



May 21, 2026

Brad Hill, Sr. Project Manager
Special Projects Dept. – LDS Church
50 E. North Temple, 10th Floor
Salt Lake City, UT 84150

Sent via email: brad.hill@churchofjesuschrist.org; seakman@jtmconstruction.com;
jegge@jtmconstruction.com; cbarnes@jtmconstruction.com

***Re: Final Acceptance for Completion of Improvements
NW Bybee Road Realignment Project
A Condition of Approval for City File No. SPRV24-1001
2-Year Warranty Bond No. 9491314***

Brad,

The Engineering department has inspected the above-referenced development and has concluded that, all improvements have been completed in accordance with the Conditions of Approval, City Standards, and the approved construction Plans.

The city has received the required 2-year maintenance warranty bond, Bond No. 9491314, in the amount of \$856,312.02, naming the City of Camas as the Obligee. The 2-year maintenance warranty bond covers the public improvements and the stormwater facility for a period of two (2) years from the date of Final Acceptance and is eighteen percent (18%) of the cost estimate provided in CMC 17.21.050 (B)(1).

Through this letter, the NW Bybee Road Realignment is awarded Final Acceptance pursuant to CMC 17.21.070. Final acceptance is issued as of May 21, 2026.

Sincerely,

A handwritten signature in blue ink that reads "James E. Carothers".

James E. Carothers, P.E.
City Engineer

cc: Development Engineering, Operations, Building Dept.; and project file
Enclosures: Final Acceptance Certificate



Final Acceptance of Development

616 NE 4th Avenue, Camas, WA 98607
Phone: 360.817.1562

When dated and signed by the approval authority, this development has received "Final Acceptance" in accordance with Camas Municipal Code Section 17.21.070. Building Permits may be issued per Camas Municipal Codes, Section 17.21.060(H).

James E. Carothers
James E. Carothers, P.E., City Engineer

5/21/2026
Date

Development: <u>NW Bybee Road Realignment For LDS Church</u>
City File No / # Lots: <u>COA for SPRV24-1001</u>
Contractor: <u>JTM Construction. 5900 Airport Way S., Suite 110 Seattle, WA 98108 Atten: Justin Egge, Sr. PM</u>
Phone: <u>O: 206-587-4000 / C:206-914-3545</u>
Email: <u>jegge@jtmconstruction.com</u>

Developer: <u>The Church of Jesus Christ of Latter-day Saints</u>
Contact: <u>Brad Hill, Sr. Project Manager</u>
Address: <u>50 E. North Temple, 10th Floor Salt Lake City, UT 84150</u>
Phone: <u>Cell: 503.437.3755</u>
Email: <u>brad.hill@churchofjesuschrist.org</u>

Note: Within sixty days prior to expiration of the two-year period following acceptance of the improvements by the City, the Engineering Department shall reinspect the required improvements. If there are no faults, the warranty bond will lapse at the end of the warranty period and the City accepts the improvements (CMC 17.21.070(D)).

Camas Municipal Code

17.21.070 Final acceptance

A. Upon final acceptance of the development improvements a two-year warranty bond commences.

B. The city shall accept all improvements within all land divisions, and applicable site plan developments, provided:

1. All improvements have been installed in accordance with the requirements of this title and with the preliminary plat approval. (RCW 58.17.130, reference the last sentence);
2. Approved plat and “as-constructed” engineering drawings have been submitted to the city in an electronic format approved by public works;
3. Copies of any dedicated tracts, easements, or lots as set forth in CMC Section 17.01.040 have been submitted to the city;
4. Upon approval of the engineering department that the improvements are complete, a warranty bond equal to eighteen percent of the cost of the improvement for a period not to exceed two years shall be submitted to the city to warranty all improvements in accordance with CMC Section 17.21.050(B)(2). The public works director or city engineer may grant an exception to this bonding requirement for certain outstanding items; and
5. Binding maintenance agreements have been recorded to provide for the maintenance of commonly owned private facilities.

C. A development may receive final acceptance, exclusive of wetlands where three-year, five-year and ten-year monitoring plans require replacement vegetation and maintenance as part of the SEPA or wetland mitigation. However, a wetland bond may be required in the amount of the monitoring and maintenance.

D. Within sixty days of expiration of the two-year period following acceptance of the improvements by the city, the engineering department shall reinspect the required improvements. If there are no faults, the warranty bond will lapse at the end of the warranty period and the city accepts the improvements.

E. The public works department will issue a letter of final acceptance once all items listed in this chapter have been completed, submitted, reviewed, and approved by the city.

(Ord. 2443 § 2 (Exh. A (part)), 2007)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; [Ord. No. 15-011](#), § VI, 4-20-2015; [Ord. No. 17-005](#), § I(Exh. A), 5-15-2017)