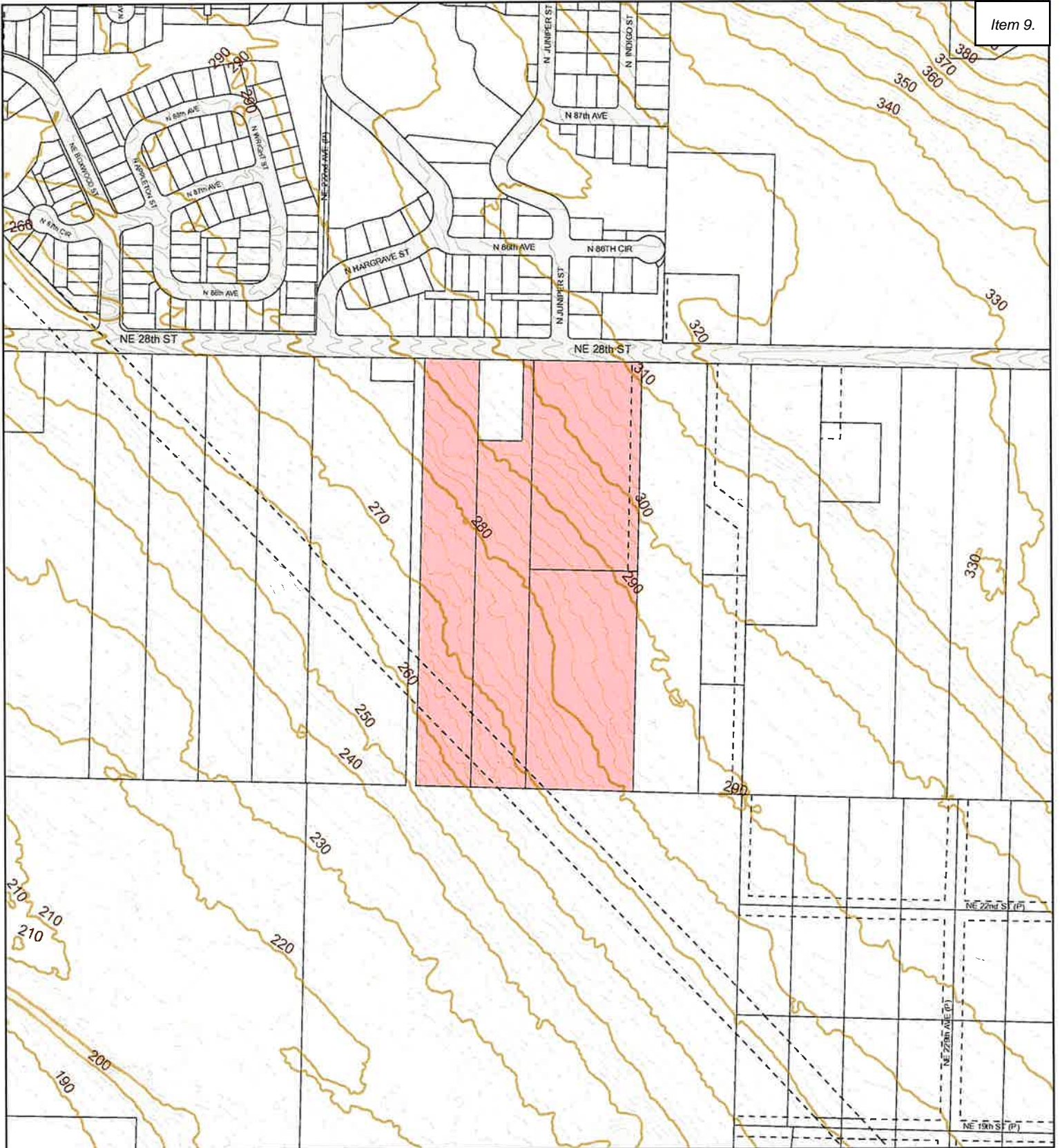
Cultural Resources:

Archeological Predictive: High, 87.1% of parcel

Moderate-High, 12.9%

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators



Elevation Contours

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

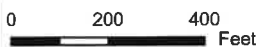
Printed on: August 24, 2021

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

23117	23116	23115
23120	[Hatched Box]	23122
23128	23128	23127



Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



2020 Aerial Photography

Account: 173181000, 173198000, 173172000, 174412000
Owner: JOHNSON GLEN C & JOHNSON THERESA M
Address: 22307 NE 28TH ST
C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021



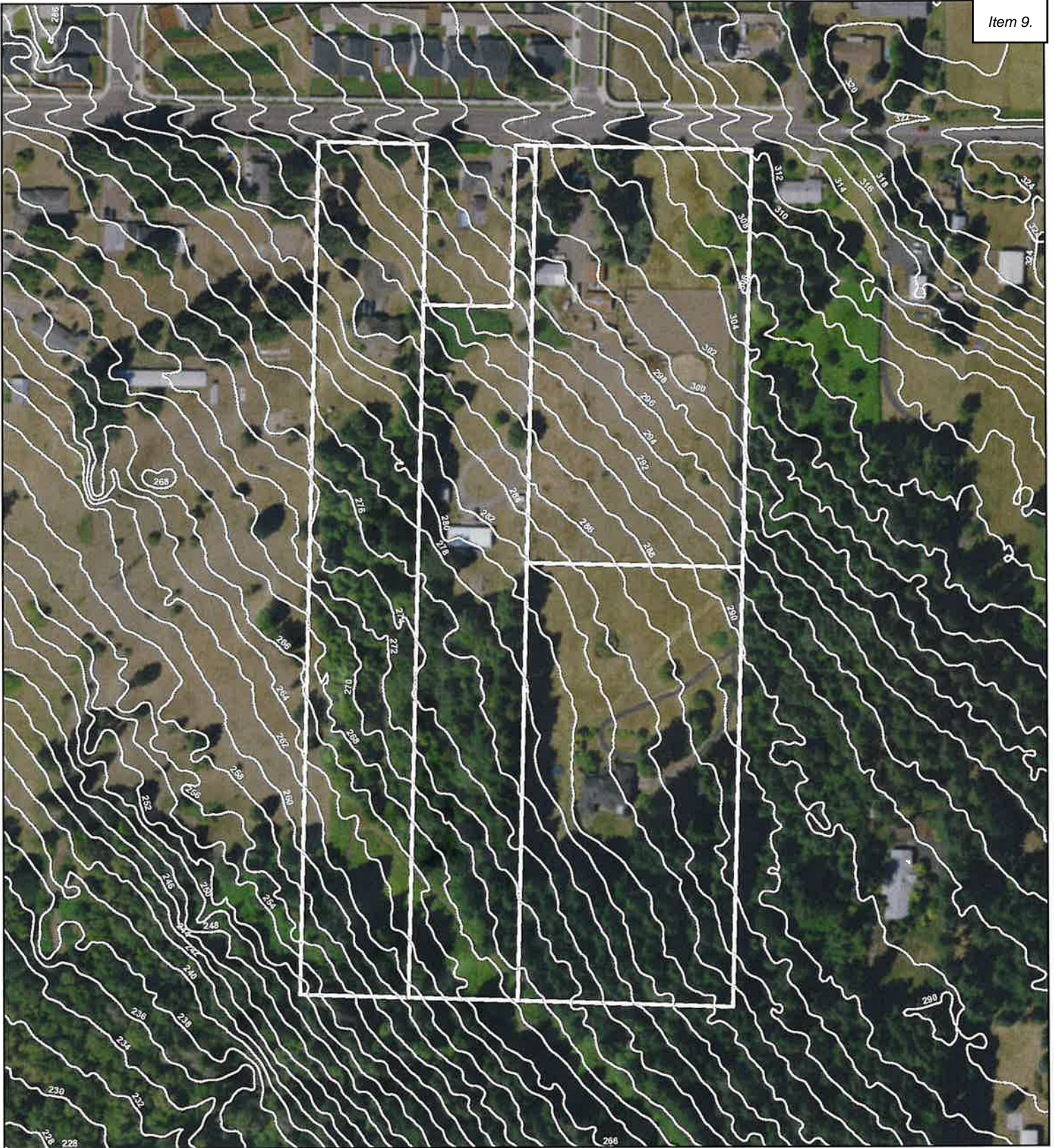
Geographic Information System

0 200 400 Feet

| Subject Property(s)

23117	23116	23115
23120		23122
23129	23128	23127

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



2020 Aerial Photography with Elevation Contours

Printed on: August 24, 2021

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

23117	23116	23115
23120	23121	23122
23123	23128	23127

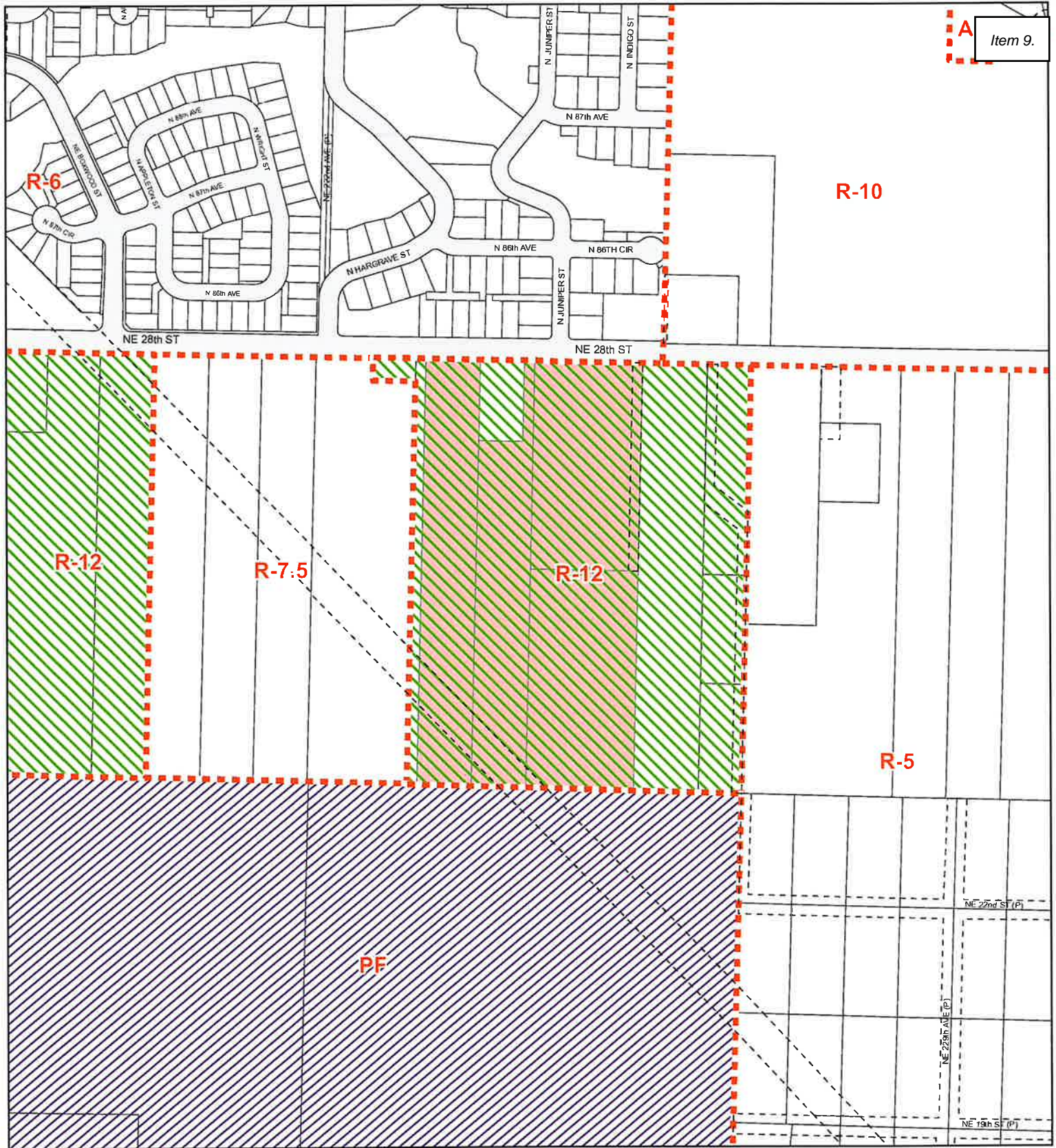


Geographic Information System



- 2' Elevation Contours
- Subject Property(s)

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Zoning Designations

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021

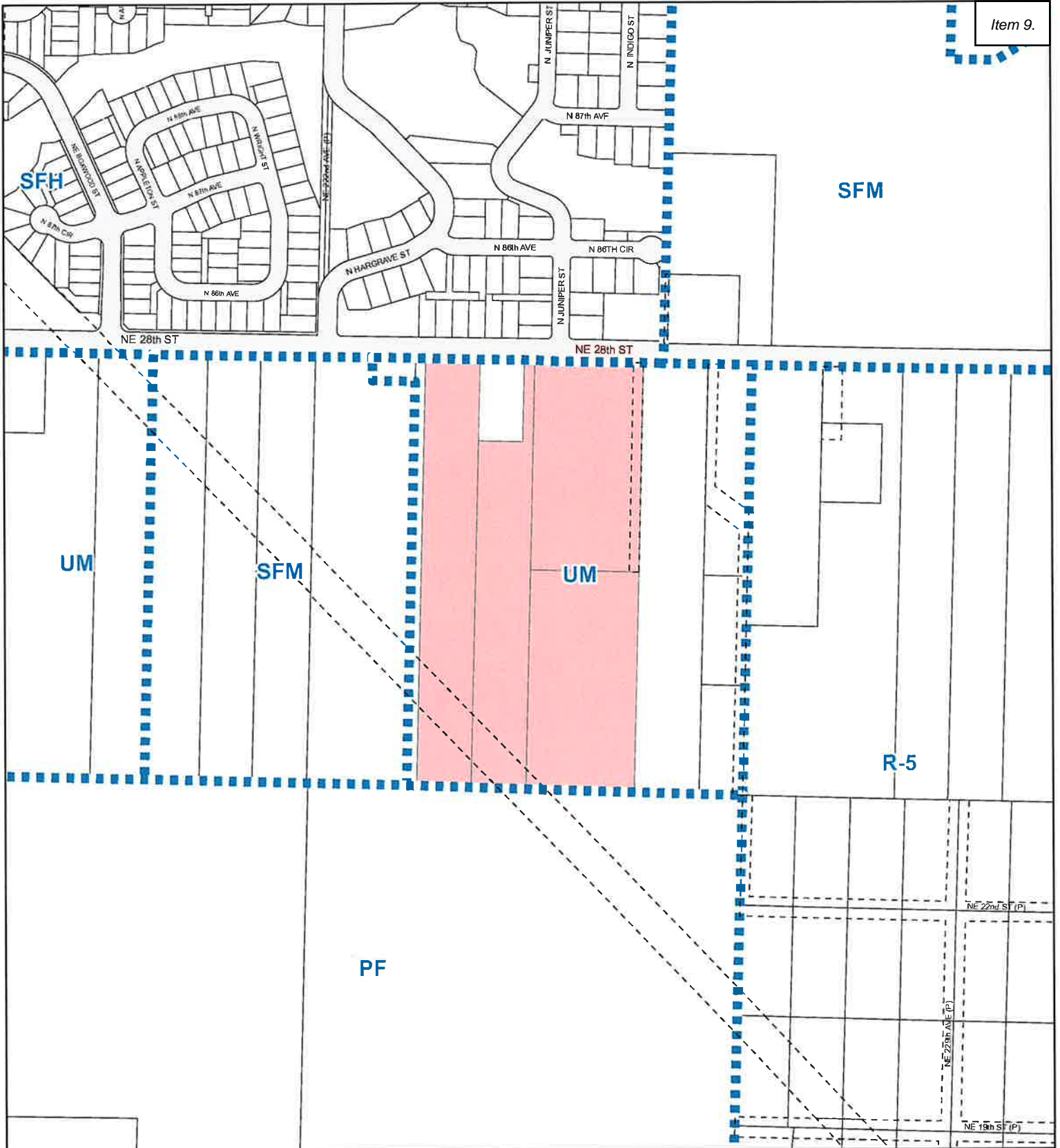


Geographic Information System
 0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

23117	23116	23115
23120		23122
23129	23128	23127

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

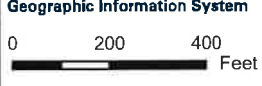




Arterials, C-Tran Bus Routes, Parks & Trails

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

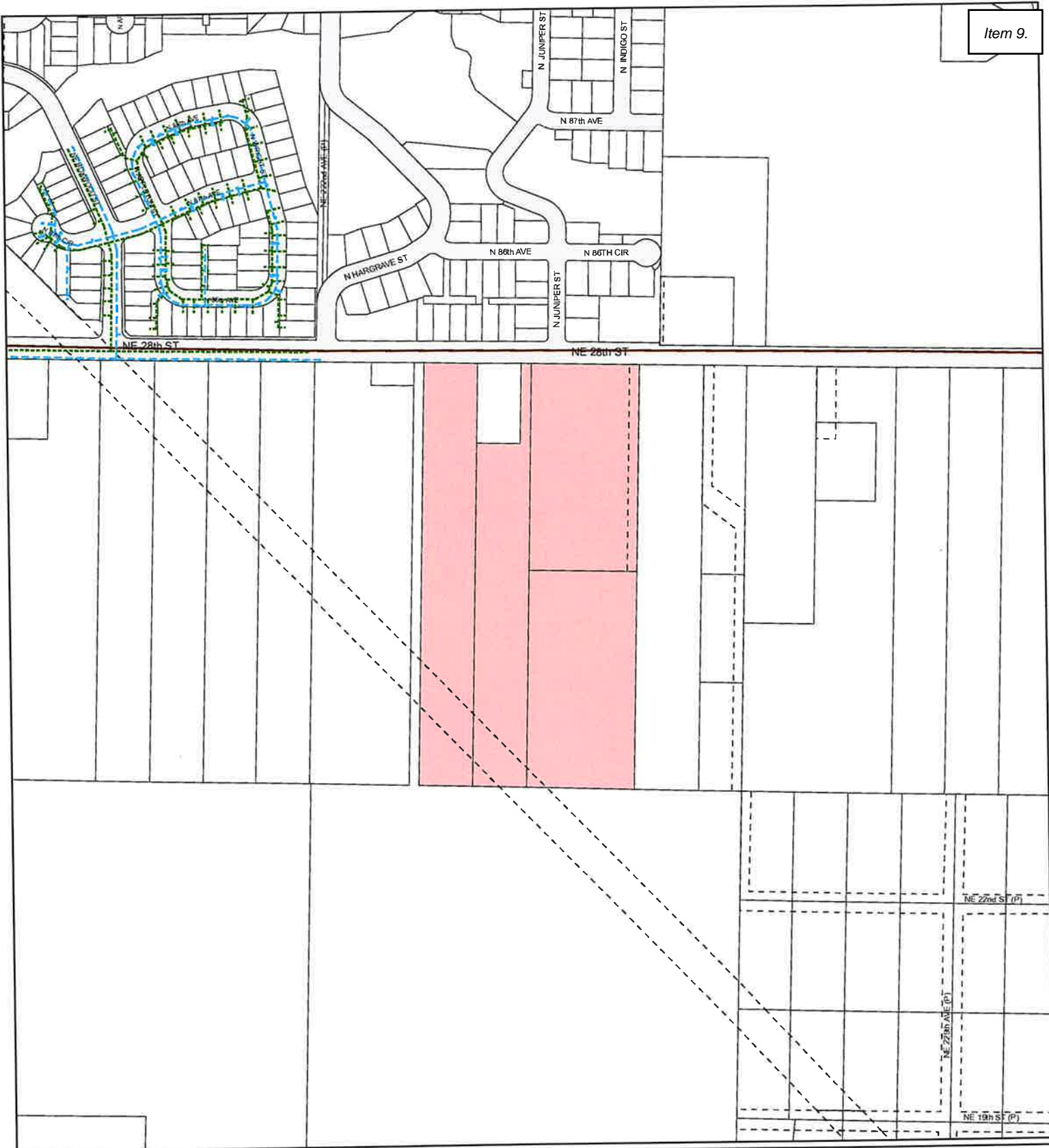
Printed on: August 24, 2021



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

23117	23116	23115
23120		23122
23129	23128	23127



Water, Sewer, and Storm Systems

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021



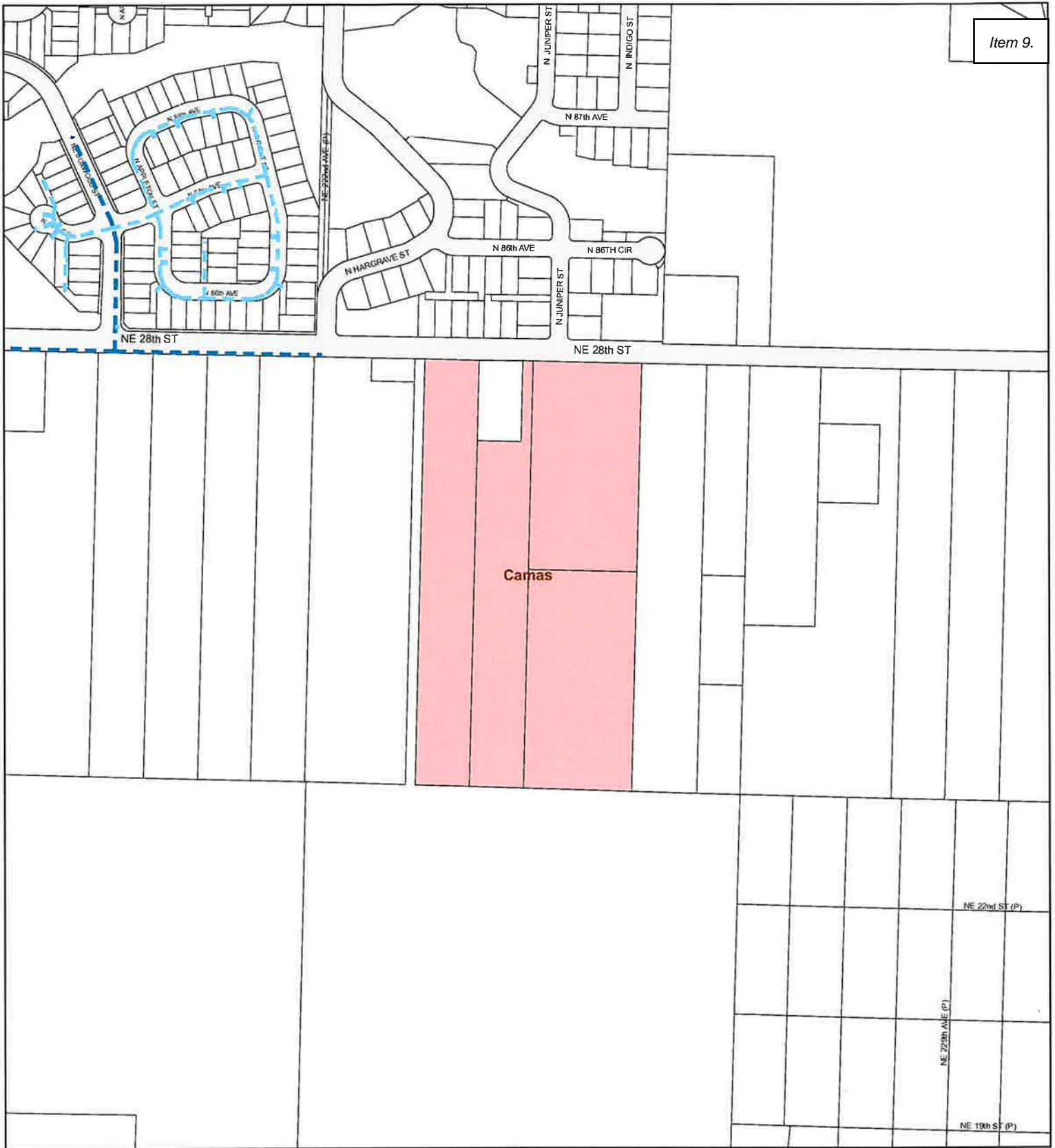
Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

23117	23116	23115
23120		23122
23129	23128	23127



Water Systems

Printed on: August 24, 2021

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

23117	23116	23115
23120		23122
23129	23128	23127



0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Parcel
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

Hydrant Fire Flow Details

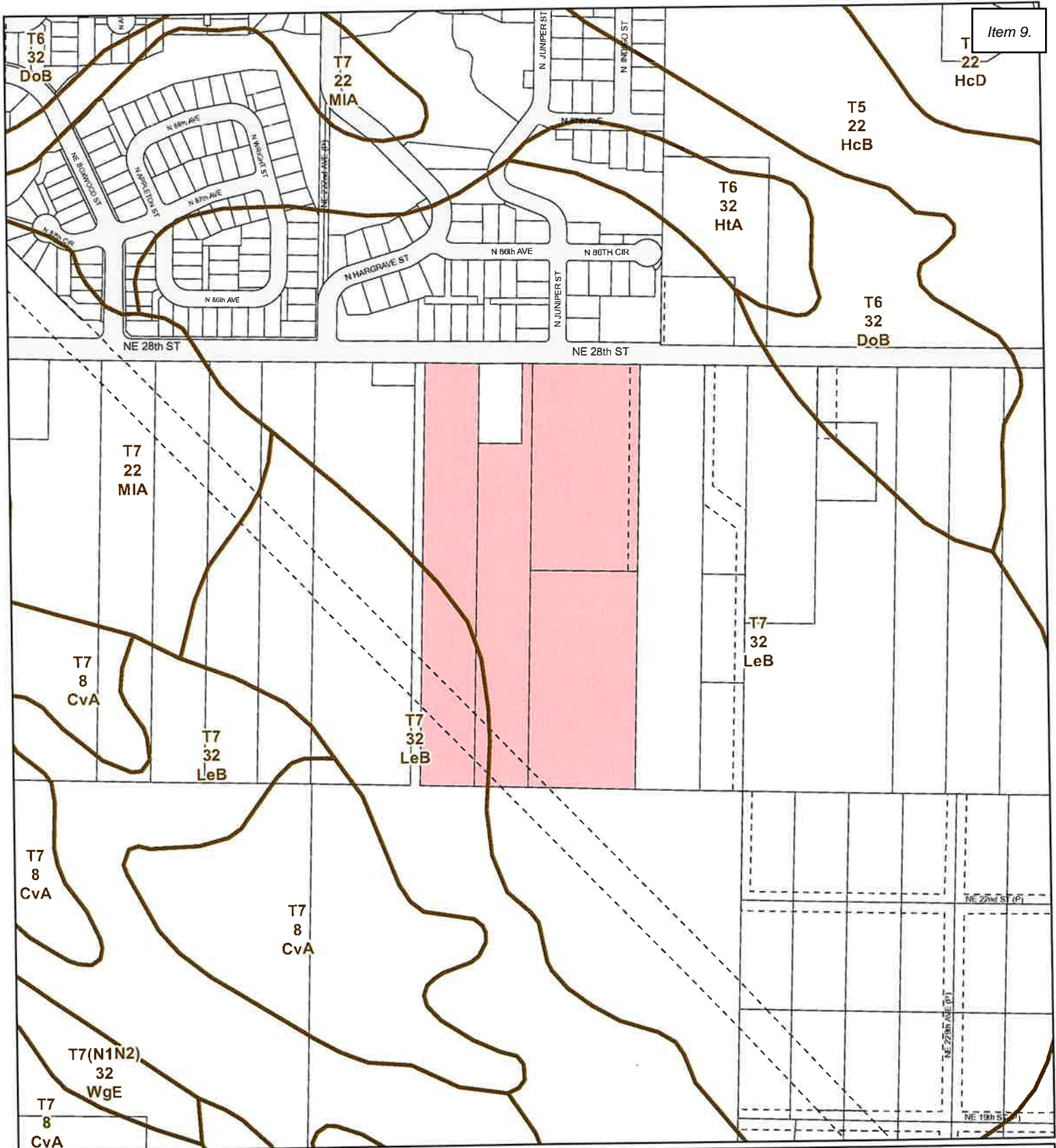
Item 9.

Account No.: 173181000, 173198000, 173172000, 174412000
Owner: JOHNSON GLEN C & JOHNSON THERESA M
Address: 22307 NE 28TH ST
C/S/Z: CAMAS, WA 98607

Water District(s)	Hydrant Data Update	Project Site Provider
Camas	March 17, 2021	Service Provider

HYDRANT INFORMATION:

No hydrants found.



Item 9.
T 22 HcD

Soil Types

Printed on: August 24, 2021

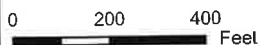
Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

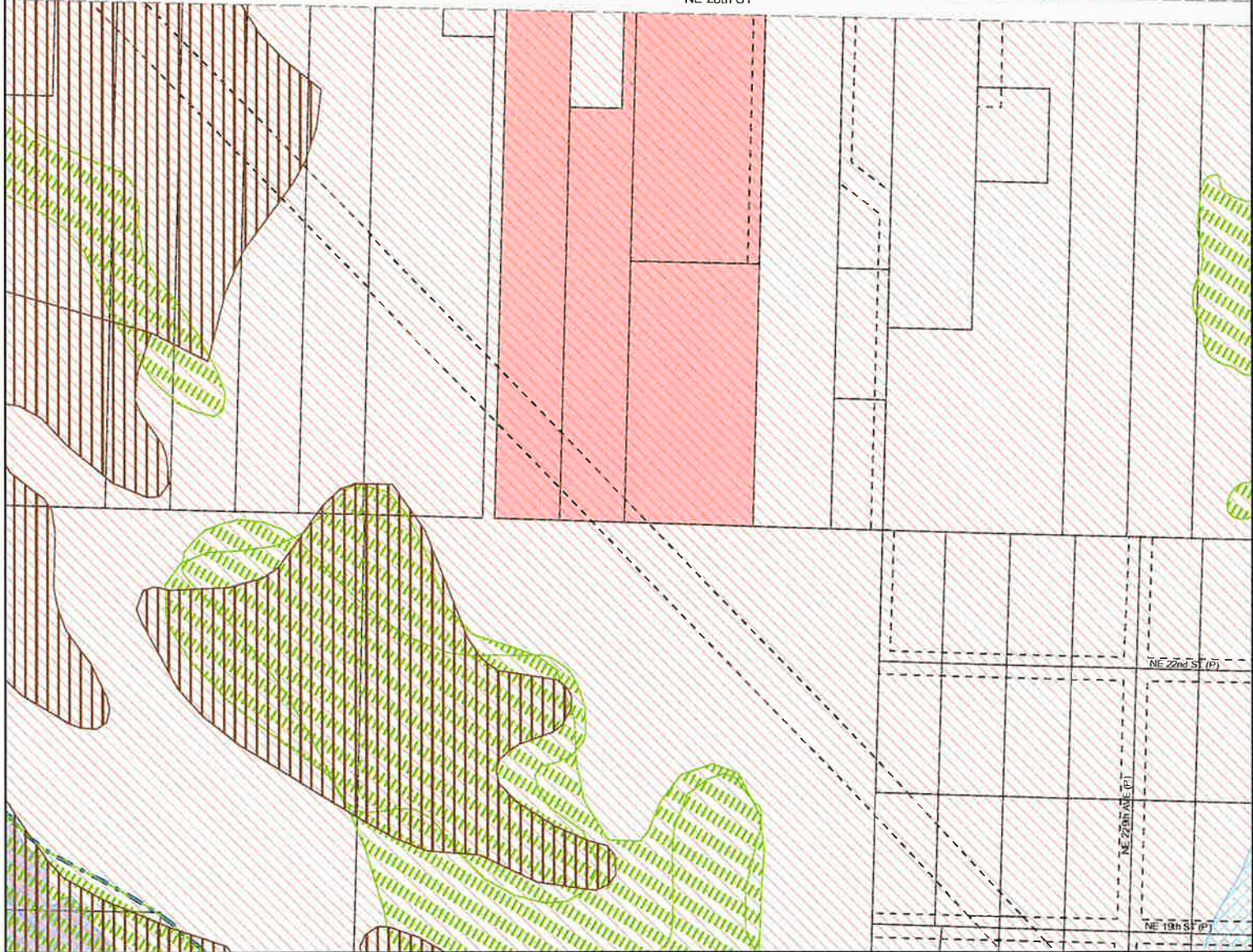
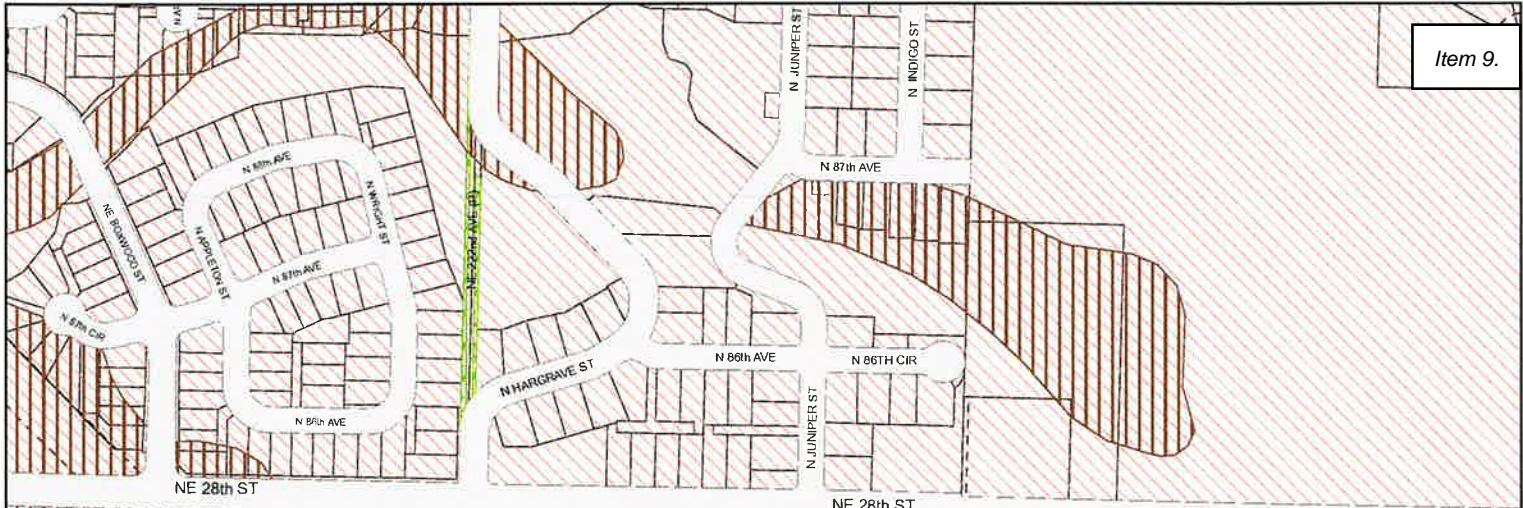
23117	23116	23115
23120		23122
23129	23128	23127



Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Environmental Constraints I

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021

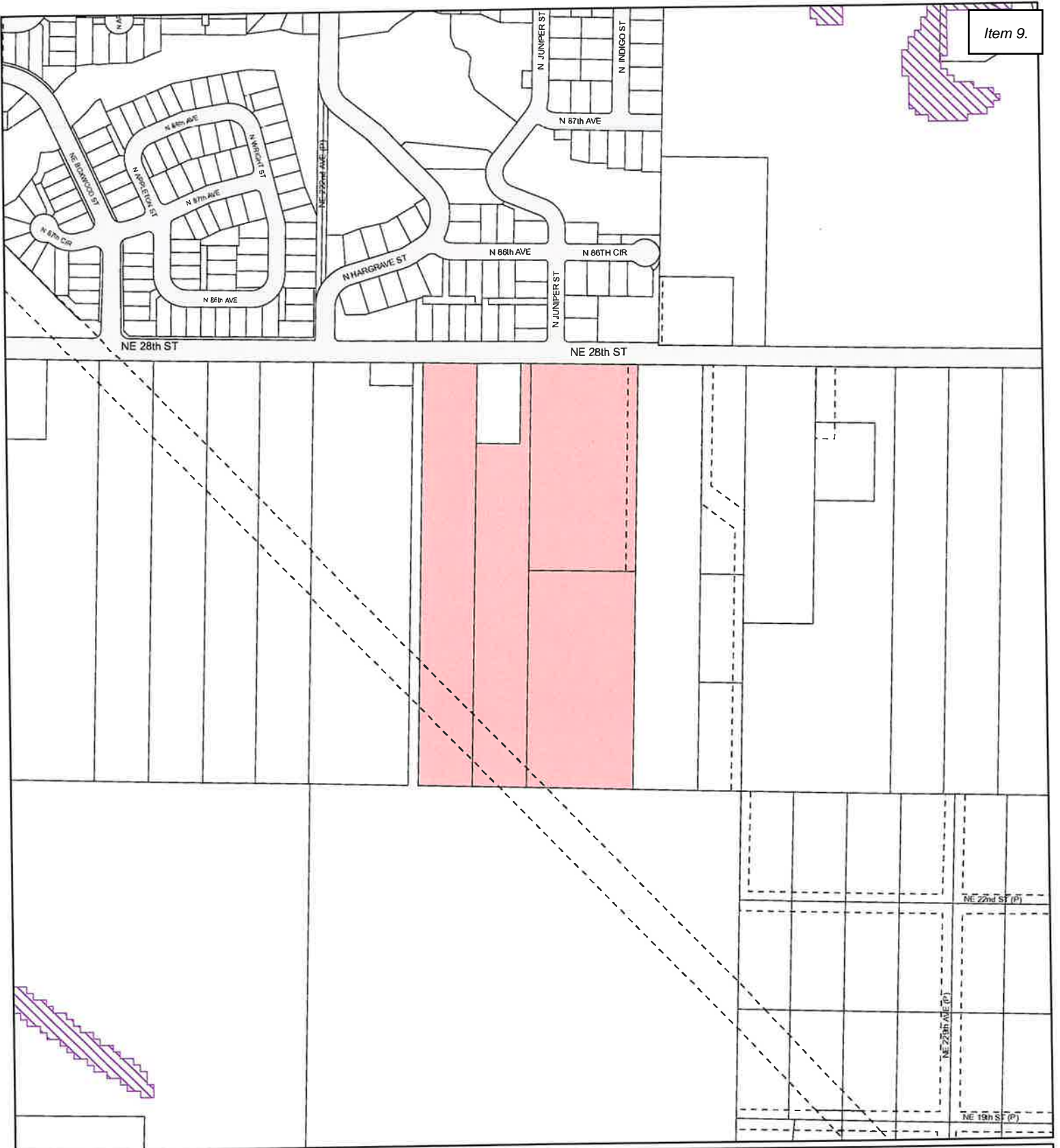
Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

23117	23110	23115
23120		23122
23129	23128	23127



Environmental Constraints II

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- INV Historic Site

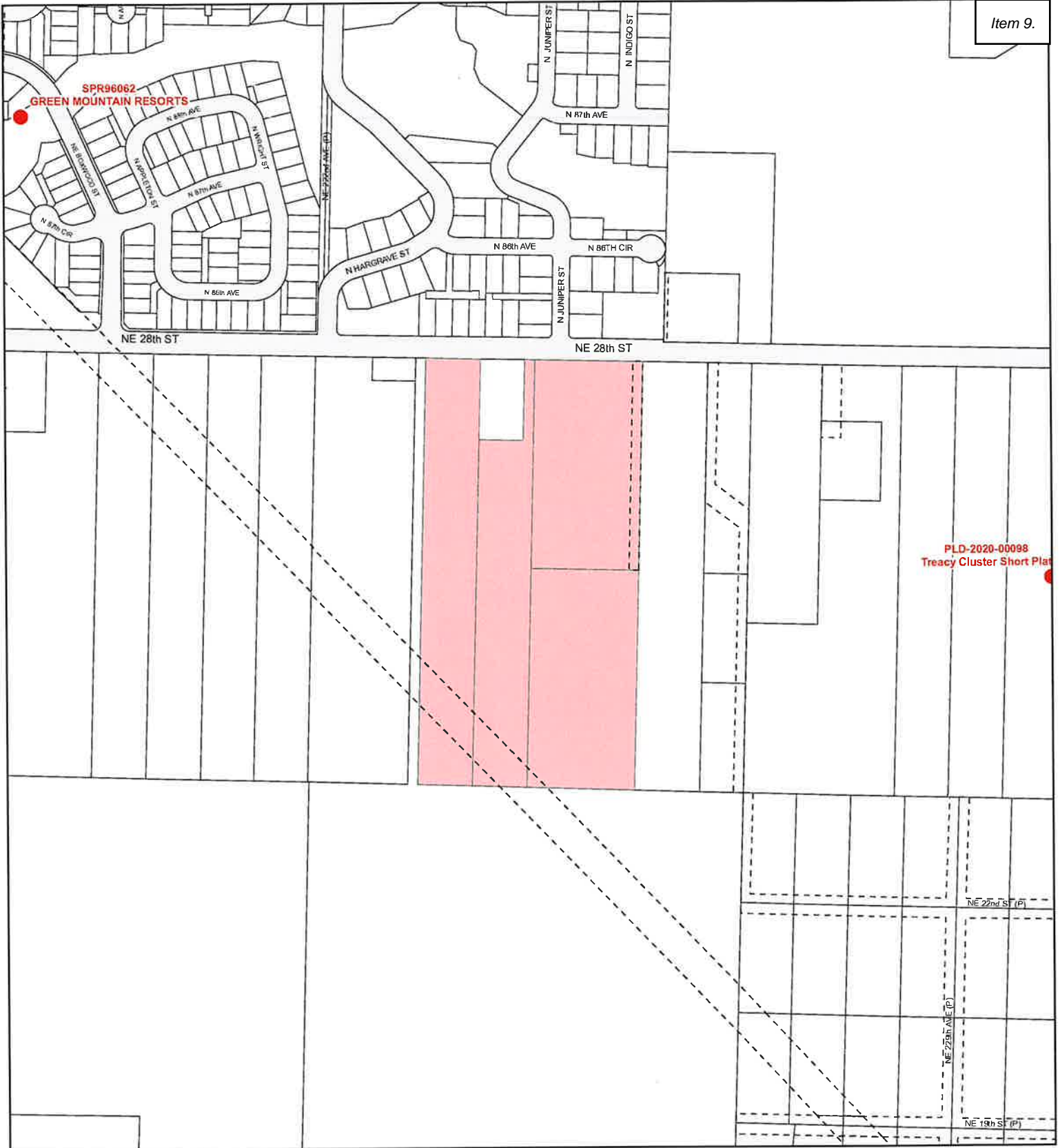
Printed on: August 24, 2021



0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

23117	23116	23115
23120		23122
23129	23128	23127



Adjacent Development

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

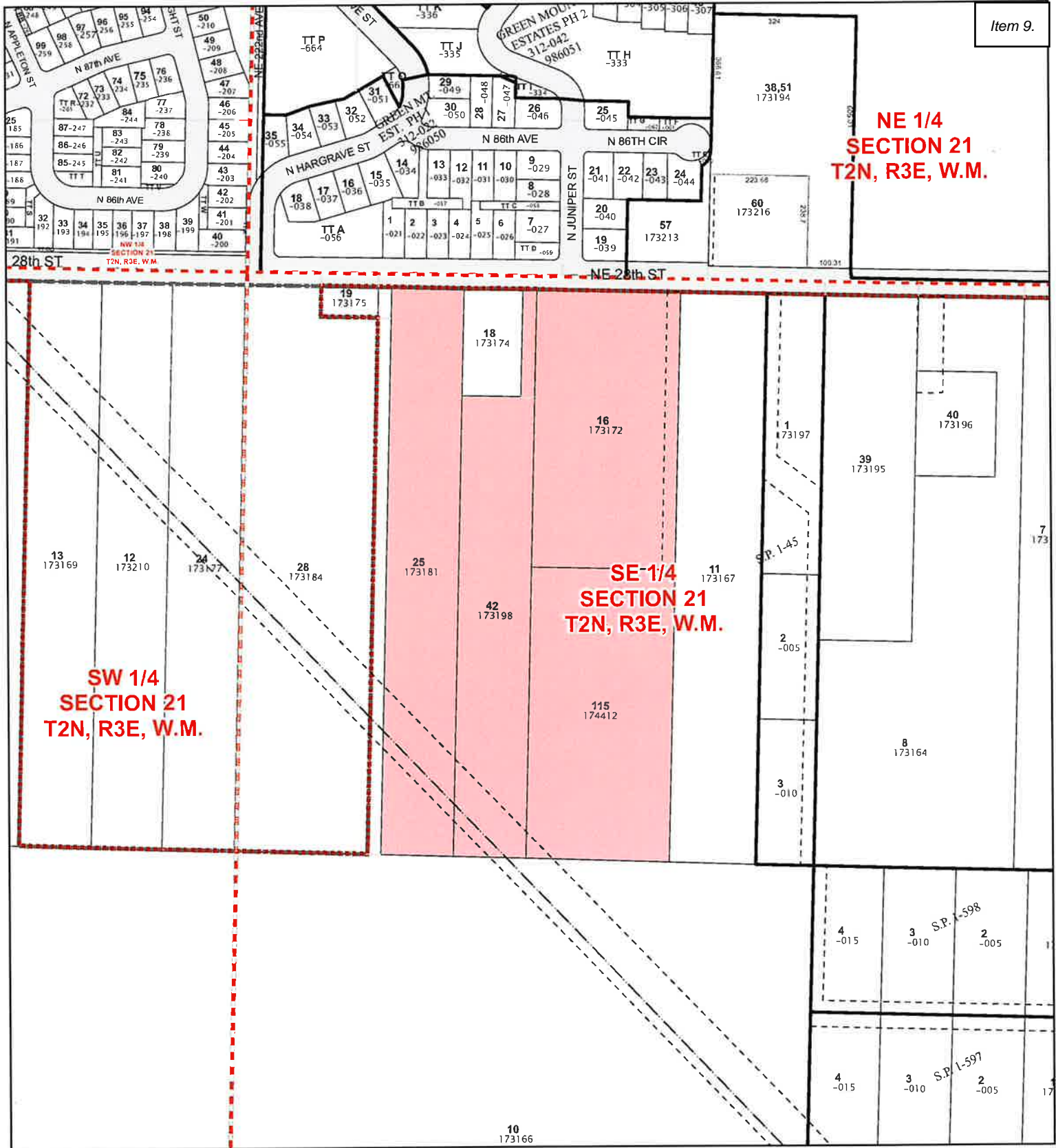
Printed on: August 24, 2021



- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

23117	23116	23115
23120		23122
23129	23128	23127

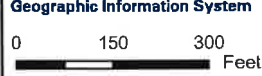
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Quarter Section Parcels

Account: 173181000, 173198000, 173172000, 174412000
 Owner: JOHNSON GLEN C & JOHNSON THERESA M
 Address: 22307 NE 28TH ST
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

23117	23116	23115
23120		23122
23129	23128	23127

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS**NE 28th Street, Camas, WA – 10% Annex Application****APN 173181000****PARCEL I**

The East half of the Southeast quarter of the Northwest quarter of the Northwest quarter and the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 27 lying Westerly of the center line of the following described road easement in Parcel II.

ALSO EXCEPT that portion taken by the United States of America for the Bonneville power line which was conveyed by Deed recorded under Auditor's File No. E 1358.

ALSO EXCEPT that portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27; thence South along the West line of said subdivision, 150 feet to the true point of beginning; thence continuing South along the West line of said subdivision 208.7 feet; thence East, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence North, parallel with the West line of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence West, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet to the true point of beginning.

PARCEL II

A 60.00 foot easement for ingress, egress and public utilities, over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline:

Continued

BEGINNING at the Northwest corner of the Southwest quarter of the

Northwest quarter of the Northwest quarter of section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South $89^{\circ}12'14''$ East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, a distance of 1055.50 feet.

EXCEPT any portion lying thereof lying in NE 232nd Avenue.

ALSO an. easement for ingress, egress and public utilities over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline for the first 551.14 feet and then continuing at 20 feet in width on both sides of the following described centerline:

BEGINNING at a point on the North line of the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being South $89^{\circ}12'14''$ East 912.43 feet from the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of Section 27; thence North $47^{\circ}14'05''$ East 551.14 feet, more or less, to a point 20 feet North $88^{\circ}31'41''$ West of the East line of said Northwest quarter of the Northwest quarter of Section 27, as measured at right angles to said East line, said easement being 60.00 feet wide to this point; thence North $01^{\circ}20'19''$ East parallel with the East line of said Northwest quarter of the Northwest quarter of Section 27, a distance of 280.69 feet, more or less, to the North line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

Continued

ALSO an easement for ingress, egress and public utilities over, under and across that portion of the Northeast quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of Willamette Meridian, Clark County, Washington, and running thence South 75 feet; thence North 45° East, 100 feet, more or less, to the North boundary line of said Section 27; thence West 75 feet to the Point of Beginning.

EXCEPT THEREFROM that portion taken by the United States of America for the Bonneville Power line which is a strip of land 300 feet wide, but INCLUDING any rights acquired by Grantors by and under that certain Easement Deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.

PARCEL I

The East half of the Southeast quarter of the Northwest quarter of the Northwest quarter and the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 27 lying Westerly of the center line of the following described road easement in Parcel II.

ALSO EXCEPT that portion taken by the United States of America for the Bonneville power line which was conveyed by Deed recorded under Auditor's File No. E 1358.

ALSO EXCEPT that portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27; thence South along the West line of said subdivision, 150 feet to the true point of beginning; thence continuing South along the West line of said subdivision 208.7 feet; thence East, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence North, parallel with the West line of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence West, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet to the true point of beginning.

PARCEL II

A 60.00 foot easement for ingress, egress and public utilities, over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline:

Continued

BEGINNING at the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South $89^{\circ}12'14''$ East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, a distance of 1055.50 feet. EXCEPT any portion lying thereof lying in NE 232nd Avenue.

ALSO an. easement for ingress, egress and public utilities over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline for the first 551.14 feet and then continuing at 20 feet in width on both sides of the following described centerline:

BEGINNING at a point on the North line of the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being South $89^{\circ}12'14''$ East 912.43 feet from the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of Section 27; thence North $47^{\circ}14'05''$ East 551.14 feet, more or less, to a point 20 feet North $88^{\circ}31'41''$ West of the East line of said Northwest quarter of the Northwest quarter of Section 27, as measured at right angles to said East line, said easement being 60.00 feet wide to this point; thence North $01^{\circ}20'19''$ East parallel with the East line of said Northwest quarter of the Northwest quarter of Section 27, a distance of 280.69 feet, more or less, to the North line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

Continued

ALSO an easement for ingress, egress and public utilities over, under and across that portion of the Northeast quarter of the Northwest quarter of Section

27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 **East** of Willamette Meridian, Clark County, Washington, and running thence South 75 feet; thence North 45° East, 100 feet, more or less, to the North boundary line of said Section 27; thence West 75 feet to the Point of Beginning.

EXCEPT THEREFROM that portion taken by the United States of America for the Bonneville Power line which is a strip of land 300 feet wide, but **INCLUDING** any rights acquired by Grantors by and under that certain Easement Deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.

THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE
MERIDIAN, CLARK COUNTY, WASHINGTON.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF NE
28TH STREET.

ALSO EXCEPT THAT PORTION CONVEYED TO KIRK AND KELLI
LAUERMAN BY AUDITOR'S FILE NO 3034507.

SITUATE IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

The West half of the Northeast quarter of the Northwest quarter of the southeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

RESERVING UNTO THE GRANTOR their heirs and assigns an Easement for ingress, egress and utilities over the East 30 feet thereof for the benefit of the grantor's tract lying to the South thereof.

Parcel I

The West half of the Southeast quarter of the Northwest quarter of the Southeast quarter of Section 21, Township 2 North, Range 3, East of the Willamette Meridian, Clark County, Washington.

Parcel II

An easement for ingress, egress and utilities over the East 30 feet of the West half of the Northeast quarter of the Northwest er of the Southeast quarter of said Section 21.

Clark County Parks
4700 NE 78th St
Vancouver WA 98665

Alan Thayer
PO Box 872828
Vancouver WA 98687

Maribel Carrillo
22401 NE 28th St
Camas WA 98607

Nylund Inc
PO Box 230
Brush Prairie WA 98606

Pacific Lifestyle Homes Inc
11815 NE 99th St #1200
Vancouver WA 98682

Sean Hafeez
22620 NE 28th St
Camas WA 98607

Teresa Spalding
22617 NE 28th St
Camas WA 98607

David Currier Sr
22633 NE 28th St
Camas WA 98607

Robert Lawrence
22643 NE 28th St
Camas WA 98607

Matthew Tobey
22510 NE 28th St
Camas WA 98607

Edward Gotch Jr
7512 NE Payne St
Camas WA 98607

Phernell Walker II
5968 N 86th Ave
Camas WA 98607

Kyle Doyle
5956 N 86th Ave
Camas WA 98607

Jie Song
5944 N 86th St
Camas WA 98607

Duane Briley
5932 N 86th Ave
Camas WA 98607

Erica Green
8545 N Juniper St
Camas WA 98607

Candice Walker
8533 N Juniper St
Camas WA 98607

Mandar Ajaonkar
8517 NE Juniper St
Camas WA 98607

Samreen Khan
8551 N Juniper St
Camas WA 98607

Stacy Struss
5822 N 86th Ave
Camas WA 98607

Charles Kim
5834 N 86th Ave
Camas WA 98607

Greggory Dunn
5888 N 86th St
Camas WA 98607

Marnie Massie
5914 N 86th St
Camas WA 98607

Kenneth Bullis
5920 N 86th St
Camas WA 98607

William Phillips
8556 N Hargrave St
Camas WA 98607

Drew Gottschalk
8544 N Hargrave St
Camas WA 98607

John Moy Jr
8538 N Hargrave St
Camas WA 98607

Richard Boucher
8522 N Hargrave St
Camas WA 98607

Joel Bakker
8510 N Hargrave St
Camas WA 98607

Cody Anglin-Unash
5788 N 86th Cir
Camas WA 98607

Jason Henke
5770 N 86th Cir
Camas WA 98607

Manisha Dhingra
8546 N Juniper St
Camas WA 98607

Caitlin Adams
5762 N 86th Cir
Camas WA 98607

Austin Blank
5754 N 86th Cir
Camas WA 98607

Joan Mulholland
5736 N 86th Cir
Camas WA 98607

Green Mountain Estates Hoa
604 Evergreen Blvd
Vancouver WA 98660

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Vancouver WA 98660

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Vancouver WA 98660

Green Mountain Estates Hoa
604 Evergreen Blvd
Vancouver WA 98660

ORDINANCE NO. 24-011

AN ORDINANCE amending Ordinance 24-010 to include within the prohibited acts of Camas Municipal Code 8.58.020C the possession of aerial shell kits with reloadable tubes.

WHEREAS, Chapter 70.77 RCW, the State Fireworks Law, governs the purchase, sale, and discharge of fireworks; and

WHEREAS, RCW 70.77.250(4) permits cities to adopt ordinances with stricter regulations of fireworks than state law, provided such ordinances may not have an effective date sooner than one year after their adoption; and

WHEREAS, the City has previously adopted Chapter 8.58 to the Camas Municipal, entitled “Fireworks,” and by Ordinance 24-010 amended the definition of allowed Consumer Fireworks which may be sold, purchased and discharged in the City to exclude aerial shell kits with reloadable tubes, commonly known as mortars; and

WHEREAS, for and as a clarification to such Ordinance the Council wishes to include as a prohibited act the possession thereof in addition to the elements as adopted.

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

Section I

Ordinance 24-010 as heretofore adopted shall be amended and a new Subsection 8.58.020 C of the Camas Municipal Code is hereby added to provide as follows:

- C. The term ‘consumer fireworks’ as used in Section 8.58.020 B shall not include any possession, sale, purchase, or discharge of an aerial shell kit, reloadable tube as the same is defined under Chapter 70.77 RCW or WAC 212-17.

ORDINANCE NO. 24-011

Section II

This ordinance shall take force and be in effect one (1) year from and after its passage and publication as provided by law.

PASSED BY the Council and APPROVED by the Mayor this 16th day of September, 2024.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney

ORDINANCE NO. 24-011

AN ORDINANCE amending Ordinance 24-010 to include within the prohibited acts of Camas Municipal Code 8.58.020C the possession of aerial shell kits with reloadable tubes.

WHEREAS, Chapter 70.77 RCW, the State Fireworks Law, governs the purchase, sale, and discharge of fireworks; and

WHEREAS, RCW 70.77.250(4) permits cities to adopt ordinances with stricter regulations of fireworks than state law, provided such ordinances may not have an effective date sooner than one year after their adoption; and

WHEREAS, the City has previously adopted Chapter 8.58 to the Camas Municipal, entitled "Fireworks," and by Ordinance 24-010 amended the definition of allowed Consumer Fireworks which may be sold, purchased and discharged in the City to exclude aerial shell kits with reloadable tubes, commonly known as mortars; and

WHEREAS, for and as a clarification to such Ordinance the Council wishes to include as a prohibited act the possession thereof in addition to the elements as adopted.

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

Section I

Ordinance 24-010 as heretofore adopted shall be amended and a new Subsection 8.58.020 C of the Camas Municipal Code is hereby added to provide as follows:

- C. The term 'consumer fireworks' as used in Section 8.58.020 B shall not include any possession, sale, purchase, or discharge of an aerial shell kit, reloadable tube as the same is defined under Chapter 70.77 RCW or WAC 212-17.

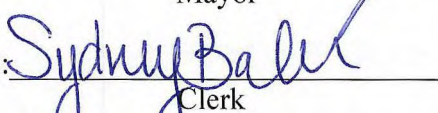
ORDINANCE NO. 24-011

Section II

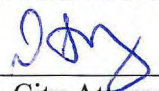
This ordinance shall take force and be in effect one (1) year from and after its passage and publication as provided by law.

PASSED BY the Council and APPROVED by the Mayor this 16th day of September, 2024.

SIGNED: 
Mayor

SIGNED: 
Clerk

APPROVED as to form:


City Attorney

CITY OF CAMAS, WASHINGTON

ORDINANCE NO. 24-012

AN ORDINANCE of the City of Camas, Washington, amending Ordinance No. 22-013, to extend the term of the City's Limited Tax General Obligation Bond Anticipation Note, 2022.

WHEREAS, the City Council of the City of Camas, Washington (the "City") passed Ordinance No. 22-013, establishing a revolving line of credit in the aggregate principal amount of not to exceed \$7,000,000 to provide short-term financing to be used for transportation projects, general City liquidity and other capital improvements (collectively, the "Projects"); and

WHEREAS, the City issued its Limited Tax General Obligation Bond Anticipation Note, 2022 (the "Note") to KeyBank National Association (the "Bank") to evidence the line of credit; and

WHEREAS, the Note matured on September 1, 2024, and the City would like to extend the Note for 60 days while the City and Bank finalize terms for a new revolving line of credit to repay the Note and continue financing the Projects; and

WHEREAS, it is in the best interest of the City to extend the term of the Note;

THE CITY COUNCIL OF THE CITY OF CAMAS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Extension of Term. The maturity date of the Note shall be extended from September 1, 2024 to October 31, 2024.

All other provisions of Ordinance No. 22-013 shall remain unchanged.

Section 2. General Authorization and Ratification. The Mayor, City Administrator, Finance Director and other appropriate officers of the City are authorized to take any action necessary to implement this ordinance and the extension of the Note. All actions taken prior to the effective date of this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

Section 3. Effective Date of Ordinance. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Camas, Washington, at an open public meeting thereof, this 16th day of September, 2024.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Bond Counsel

CITY OF CAMAS, WASHINGTON
ORDINANCE NO. 24-012

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WHEREAS, it is in the best interest of the City to extend the term of the Note;

THE CITY COUNCIL OF THE CITY OF CAMAS, WASHINGTON, DO ORDAIN AS FOLLOWS:

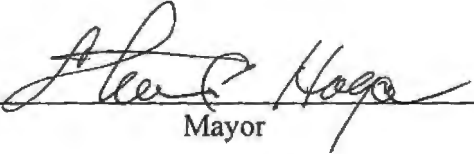
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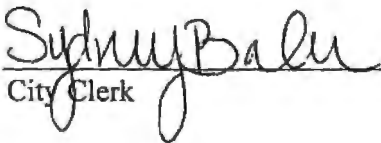
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PASSED by the City Council and APPROVED by the Mayor of the City of Camas, Washington, at an open public meeting thereof, this 16th day of September, 2024.



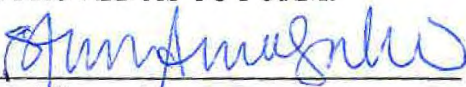
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



Bond Counsel

CERTIFICATION

I, the undersigned, City Clerk of the City of Camas, Washington (the "City"), hereby certify as follows:

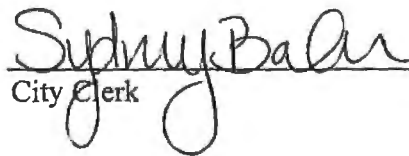
1. The attached copy of Ordinance No. 24-012 (the "Ordinance") is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on September 16, 2024, as that ordinance appears on the minute book of the City.

2. That said meeting was duly convened, held and included an opportunity for public comment, in all respects in accordance with law; due and proper notice of such meeting was given; that a legal quorum of the members of the City Council was present throughout the meeting; and a majority of the members voted in the proper manner for the passage of the Ordinance.

3. The Ordinance will be in full force and effect five days after publication in the City's official newspaper, which publication date is expected to be September 23, 2024.

Dated: September 16, 2024.

CITY OF CAMAS, WASHINGTON



City Clerk