



City Council Regular Meeting Agenda

Monday, April 21, 2025, 7:00 PM

Council Chambers, 616 NE 4th AVE

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

To observe the meeting (no public comment ability)

- go to 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/82525742145>

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

OATH OF OFFICE

1. Oath of Office - Martin Elzingre
Presenter: Shawn MacPherson, City Attorney
Time Estimate: 5 minutes

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.

2. [April 7, 2025 Camas City Council Regular and Workshop Meeting Minutes](#)
3. [April 8, 2025 Camas City Council Special Meeting Minutes](#)
4. Automated Clearing House and Claim Checks Approved by Finance Committee
5. \$167,420.47 for March 2025 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts
(Submitted by Cathy Huber Nickerson, Finance Director)

NON-AGENDA ITEMS

6. Staff
7. Council

MAYOR

8. Mayor Announcements
9. [Child Abuse Prevention Month Proclamation](#)

MEETING ITEMS

10. [Public Hearing - Parklands at Camas Meadows Development Agreement Amendment](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 30 minutes](#)

PUBLIC COMMENTS

CLOSE OF MEETING



City Council Workshop Minutes - Draft
Monday, April 07, 2025, 4:30 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

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

ROLL CALL

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

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

Press: Kelly Moyer, Camas-Washougal Post Record

PUBLIC COMMENTS

Lisa Mangels, Camas, commented about Parklands Development Agreement (DA).

Scott Grant, Camas, commented about Parklands DA.

Kayla McNeel, Camas, commented about Parklands DA.

Stephen and Karen Smith, Camas, commented about Parklands DA.

Brian Nelson, Camas, commented about Parklands DA.

Leslie C., Camas, commented about Parklands DA.

Ryan Walker, Camas, commented about Parklands DA.

Allison Makinson, Camas, commented about Parklands DA.

Katie Carson, Camas, commented about Parklands DA.

Roger Young, Camas, commented about Parklands DA.

Kathy Storlie, Camas, commented about Parklands DA.

Fallon Hawk, Camas, commented about Parklands DA.

Marsha Farris, Camas, commented about Parklands DA.

Minutes created by Alicia Stevens.

Ken Hanson, Camas, commented about Parklands DA.

David Tep, Camas, commented about Parklands DA.

Thuy Nguyen, Camas, commented about Parklands DA.

Sarah Harty, Camas, commented about Parklands DA.

Matt Concannon, Camas, commented about Parklands DA.

Krisy Alanzo, Camas, commented about fluoride.

Constance Brown, Vancouver, commented about fluoride.

Randal Friedman, Camas, commented about fluoride and the Ward 3 Town Hall.

Margaret Tweet, Camas, commented about fluoride.

Phillip Mitchell, Camas, commented about fluoride and public comment periods.

WORKSHOP TOPICS

1. Parklands at Camas Meadows Development Agreement Amendment
Presenter: Alan Peters, Community Development Director
Time Estimate: 15 minutes

A public hearing for this item will be held at the April 21, 2025 Regular Meeting.

2. Library Building Improvements Update
Presenter: Connie Urquhart, Library Director
Time Estimate: 10 minutes

This item was for Council's information only.

3. PointNorth Consulting Strategic Plan Update to Council
Presenter: Lisa Keohokalole Schauer, Kim Sogge and Cadie Dye PointNorth Consulting, Inc.
Time Estimate: 30 minutes

This item was for Council's information only.

4. Council Policies and Procedures
Presenter: Council Member Tim Hein and Council Member Marilyn Boerke
Time Estimate: 30 minutes

This item was for Council's information only. Discussion ensued.

5. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

There were no staff updates.

COUNCIL COMMENTS AND REPORTS

Due to time constraints, Council Comments were moved to the April 7, 2025 Regular Meeting Agenda.

PUBLIC COMMENTS

Betty Peng, Camas, commented about Parklands DA.

Randal Friedman, Camas, commented about transparency and the strategic plan.

Margaret Tweet, Camas, commented about public comment periods and fluoride.

Doug Burkhart, Camas, commented about Parklands DA.

Ryan Makinson, Camas, commented about Parklands DA.

CLOSE OF MEETING

The meeting closed at 6:45 p.m.



City Council Regular Meeting Minutes - Draft
Monday, April 07, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

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

Press: No one from the press was present.

PUBLIC COMMENTS

Randal Friedman, Camas, commented about council conduct.

Kaitlin Lee, Camas, commented about neighborhood electric vehicle (NEV) zones.

Randy Hopkins, Camas, commented about the Ward 3 Town Hall.

Darcy Smith, Camas, commented about the fire department.

Stephen Dabasinskas, Camas, commented about business development and the Ward 3 Town Hall.

Mike Hamilton, Camas, commented about the Regional Fire Authority (RFA) and taxes.

Deborah Nagano, Camas, commented about the Ward 3 Town Hall.

Margaret Tweet, Camas, commented about fluoride.

Douglas Tweet, Camas, commented about fluoride.

Annette Garner, Camas, commented about public hearing guidelines.

CONSENT AGENDA

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

1. March 17, 2025 Camas City Council Regular and Workshop Meeting Minutes
2. \$2,776,620.78 Automated Clearing House 701926-701982 and Claim Checks 160110-160233, and \$480.57 Camas Assistance Program (CAP) Check 160109 Approved by Finance Committee
3. \$150,168.53 for December 2024 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Cathy Huber Nickerson, Finance Director)
4. \$121,524.94 for January 2025 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Cathy Huber Nickerson, Finance Director)
5. \$140,164.36 for February 2025 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Cathy Huber Nickerson, Finance Director)

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

NON-AGENDA ITEMS

6. Staff

Quinn and Huber Nickerson gave an update on the biennial budget provided to Council.

Quinn acknowledged the City received the “Leading the Way Award” by ETC Institute.

7. Council

Hein commented about citizen comments on fluoride and the Crown Park project. Hein commented about upcoming Clark County Public Transit Benefit Area Authority (CTRAN) meetings.

Lewallen commented about a trolley system in Pal Desert, the Ward 3 Town Hall, public hearings and Council policies and procedures.

Boerke attended the Library Board meeting and Downtown Camas Association meeting. Boerke commented about the upcoming LEOFF board meeting. Boerke commented about the Ward 3 Town Hall and a trolley or bus for City events.

Senescu commented about the Ward 3 Town Hall and civility in Council.

Nohr attended the Strategic Planning meeting. Nohr commented about the RFA and speeding near Crown Park and Everett Street. Nohr commented about the Finance Committee meeting and fluoride.

MAYOR

Minutes created by Alicia Stevens.

8. Mayor Announcements

There were no Mayor comments.

9. National Library Week Proclamation

Mayor Hogan proclaimed April 6th – 12th, 2025 as National Library Week in the City of Camas.

MEETING ITEMS

10. 2025 Citywide Hot Mix Asphalt Repairs Consideration of Bids
 Presenter: James Carothers, Engineering Manager and Shawn Macpherson, City Attorney
 Time Estimate: 5 Minutes

It was moved by Nohr, and seconded, to waive the minor bid irregularity as outlined in the Staff Report and that the bid be awarded to Granite Construction Company for the amount of \$959,200 and authorize the Mayor or designee to sign the contract and change orders up to 10 percent of the original contract amount. The motion carried unanimously.

11. Ordinance 25-003 Utility Billing Revisions
 Presenter: Matthew Thorup, Assistant Finance Director
 Time Estimate: 10 minutes

It was moved by Hein, and seconded, to adopt Ordinance No. 25-003 and publish according to Law. The motion carried unanimously.

PUBLIC COMMENTS

Stephen Dabasinskas, Camas, commented business development.

Kaitlin Lee, Camas, commented about a trolley system.

Darcy Smith, Camas, commented about Parklands Development Agreement (DA).

Tyler Sanders, Camas, commented about parking.

Margaret Tweet, Camas, commented about CTRAN.

Brian Wiklem, Camas, commented about Town Halls and a petition to recall Council Member Svilarich.

Annette Garner, Camas, commented about fluoride.

CLOSE OF MEETING

The meeting closed at 8:17 p.m.



Council Vacancy Interviews Meeting Minutes - Draft
Tuesday, April 8, 2025, 4:00 PM
Council Chambers, 616 NE 4th AVE

NOTE: Please see the published agenda packet for agenda item file attachments

SPECIAL MEETING

CALL TO ORDER

Mayor Steve Hogan called the meeting to order at 4:00 p.m.

ROLL CALL

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

Staff: Sydney Baker, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Tina Jones, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Alicia Stevens, and Connie Urquhart

Press: Kelly Moyer, Camas-Washougal Post-Record

MEETING ITEMS

1. Candidate Interviews for City of Camas Council Member, Ward 2:
 - Colene Domenech
 - Jill Walters
 - Gary Gaskill
 - James Roy
 - Alison Livett
 - Martin Elzingre

The City Council interviewed each applicant.

2. Executive Session – Topic: Applicant Qualifications (RCW

42.30.110) Mayor Hogan recessed the meeting at 5:50 p.m.

The City Council met in Executive Session regarding the qualifications of the applicants. Elected officials present were Mayor Hogan and Council Members Boerke, Hein, Lewallen, Nohr, Senescu, and Svilarich. Also present was City Attorney Shawn MacPherson and City Administrator Doug Quinn.

Mayor reconvened the meeting at 6:10 p.m.

The following Roll Call Vote was taken:

**Boerke – Elzingre
Hein – Elzingre
Lewallen – Elzingre
Nohr – Elzingre
Senescu – Elzingre
Svilarich – Elzingre**

2. Council Vacancy Appointment

It was moved by Boerke, and seconded, to appoint Martin Elzingre to the vacated Council Member Ward 2 position of Camas City Council term beginning April 21, 2025 and ending November 25, 2025. The motion carried unanimously.

Council Member Elzingre will be sworn in at the April 21, 2025, 7:00 p.m. Council Meeting.

CLOSE OF MEETING

The meeting closed at 6:15 p.m.

~ PROCLAMATION ~

WHEREAS, the City of Camas prides itself on contributing to the quality of life for its citizens; and

WHEREAS, the members of the General Federation of Women's Club Camas-Washougal desire to help raise awareness of child abuse and promote healthy childhoods; and

WHEREAS children who are raised in supportive and stable environments are more academically and financially successful; and

WHEREAS, children are vital to the City's future success and prosperity, as well as being our most vulnerable citizens; and

WHEREAS, all children deserve to have the safe, stable, nurturing homes and communities they need to foster healthy growth and development; and

WHEREAS, child abuse and neglect are serious problems affecting every segment of society, and finding solutions requires input and action from everyone in our community; and

WHEREAS, in April, all communities are encouraged to join the national effort to raise awareness for those children who are victims of child abuse and neglect; and

WHEREAS, we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promoting the social and emotional well-being of children and families;

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

"Child Abuse Prevention Month"

in the City of Camas and urge all citizens to join the effort to raise awareness and help prevent child abuse.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 21st day of April 2025.

Steve Hogan, Mayor



Staff Report

April 21, 2025 Council Regular Meeting

Public Hearing - Parklands at Camas Meadows Development Agreement Amendment

Presenter: Alan Peters, Community Development Director

Time Estimate: 30 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: Council approved a development agreement for the Parklands at Camas Meadows, a mixed-use development project at NW Camas Meadows Drive and NW McMaster Drive, on March 21, 2016. The agreement sets forth development standards governing the development of the property which includes a mix of commercial and residential components on 36.4 acres. Since 2016, the property has been developed with 42 single-family homes, two separate commercial office buildings, and open space. The owners of the three remaining undeveloped commercial lots along Camas Meadows Drive are requesting to amend the development agreement to allow for these lots to be developed with residential units and a pocket park. The draft development agreement was presented at the April 7, 2025, Council Workshop.

SUMMARY: Development agreements are contracts between jurisdictions and owners of property which specify the standards and conditions governing the development of the property and detailing the obligations of both parties. Cities are authorized to enter into development agreements under RCW 36.70B.170. Camas Municipal Code Section 18.55.340 provides for Council approval of development agreements within the City of Camas.

The approved Parklands at Camas Meadows development agreement proposed 42 single-family lots, four commercial buildings, and one mixed-use building with 24 units. The 42 single-family lots have been fully developed. Two commercial buildings have also been developed: a 20,000 sq. ft. two-story office building at 3517 NW Camas Meadows Drive and a 10,500 sq. ft. one-story medical office building at 3409 NW Camas Meadows Drive.

Three remaining lots along NW Camas Meadows Drive were contemplated for two additional commercial buildings and one mixed-use building with 24 residential units. This 4.82-acre area is outlined in blue in Figure 1. The owners of these properties have been unsuccessful in finding commercial users for these properties and have requested that the City amend the development agreement to allow for these properties to be developed with up to 11 single-family dwellings and two duplexes – a total of 15 residential units.

The proposed development would be divided into two parts. Parcel nos. 986043914 and 986043913 located on the north side of NW Camas Meadows Drive, between NW Pittock Place

and NW McMaster Drive and owned by MAS1A LLC would be developed into eight single-family lots accessed off a new private street. Parcel no. 986043915 owned by VESTCAPITAL FUND II LLC is located between NW McMaster Drive and the existing two-story commercial office building. This would be developed into three single-family lots accessed from the existing NW McMaster Drive and two duplexes fronting NW Camas Meadows Drive.

A new pocket park would be developed on the northwest corner of NW Camas Meadows Drive and NW McMaster Drive. The park would consist of a play area, a picnic area, an open turf area, and a trail connection to the existing open space. The park will be owned and maintained by a homeowners association but will be accessible to the public. The owners would also be required to install a pedestrian crossing signal across NW Camas Meadows Drive connecting the park to the residential developments south of the project.

The proposal would result in a total of 15 residential units, nine less than the 24 currently allowed. It would also eliminate the three commercial buildings proposed in the current agreement.

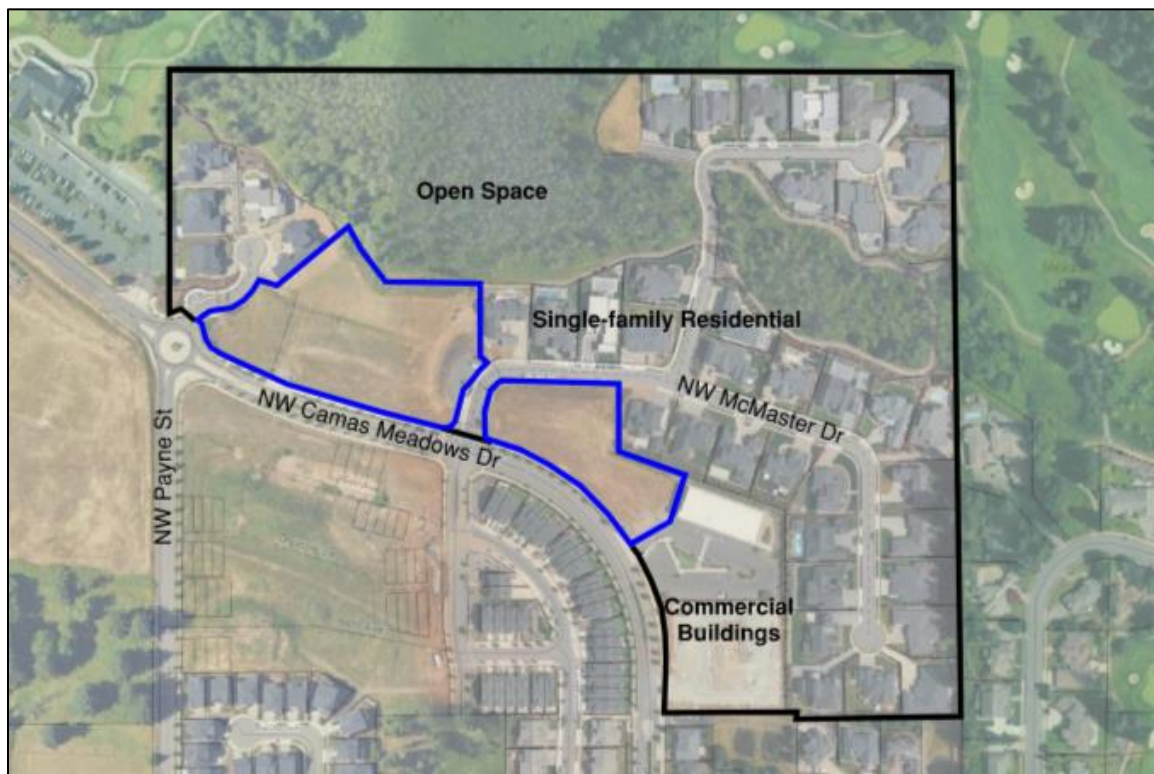


Figure 1: Parklands at Camas Meadows The Parklands at Camas Meadows project is outlined in black. The proposed development agreement amendment would affect the two areas outlined in blue along NW Camas Meadows Drive.

Since the April 7, 2025, Council Workshop, the applicant has amended their request to eliminate the proposed eight townhome units and replace these with two duplexes. The duplexes would have a maximum building height of 25 ft.

Council may approve amendments to an existing development agreement at its discretion, following a public hearing.

BENEFITS TO THE COMMUNITY: The proposal would result in a project complementing the surrounding residential development and shift undeveloped commercial property into a developed residential use land use. The proposed pocket park would benefit nearby residents who do not have any City parks nearby.

POTENTIAL CHALLENGES: The proposal would result in a loss of almost five acres of commercial property and potential jobs and tax revenues.

RECOMMENDATION: Staff recommends Council hold the public hearing, take public testimony, and move to direct the City Attorney to draft a resolution approving the development agreement for consideration at a future Council meeting.

AFTER RECORDING, RETURN TO:

James D. Howsley
Jordan Ramis PC
1211 SW Fifth Ave., 27th Floor
Portland, OR 97204

Space Above for Recording Information Only

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement (the "First Amendment") is made and entered into by and between the CITY OF CAMAS, a Washington Municipal Corporation (hereinafter referred to as the "City"), and Vestcapital Fund II, LLC and MAS1A, LLC (hereinafter referred to as the "Owners") (and collectively referred to as "Parties").

RECITALS

WHEREAS, the City and the Owners' predecessors executed that certain Development Agreement recorded as Document No. 5268706 AGR on March 28, 2016 ("Original Development Agreement"); and Owners own certain real property that is located within the City's municipal boundary and that is more fully described within the Master Plan and attached Exhibit "A", (hereinafter referred to as the "Property"); and,

WHEREAS, the Property is within the Mixed Use Planned Development Overlay which requires approval of a Master Plan and a Development Agreement; and

WHEREAS, the Original Development Agreement has a ten year term that extends to March 27, 2026 and thus remains in effect; and

WHEREAS, most of the area of the Original Master Plan has been successfully developed, with infrastructure to serve the Property; and

WHEREAS, the Parties desire to replace the Original Development with a revised Master Plan applicable to the Property, and desire to extend the original term to allow ten more years for completion of the revised project.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement. This Agreement is a Development Agreement to be implemented under the authority of and in accordance with RCW 36.70B.170 through RCW 36.70B.210. It shall become a contract between the Owner and the City upon its approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170; and upon execution by all parties.

Section 2. Term of Agreement. This First Amendment shall commence upon the Effective Date, and it, together with the Original Development Agreement, shall be valid for a period of ten (10) years; unless extended or terminated by mutual consent of the Parties; provided however, if this First Amendment or any initial land use applications related to the Property and filed within one year of the effective date of this First Amendment, are appealed, the term of this Agreement shall be tolled for the time during which the appeal is pending or eighteen (18) months, whichever is less. The "Effective Date" shall be the date of recording, which shall occur within thirty days of the date of the adopting Resolution.

Section 3. Vesting. Any land use applications submitted with respect to the Property during the term of this First Amendment, shall be vested to the following land use regulations and Development Standards in effect on the effective date of this First Amendment: CMC Title 16.0116.21; CMC 16.31; CMC Title 17 and CMC Title 18 (through Ordinance 24-007), unless otherwise provided for in this First Amendment through Exhibit "B" Dimensional Standards or Exhibit "C" Master Plan. Any land use approvals affecting the Property issued after the effective date of this First Amendment shall remain in effect during the term of this First Amendment; provided however, that preliminary plat approvals shall be valid for a period of seven years from the date of the approval, regardless of whether the end of such seven years occurs during or after the term of this First Amendment. The vesting provided for under this First Amendment shall not apply to System Development Charges, Impact Fees or application or review fees, which shall be assessed at the then-current rates.

Section 4. Master Plan. Parties agree to incorporate by reference Exhibit C The Proposed Site Plan as the Master Plan for development of the Property. The Master Plan provides the Parties with predictability regarding the future development of the Property. Minimum dimensional standards that the Owner shall utilize for development under the Master Plan are provided for in Exhibit "B". Owner agrees to make best efforts to obtain permits and construct a public pocket park consistent with the Master Plan. Consistent with Camas Municipal Code (CMC) 18.09.060 D, the lot size, width, depth and setback standards shown on Exhibit "B" are herein negotiated consistent with the preservation of open space in the pocket park. The Property may be developed with a maximum 11 single family lots, and maximum 2 duplexes. A number of studies have been completed that aided in the Master Plan as well as the subdivision application already submitted to the city. Those studies include:

Phase 1 Environmental Site Assessment, Columbia West Engineering, Inc., August 31, 2015.

Existing Conditions & Boundary Survey — without Trees (Sheets 1 and 2), Minister Glaeser Surveying, Inc., December 10, 2015.

Existing Conditions & Boundary Survey — with Trees (Sheets 1 and 2), Minister-Glaeser Surveying, Inc., December 10, 2015.

City of Camas Archaeological Predetermination Survey of 542 NW 218th Ave, Camas, Washington, Applied Archaeological Research, Inc., March 17, 2015.

Parklands Executive Residential Subdivision and Parklands Business Park: Preliminary Stormwater Design Report (TIR), Kessi Consulting, January 24, 2016.

Parklands at Camas Meadows Traffic Impact Study, H. Lee & Associates, November 18, 2015.

Wetland Delineation Report for Parklands at Camas Meadows Camas (Final Report), Washington, Ecological Land Services, Inc., December 15, 2015.

Geotechnical Site Investigation Parklands at Camas Meadows Camas, Washington, Columbia West Engineering, Inc., June 23, 2015.

Section 4.1. SEPA. The City issued a SEPA determination of nonsignificance regarding the Original Agreement (SEPA 15-14). Impacts that are identified at future stages of the development, including but not limited to, Site Plan approval, Preliminary Plat approval, Short Plat approval or building permit approvals that have been previously analyzed through this or other SEPA processes, shall not be re-analyzed on the condition that the future identified adverse impacts, in the sole discretion of the City, are substantially similar to and of the same or less intensity as those previously analyzed under this or other SEPA processes. Nothing in this Section shall preclude the City from requesting information, at the cost of the Owner, on the potential adverse environmental impacts associated with a specific land use application that have not been previously identified or analyzed as required under the State Environmental Policy Act.

Section 4.2. Streetscape. Owner agrees to incorporate into its development application submittal package streetscape standards for primary streets within the Property addressing street specifications, tree spacing and species, sidewalk separation, trash receptacles, benches and other street amenities that will create an inviting, safe passage for not only vehicular but pedestrian and bicycle traffic. Double frontage lots along NW Camas Meadows Drive are subject to the landscape and fencing requirements of CMC 17.19.030.D.6. The City will allow a deviation to these requirements, provided that the owner installs a sight-obscuring fence or masonry wall along the rear line of any lots backing NW Camas Meadows Drive in-lieu of the CMC requirements. The fence or wall shall comply with the City's Gateway Collector and Arterial Fence design detail or an alternative design of equal or better standard approved at the City's discretion. The owner also agrees to plant at least two minimum two-inch caliper trees per lot, of a species approved by the City, in the rear yard of any lots backing NW Camas Meadows Drive. Duplex lots are subject to CMC 17.19.030.C1, to include a five-foot-wide landscape buffer along the bordering single family lots. This landscape buffer consists of high shrubs to form a continuous screen and ninety-five percent opaque year-round.

Section 4.3. Pocket Park. Owner agrees to incorporate into its development application submittal package documents and plans for the pocket park identified as "Tract C New Public Park" on Exhibit C. The documents and plans shall include (1) assurance for completion of the park improvements prior to recording of the final subdivision plat; (2) the park Tract C shall be owned and maintained by an HOA but shall be publicly accessible; (3) a minimum of contiguous

15,000 sq. ft. of area; (4) a minimum of 3,000 sq. ft. play area with equipment suitable for and developmentally appropriate for toddlers and elementary school-aged children; (5) a minimum of one picnic table and two benches; (6) landscaping shall include an open turf area and shade trees; and (7) a minimum 8 ft. wide asphalt or concrete trail providing access to the edge of wetland Tract A. No off-street parking is required for the park. The owner agrees to install two solar-powered, rectangular rapid-flashing beacons at the west pedestrian crosswalk of the intersection of NW McMaster Drive and NW Camas Meadows Drive.

Section 5. Remedies. Should a disagreement arise between the City and Owner regarding the interpretation and application of this First Amendment, the parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

Section 6. Performance. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 7. Venue. This First Amendment shall be construed in accordance with and, governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this First Amendment.

Section 8. Severability. If any portion of this First Amendment shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 9. Inconsistencies. If any provisions of the Camas Municipal Code or Master Plan are deemed inconsistent with the provisions of this First Amendment, the provisions of this First Amendment shall prevail.

Section 10. Binding on Successors and Recording. The rights and obligations created by this First Amendment are assignable and shall be binding upon and inure to the benefit of Owner, the City, and their respective heirs, successors and assigns. Only Owners and the City or their assigns shall have the right to enforce the terms of this First Amendment. This First Amendment shall be recorded against the Property with the Clark County Auditor. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

Section 11. Recitals. Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

CITY OF CAMAS

MAS1A, LLC

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

VESTCAPITAL FUND II, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF WASHINGTON)
) ss.
 County of Clark)

I certify that I know or have satisfactory evidence that _____
 is the Person who appeared before me, and said person acknowledged that he signed this
 instrument, on oath stated that he was authorized to execute this instrument and acknowledged it
 as the _____ of MAS1A, LLC to be free and voluntary act of such party
 for the uses and purposes mentioned in the instrument.

DATED: _____

 NOTARY PUBLIC for the State of Washington,
 Residing in the County of Clark
 My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
 County of Clark)

I certify that I know or have satisfactory evidence that _____
 is the Person who appeared before me, and said person acknowledged that he signed this
 instrument, on oath stated that he was authorized to execute this instrument and acknowledged it
 as the _____ of VestCapital Fund, LLC to be free and voluntary act of
 such party for the uses and purposes mentioned in the instrument.

DATED: _____

 NOTARY PUBLIC for the State of Washington,
 Residing in the County of Clark
 My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____
is the Person who appeared before me, and said person acknowledged that he signed this
instrument, on oath stated that he was authorized to execute this instrument and acknowledged it
as the _____ of City of Camas, WA to be free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

DATED: _____

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: _____

EXHIBIT A: PROPERTY DESCRIPTION

Lot 43, Lot 44, and adjusted Lot 45 of the Estates at the Archery subdivision, recorded at Book 311, Page 924 of Clark County Book of Plats, in the SE & SW 1/4 of Sec. 28, T2N, R3E, W.M., Clark County, WA.

The abbreviated legal descriptions for the three parcels is:

Lot 43 (Parcel 986043913)

ESTATES AT THE ARCHERY LOT 44 311924

Lot 44 (Parcel 986043914)

ESTATES AT THE ARCHERY LOT 44 311924

Adjusted Lot 45 (Parcel 986043915)

ESTATES AT THE ARCHERY ADJ LOT 45 311924

EXHIBIT "B" DIMENSIONAL STANDARDS

The Master Plan will implement the following development standards that provide for flexibility in creating a high-quality design. The master plan includes 11 single-family lots and 2 duplexes.

Development Standard	Single Family	<u>Duplex</u>
A. New Lot Dimensions		
Minimum lot size (square feet)	8,000	2,100
Maximum lot size (square feet)	<u>No Limitation</u>	<u>No Limitation</u>
Minimum lot width (feet)	80	26
Minimum lot depth (feet)	90	60
Maximum building lot coverage	50% (60% with ADU)	65%
Maximum building height (feet)	35	25; up to two stories
B. Setbacks		
Minimum front yard (feet)	15	10
Minimum garage (feet)	20	15
Minimum side yard flanking a street and corner lot rear yard (feet)	5	15
Minimum side yard at street (feet)	10 (5 with ADU or accessory buildings)	15

EXHIBIT "C" PROPOSED SITE PLAN

