

IX. Public Facilities, Services and Utilities

The following services are provided in the City of Camas and are discussed in this section:

- Schools
- City Facilities and Services
 - ♦ Fire Protection and Emergency Medical Services
 - ♦ Police Protection
 - ♦ Library
- Facility Plan
- City Utilities
 - ♦ Water
 - ♦ Sewer
 - ♦ Water and Sewer policies
 - ♦ Storm Water Drainage
 - ♦ Solid Waste Disposal
- Utilities
 - ♦ Electrical
 - ♦ Gas
 - ♦ Telecommunications

Camas also provides streets and parks and recreation services; these are discussed separately in the transportation and parks elements. Most of these

services are provided only within Camas' city limits and few of these services have specific plans for serving the entire study area at this time.

This Comprehensive Plan forecasts a population of 24,700 within the Urban Growth Area by 2023. This equates to a sustained annual population growth rate of 3%, compared to a growth rate of 5% or more since 1990. The proposed Urban Growth Area would add approximately two (2) square miles to the total area within the city limits when all of the area has been annexed.

The purpose of this section of the Comprehensive Plan is to:

- Provide a future vision of public facilities and services in Camas and its Urban Growth Area that is concurrent with anticipated growth
- Identify strategic plans and actions to maintain or improve services consistent with the vision
- Provide a framework for guiding the necessary budgetary and operational plans
- Provide the basis for integrating public facilities and services with other elements of the Comprehensive Plan, such as land use, transportation, and capital facilities.

Schools

The Camas School District is facing significant growth. Unlike many of the other public facilities and services described in this chapter, however,

this is due to growth experienced throughout the entire district and not just within the city.

CAMAS SCHOOL DISTRICT

The Camas School District serves the City of Camas, the area east of Lacamas Lake continuing up to Livingston Mountain and on to Skamania County. The district submits its Capital Facilities

Plan (CFP) every other year. The CFP describes the existing and planned school facilities. It is located in *Appendix D* following the city's CFP.

City Facilities and Services

This section describes the city's emergency services (fire and police), as well as library and administrative services

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The Camas Fire Department currently operates a full-service fire department from two locations—one at 313 NE Franklin Street in the downtown core area and the other at 4321 NW Parker Street in Grass Valley. The downtown fire station is part of a city hall complex constructed in 1967 and encompasses a total area of 8,500 square feet. The Grass Valley facility (Station #42), built in 2000 includes 11,800 square feet of building. Station #42 contains additional features, including a community meeting room with capacity for 100 people and a training tower.

In addition to the active stations, the department acquired two rural volunteer stations through annexation in the late 1980's. Both are currently used for storage. One is on top of Prune Hill, a two bay metal clad pole building. Part of the Prune Hill building houses Water Department equipment associated with the adjacent Prune Hill reservoir. The second, a two bay cinder block building in Grass Valley, houses off-season tires and parade apparatus. Both stations range from 600 to 700 square feet and are currently suitable for storage only, lacking any facilities necessary for a staffed station.

Fire Department services include fire suppression, public education, inspection, prevention, and code enforcement activities within the City of Camas, covering about 11.3 square miles. An Advanced Life Support transport ambulance is provided to a service district encompassing approximately 95 square miles in southeastern Clark County with a population of approximately 45,000. It includes the Cities of Camas and Washougal, Clark County Fire Districts 1 and 9, and a portion of Vancouver east of SE 192nd Avenue.

The ambulance service area currently encompasses four density areas: Urban densities occur in the core areas of Camas and Washougal; suburban densities occur within both the Camas and Washougal

city limits; and the remainder of the service area falls mostly into the rural density category with a small amount of wilderness area.

Services are provided by a career staff of firefighters, firefighter/paramedics, and administrative staff. A group of volunteer personnel provide additional resources for working fire emergencies.

When the ambulance is not in use, the paramedic personnel, cross-trained as firefighters, gives Camas a ratio of 2.4 fire capable personnel per 1,000 population. With firefighter personnel only, the ratio is then 1.3 fire capable personnel per 1,000 population. In a study of fire and emergency medical services in 12 cities, firefighters per 1,000 population ranged from a low of .8 firefighters per 1,000 to a high of 2.3 firefighters per 1,000.¹

Future Needs and Assumptions

Emergency medical and fire responses will continue to increase at a rate of about 3% annually through the next 10 years, until build-out of the area is achieved. The main fire station facility in downtown is beyond original design capacity on a regular basis. Current office space requirements cannot be met within the existing space. A new downtown fire station is included in the Capital Facilities Plan, with preliminary engineering work scheduled to begin in 2004. Financing of the new station will be dependant on a voter-approved bond.

The Camas Fire Department was rated Fire Protection Classification (FPC) 4 at its last review in 1990. The deficiencies identified were as follows: lack of an elevated fire stream device; excessive first due response distance in the western Camas area; lack of a fire officer on-duty at all times with each engine company; lack of sufficient firefighters

¹ International City Management Association, Feb. 1993.

on-duty; lack of a fire hose replacement program; lack of a fire training facility; lack of sufficient regular training; inadequate frequency of regular fire safety inspections. The foregoing have all been corrected however over the past 10 years. Camas is due to be regraded in the near future. Improving the rating to FPC 3 would result in a decrease in commercial fire insurance rates of about 6%.

The community is not inclined to require built-in fire protection systems in excess of building and fire code requirements except in unusual circumstances as a trade off for other requirements.

Standards

The following outlines firefighting and emergency standards:

- 1.3 firefighters per 1,000 population
- 1.5 miles or less from a fire station (insurance grading parameters); 2 miles from residential

properties; 1.5 miles from commercial properties; and 1 mile from properties requiring over 5,000 gmp fire flow (NFPA standard).

- Emergency response time of seven minutes from dispatch to arrival
- Advanced life support medical services response times set by county ordinance.

The following standards outline firefighting and emergency population densities:

- Urban density (2,000+/sq. mi.)—8 minutes 90% of the time
- Suburban density (1,000-2,000/sq. mi.)—12 minutes
- Rural density (1-1,000/sq. mi.)—20 minutes
- Wilderness areas (<1 persons/sq. mi.)—60 minutes

POLICE PROTECTION

The Camas Police Department operates a full-service police department from one location at 2100 NE 3rd Avenue, just east of the downtown core. This facility, opened in the fall of 1998, is 15,000 square feet in size and was designed with a 20-year growth expectation. Included in the facility is a 1,500 square foot community/training room. The community/training room also serves as an emergency operations center and is serviced with a backup generator.

Camas strives to maintain a ratio of 1.8 officers per 1,000 population. The department is staffed with 23 fully commissioned officers, one 'special investigator' with a limited commission, three fulltime clerical staff, a half time court security officer, part time parking enforcement officer and two part times work crew leaders. Of the 16 commissioned staff there are 12 Patrol Officers, one Detective, one Detective Sergeant, four Patrol Sergeants, one Administrative Sergeant, a Crime Prevention Officer and a School Resource Officer, one Captain and the Chief of Police.

Future Needs and Assumptions

The formula of 1.8 officers per 1,000 population is a generally accepted conservative measure to determine level of service. There are some risks in using this method of assessment. The basic premise is that increased population requires increased service. It does not allow for consistent patrol in those areas that takes officers away from more populated areas. A substantial attraction for residents seeking annexation is increased service expectations. Currently, a normal, uninterrupted patrol route covering the outlying areas takes an officer about 30 minutes from the west city limits to the east city limits.

The Camas Police Department will insure that additional officers are dedicated to patrol. Individuals will be trained in specialties in order to conduct initial assessments, but systems will not be designed that create divisions requiring staffing, which may degrade the ability to provide basic police functions. The way to insure access to specialized expertise is to form partnerships or contracts with the larger agencies with existing specialty teams. Numerous partnership agreements are

currently in place under the sanction of the Regional Master Law Enforcement Agreement. This agreement forms the core standards for interagency cooperation. All law enforcement agencies in Clark and Skamania counties are participants in this agreement.

As noted earlier, the police facility is east of downtown on NE 3rd Avenue east of Crown Road. As the

city spreads and as population density increases, a second station should be considered to serve the west side in order to alleviate response time demands.

Standards

The City of Camas standard for police protection is 1.8 police officers per 1,000 population.

CAMAS PUBLIC LIBRARY

Since 1929, the City of Camas has maintained an independent municipal library. Camas chose to keep its library when the Fort Vancouver Regional Library (FVRL) was established in the 1960's. FVRL is a junior taxing district that serves Clark, Skamania, and Klickitat Counties, and the City of Woodland in Cowlitz County. The commitment to remain independent has been readdressed twice in the past 20 years by the Camas Public Library Board of Trustees.

Library service has been a top priority for the citizens of Camas, as demonstrated by years of heavy use, the passage of a \$7.96 million bond levy in 2000 and the phenomenal usage of the newly opened facility. A telephone survey was conducted by CFM Research in 2000 and found that 82% of the population use the library and 65% of all respondents ranked the library above average with 77% of frequent users giving the highest ratings.

The original building, constructed in 1940, was fully remodeled in 2002 and an addition was built to the west to accommodate expected growth in the next 15 years. The library reopened in May 2003, with 27,000 square feet of space to provide access to approximately 55,000 books, videos, CD's, DVD's and other materials, and to provide free meeting spaces for public meetings, reading rooms, study rooms, and computers.

Although it has fluctuated considerably as the tax base has grown, the city has historically funded the library at a rate near the 50 cents per thousand dollars of assessed valuation. This is similar to what is levied by the regional library district. The library consistently ranks in the top libraries in the state for the dollars per capita spent on materials and the amount spent per capita on library services.

The library has two support groups: The Friends of the Camas Public Library and the Camas Library Foundation. These two non-profit groups provide a source for volunteer labor and raise funds to help provide additional funding for items not covered by the city budget to provide for a high-quality level of service. In the two years leading up to the reopening of the library, these two groups spent over \$200,000 on improvements to the library's collections and appearance.

The number of items lent doubled in the years from 1990 to 2000 to over 180,000 items circulated annually. With the opening of the expanded building, use has gone above 220,000 and is expected to keep climbing. The number of computer workstations for public use went from 8 to 28 and use has correspondingly increased.

Through long-standing policies of reciprocity and cooperation, Camas and FVRL residents may use any of the public libraries in the three counties without paying non-resident fees. Thus, the Camas Public Library serves both the citizens of Camas, and about 10,000 residents in the surrounding county. In addition, the Camas Public Library maintains an agreement with Multnomah County, wherein Camas residents may get a "free" borrowers card and Multnomah residents may get a Camas card. Whichever group borrows more each year pays a net charge of \$1 per item borrowed. Camas has paid up to several thousand dollars annually under this agreement. Camas also has agreements with other Metropolitan Interlibrary Exchange (MIX) libraries: Clackamas, Hood River, and Washington Counties in Oregon.

Cooperation with these other agencies also includes such things as training and reference services.

Another example of cooperation is the consortium of FVRL, Camas, and the SW Washington Medical Center Library to share an automated library management system (LMS) which includes automated circulation, automated acquisitions, and access to an online catalog of the holdings of the three institutions. In addition, the libraries share costs of electronic resources such as full-text periodicals databases and other tools. This arrangement enables the libraries to provide access to more materials and information.

Future Needs and Assumptions

The library's future is outlined in the library's strategic plan, which is updated every three to five years. This plan recommends areas of service to emphasize and goals to achieve. The library's current focus is in services to provide opportunities for self-directed personal growth, to provide the space and programs for public discourse about issues, to help meet the personal and school informational needs of citizens, and to help satisfy people's appetites for popular, social, and recreational experiences.

As part of strategic planning, the library conducts periodic surveys to gauge its efficacy and direction.

The library's remodel and expansion were designed to provide both room for growth and flexibility to allow changes to accommodate future needs of dif-

ferent types. Finishes were chosen that were both timeless in appearance, but long lasting as well. It is assumed that the space will be adequate for 15 years and that there will be some renovation of the spaces and updating of furnishings and interior finishes within that time period.

Technology is the area of need that will probably get the greatest attention. Radio frequency identification tags for use in circulating materials is one rising technology that will be explored. The cost will be an issue for consideration. Other costly technology issues include replacement of workstations, the replacement of the existing shared LMS, and expansion of a materials handling system for sorting returned materials. As part of the State of Washington's K-20 High Speed Data Network, the library will have opportunities to build new partnerships and expand services with video conferencing, and in other ways not yet imagined.

With its larger up-to-date facility, the library can, and will, continue to add to its spectrum of services, programs, and formats to provide a top quality library experience. The library will continue to be the premier public commons in Camas, and remain at the heart of Camas.

Standards

No state or federal standards for public library service exist.

CITY FACILITIES PLAN

Located in downtown at 616 NE 4th Avenue, the Camas Municipal Center, constructed in 1967, currently houses a number of important general governmental services in approximately 25,000 square feet space. These services include administration, building, engineering, finance, planning and public works. This facility also serves as one of two fire and EMS stations, which occupies the east end of the building. Commonly known as City Hall, this venue includes the Office of the Mayor and City Council chambers, which was remodeled in 2001.

Future Needs and Assumptions

As growth in general governmental services occur, the current facility will experience issues related to

effectively accommodating companion personnel. Even with advances in technology, meeting space will continue to be a premium in a City Hall facility. To meet the future needs, the City of Camas has agreed to purchase an existing office building in 2004. Now the home to Riverview Community Bank, the building is located at 700 NE 4th Avenue, one block east of the current City Hall. The addition of this approximate 20,000 square foot facility will serve the general governmental needs of the planning horizon. Details of the agreement, including a phasing of uses over a period of time, will be finalized upon sales closing of the building in 2004.

Taken together the current and new facility will

provide approximately 45,000 square feet of space, and additional parking, for the services discussed above. These facilities will effectively and efficiently accommodate the general governmental and other needs over the succeeding twenty years.

CITY UTILITIES

WATER

The City's water system is described in a report titled *2001 Water System Comprehensive Plan for the City of Camas, Washington*. The report describes the existing water supply and distribution system as well as proposed improvements necessary for serving the land in the north and west portions of the study area that either have been or are proposed for annexation to the city.

Description of System

The City of Camas water utility is a Class A water system within the State of Washington, serving approximately 5,500 customers. The system is made up of approximately 98 miles of water mains, which are predominantly cast or ductile iron. The city's water source is provided from nine wells, and two surface sources, one at Boulder Creek and one at Jones Creek, located approximately 7 miles northeast of the city.

In total, the city has water rights for 6,300 acre feet per year, with an instantaneous production rate of 10,545 gallons per minute (gpm). The city currently has just over 8.45 million gallons in water storage located in seven reservoirs, ranging in size from 100,000 gallons to 2,400,000 gallons. Thirteen service zones are located throughout the city which relate to the various elevations and pressures. *Figure 14 (Appendix F)* depicts the city's water system.

Surface Water

The surface water sources are used by the City of Camas whenever possible to minimize pumping requirements. The surface source has sufficient static head to flow through the water treatment plant and into the lower Prune Hill Reservoirs. Treatment of surface water consists

Standards

Currently, there are no adopted standards for general governmental services.

of coarse screening at the headworks, chlorination and pressure filtration at the water treatment plant. Soda ash and fluoride are added at the filter plant for turbidity control and tooth protection, respectively. The low silica characteristics of the surface water make it very desirable for use with high-tech manufacturing facilities. The surface water sources are capable of providing approximately 1,050 gallons per minute.

Ground Water Wells

The City currently operates nine groundwater wells. Well numbers 1, 2, 3, 7, and 8 are located on SE 6th Avenue, in the eastern downtown area. Well number 6 is located farther east along SE 6th Avenue near the Camas/Washougal border. Well #5 is located south of well #6 on SE 8th Street. Well #4 is located on the western shore of the Washougal River, near Louis Bloch Park. All of these wells are located in the 343' zone. Well #9 was completed in August 2000, and produces high quality water at a rate of 650 gpm. It is located in the Lacamas Zone on NW 38th Avenue near NW Julia Street.

Level of Service Criteria

The Clark County Coordinated Water System Plan Update, along with other adopted guidelines and standards, are used in the design and construction of the water system. For specific design or system information refer to the 2000 Water Comprehensive Plan.

Current Deficiencies/Excess Capacity

The current water system of Camas meets or exceeds the level of service criteria identified in the aforementioned section with limited exception. Due to the topography of the community, there are limited pockets that periodi-

cally have water pressure in excess of 100 pounds per square inch (psi). Adequate storage and treatment is available to meet the on-going needs of the city. System improvements are scheduled to maintain this current level of service. The city will undertake an update of the water system plan every 6 years per Department of Health regulations.

The potable water issue was addressed in the recent water facility study completed by the City of Camas, which is included by reference. The study reviewed water facility modifications required to accommodate the next 20 year's growth. All facility requirements and funding sources needed to accomplish the plan are contained in the 20-year Capital Facilities Plan.

Finance

The City of Camas' water financing is reviewed approximately every five years, most recently in November of 2003. These studies review the water system, the system revenue requirements, projected expenses, and develop water rates using a cost of service analysis as the basic framework. Under this cost of service framework, users are charged their proportionate share of the costs of the utility, where the shares are based on the respective uses of the system. The rate structure of the city is predicated on the concept that each user or user class pays for the services received and neither subsidizes others nor receives a subsidy. This approach results in water rates that are adequate to meet the financial needs of the utility and are equitable for as many users as possible. Revenue requirements are calculated based upon historical trends, anticipated system growth, expected levels of inflation, and planned capital improvements.

SEWER

Description of System

The sanitary sewer system within the City of Camas contains approximately 50 miles of mains and laterals. The sanitary system is divided into three basins.

One serves the Fisher Basin area and ranges from the Fisher Swale on the west, Lacamas/Round Lake on the east and north, and Prune Hill to the south. Service within this area is via septic tank effluent, gravity, or pump.

A second basin serves the central business area of Camas and that area northwest of the community up to the summit and along the south flanks of Prune Hill. This system is predominantly a conventional gravity sewer.

The sewer system uses pump stations to convey wastewater to the wastewater treatment plant, which is located on the Columbia River just upstream from the Washougal River's confluence. Station sizes typically range between 370-700 gallons per minute except for the main sewage lift station, which has a discharge capacity of 5,300 gallons per minute. Two types of systems convey wastewater in the City of Camas. One-the older system-is predominantly conventional gravity sewer and maintains negative grades removing all wastewater and waste products from the various service areas. Typically, these lines are constructed of concrete or PVC. The second type is known as the septic tank effluent pump (STEP) or septic tank effluent gravity (STEG). The primary difference is that the septic tank systems convey gray water only and retain all solids on site in a subterranean interceptor tank. The tanks require maintenance every seven to ten years. The waste removed from the tanks is treated at the Camas Waste Water Treatment Plant (WWTP).

All waste flows are treated at the WWTP. The plant is a conventional, activated sludge plant built in 1972 and upgraded in 2000 for a designed average flow of 6.1 million gallons per day (mgpd) and a peak flow of 11.1 mgpd. *Figure 15 (Appendix F)* displays the city's public sewer system.

Level of Service Criteria

The sewage disposal system and treatment plant serving the City of Camas are designed and regulated in accordance with the *Criteria*

For Sewage Works Design Manual prepared by the State of Washington Department of Ecology (DOE). The manual serves as a guide for the design of sewage collection and treatment systems. The 1994 Wastewater Facilities Plan, which is planned to be updated in 2004, acts as the General Sewer Plan for the City. This is supplemented with the June 1997 Wastewater Facility Plan that focuses on the Treatment Plant upgrades required to meet growth projections.

Current Deficiencies/Excess Capacity

Collection System—The City of Camas collection system pump stations have adequate capacity to serve existing flow rates. Pump station capacity expansion will be necessary as the area's tributary to each continue to develop. Pump station expansions are guided by the sewage facilities plan and guided by actual loads and flows entering the respective pump stations.

The existing sewer pipelines have capacity to convey current flows. Similar to the pump stations, some pipeline will reach capacity as growth within Camas continues. The proposed new pipelines are set forth in the Wastewater Facilities Plan, which is updated regularly.

Waste Water Treatment Plant—The WWTP underwent an extensive upgrade in 2000 expanding the capacity to meet the 2015 population projections based on the 1994 comprehensive plan. The 1997 Wastewater Facility Plan and current rates provide for upgrades to the solids handling portion of the plant. The plan calls to convert the plant from aerobic digestion to anaerobic digestion. The plan has also identified upgrades to the Columbia River outfall may be required in the future due to permitting requirements.

Infiltration/Inflow Analysis

An infiltration/inflow (I/I) analysis was conducted with the 1997 Facilities Plan to identify and prioritize the inflow of ground water into the sewer system. This is an important element to control and reduce as increased flow due to

rainfall or high ground water robs capacity of the treatment plant and makes the influent more difficult to treat. The city, starting in 1998, has invested in removing the major sources of I&I identified in the study.

Financing

The City of Camas' sewer rates are reviewed approximately every five years, most recently in November of 2003. These studies review the sewer system, the system revenue requirements, projected expenses, and develop sewer rates using a cost of service analysis as the basic framework. Under this cost of service framework, users are charged their proportionate share of the costs of the utility, where the shares are based on the respective uses of the system. The rate structure of the city is predicated on the concept that each user or user class pays for the services received and neither subsidizes others nor receives a subsidy. This approach results in sewer rates that are adequate to meet the financial needs of the utility and are equitable for as many users as possible. Revenue requirements are calculated based upon historical trends, anticipated system growth, expected levels of inflation, and planned capital improvements. The reviews further factor in non-rate revenue (*e.g.*, system development charges and interest income).

Policies for Water and Sewer

Work in urban areas to: eliminate private water and sewer/septic systems; encourage connection to public water and sewer systems; and prohibit construction of new private wells and subsurface sewage disposal systems in new developments, and eliminate the introduction of ground water into the sewer system.

Within Urban Growth Areas, cities and towns should be the providers of urban services. Cities and towns should not extend utilities without annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened. In areas where utilities presently extend beyond city or town limits, but are within Urban Growth Areas, the city or town and the county should jointly plan for

the development, with the county adopting development regulations which are consistent with the city or town standards.

Plans for providing public utility services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses.

Public utility services shall be planned so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.

The county, municipalities, and special districts shall agree, to the greatest extent possible, upon present and future service provision within the urban area.

Public sanitary sewer service will be permitted only within urban areas, and should be extended throughout urban areas, except to serve areas where imminent health hazards exist.

Adequate public water service should be extended throughout urban areas. (An adequate public water system is one that meets Washington requirements and provides minimum fire flow as required by the Fire Marshal.)

In areas where utilities presently extend beyond city or town limits, but are within Urban Growth Areas, the city or town and the county should jointly plan for the development, with the county adopting development regulations which are consistent with the city or town standards. For areas that are within Urban Growth or Urban Reserve Areas that will be annexed and are provided utilities, the utilities should meet the standards of the city that they will be annexed to.

Storm Water Drainage

Storm water from the city flows to the Columbia River. The city has six distinct drainage basins, Dwyer Creek Basin which includes the Fisher Basin Drainage Utility; Lacamas Lake drainage; Lacamas Creek drainage; Washougal River drainage; Columbia River drainage; and Fisher Swale drainage. Each of these main drainages has distinct and important sub basins

that have critical collection points. The city maintains all storm collection within the right-of-way, and an assortment of detention and treatment facilities. A majority of the existing treatment and detention ponds are in the ownership of a Home Owners Association, (HOA). The HOA has the primary responsibility to maintain the facility. The city provides annual inspection and notification of deficiencies. In March 2003 the city applied to the Department of Ecology for a NPDES phase 2 permit. When DOE issues the permit the city will be required to meet minimum operation and maintenance standards. The city is investigating an overall storm water utility to provide a stable funding source to meet these requirements. *Figures 16 and 17 (Appendix F)* show the city storm drainage system and Fisher Basin drainage utility respectively.

Goals

Provide a stable funding source to meet NPDES phase 2 requirements.

Provide inspection on HOA facilities, and provide directions and standards for repair.

Meet water quality standards by providing Best Management Practices for development activities.

Establish base line flows on each drainage basin or sub-basin to provide for analysis of deficiencies.

Study development standards that would reduce the amount of impervious surface on new development.

Policies

Require new development or redevelopment to comply with the adopted Storm Water Manual and design criteria.

Use Best Management Practices for erosion and sediment control

Protect natural stream courses for water quality.

Utilities

One of the evaluation criteria used in defining the Urban Growth Area was that urban services would be available concurrent with all development. These services include all utilities that are privately and publicly provided. This section addresses the privately provided utilities.

The Growth Management Act requires all Comprehensive Plans to include an element describing existing and proposed utilities, including electrical lines, telecommunication lines and natural gas lines. For the City of Camas, these are provided by Clark Public Utilities, Northwest Natural and Verizon, all regulated by the Washington Utilities and Transportation Commission (WUTC).

Utility providers have typically worked with the City in their primary responsibility to serve their customers. However, with Growth Management and defined Urban Growth Areas and more intense urban development, it becomes increasingly important that these efforts be better coordinated. Although each utility has the responsibility to plan to provide this service it is becoming increasingly important to the quality of the environment that the siting of facilities, provision of logical corridors and their related community and visual relationships be improved. Likewise, programs encouraging the conservation of energy resources require increased coordination and cooperation.

EXISTING CONDITIONS AND FUTURE NEEDS

This section summarizes general information pertaining to the existing utilities in the city. It does not inventory the capacity of the existing system since that information is unavailable.

ELECTRICAL

Clark Public Utilities indicates there is ample capacity to meet existing demand for both the incorporated city limits as well as the Urban Growth Area.

NATURAL GAS

Delivery of natural gas to Camas and its Urban Growth Area is provided by Northwest Natural. The delivery of natural gas is governed by the Federal Energy Regulatory Commission, the National Office of Pipeline Safety, the Washington Utilities

and Transportation Commission (WUTC), and the City of Camas' regulations include safety and emergency provisions, level of service standards, and rate limitations.

Northwest Natural provides natural gas service to all of Clark County. The main pipeline alignment crosses the Columbia River at the Camas-Washougal Port area.

TELECOMMUNICATIONS

Verizon provides local telephone service to the City of Camas and its Urban Growth Area. Many of the telecommunication facilities, including aerial and underground, are co-located with those of the electrical power provider. GTE currently has a fiber optic line located in this area.

SUMMARY

The proposed location and capacity of future utilities is not specifically addressed in this section because the location, capacity and timing of utility improvements depend greatly on opportunities for expansion, specific locations and the rate of growth of Clark County and the city. In general, the siting and expansion of service will be coordinated with the development phases of the city.

In general, it is the goal of the city to ensure that energy and communication facilities and their services are available to support future development when they are needed. The city will work with each utility in the permit approval process to assure timely development. The siting, development, operation, and maintenance of these facilities should be done to minimize effects on adjacent

properties, the environment, and the visual quality of the community. The city will also encourage conservation of energy resources through adoption of appropriate energy codes and efficient land use patterns and transportation systems.

