



**Regular Council Meeting -7:00 p.m.
December 3, 2007**

CALL TO ORDER:

Mayor Paul Dennis presided.
Mayor-for-a-day-Alexa McCallum and Nicholas Skimas.

FLAG SALUTE:

COUNCIL:

Present: Anderson, Dietzman, Gerde, Higgins, Hogan, and Pike.

Excused: Smith.

STAFF MEMBERS:

Bourquin, Brachmann, Copsey, Durgin, Halverson, and Knapp.

PRESS:

Heather Acheson – Camas Washougal Post Record.

CONSENT AGENDA:

Mayor moved item “i” from the consent agenda, per staff’s request, to Community Development, item “d” – Authorize Mayor to sign a job agreement with Northwest Natural. Item “a” – Public Hearing for River’s Edge Plat Alteration - under Community Development, is being pulled per notification from both parties.

It was moved by Council Member Dietzman, seconded by Council Member Gerde to approve the Consent Agenda of December 3, 2007 as modified. The motion carried unanimously.

- a. Approve minutes of the November 19, 2007, Camas City Council Meeting and the work session minutes of November 19, 2007.
- b. Approve claim checks numbered 4762-4906 in the amount of \$527,093.46 as approved by the Finance Committee.
- c. Authorize Mayor to sign Washington Wildlife and Recreation Program (WWRP) Project Agreement with the State of Washington Recreation and Conservation Office for Project P-786 Lacamas Watershed Mitigation Bank for the grant amount of (\$522,815) five hundred twenty-two thousand eight hundred fifteen dollars.

- d. Approve ambulance write-offs (\$286,546.41) two hundred eighty-six thousand five hundred forty-six dollars and forty-one cents as outlined in summary – November 2007 - for uncollectible accounts.
- e. Authorize Mayor to sign a License for Encroachment and Maintenance Covenant to allow the Port of Portland to erect and maintain a noise monitoring device within the City right-of-way at the west end of NW 3rd Avenue for the purpose of gauging noise due to airport traffic.
- f. Authorize Pay Estimate #2 and Final for Project SS-473, Grass Valley Park Wetland Mitigation Work, to Brant Construction, in the amount of (\$7,740) seven thousand seven hundred forty dollars. Accept project as complete and begin one-year warranty on plantings.
- g. Authorize Pay Estimate #4 for Project WS-631A; NW 6th Avenue Sanitary Sewer Rehabilitation, to Haag & Shaw, Inc. in the amount of (\$72,117.10) seventy-two thousand one hundred seventeen dollars and ten cents.
- h. Authorize Pay Estimate #7 for Project WS-654; 2007 STEP/STEF Tank Pumping, to Haag & Shaw, Inc. in the amount of (\$7,184.78) seven thousand one hundred eighty-four dollars and seventy-eight cents.

NON-AGENDA ITEMS:

Public:

Nellie Groenveld, PO Box 604, Camas, WA:

Groenveld stated that the ten minute parking signs in front of City Hall do not state which days they are in effect and asked if parking on Saturday was limited to ten minutes, two hours or was unlimited.

Monte Brachmann, Public Works Director, stated that he would need to look at the parking resolution, but the intent was to allow short term parking for the public to pay their water bill or return books.

Mayor stated that clarification on the parking concern will be brought back to Council on the December 17th workshop.

Groenveld asked how much the collection agency receives monthly to collect bills for the City. Mayor stated that staff will need to research this issue and would get back to her with the exact amounts. Mayor asked and Joan Durgin, Finance Director, responded that the City still gets 100% of the amount owed and the collection agency receives 100% as well, which makes the bill 200%.

Mary Lee Rundle, 4108 NW McIntosh Rd., Camas, WA:

Rundle stated that she wanted to thank the Planning Commission and Council for listening to the request submitted earlier to change the zoning on her property.

Mayor noted that her request will be considered this evening and is listed as item “c” under Community Development.

Staff:

Lloyd Halverson, Administrator, awarded Monte Brachmann, Public Works Director, a 35 year service pin. Brachmann was hired November 13, 1972 and was promoted to the Public Works Operations Manager in the 80’s, and became the Public Works Director in August 2003. Halverson noted that Brachmann had previously been named “Citizen of the Year” and has great work habits, excellent leadership skills, and is very well liked and greatly respected.

Mayor echoed Halverson’s comments.

Council:

Gerde also echoed the congratulations to Brachmann.

Pike reminded everyone to come to the “Hometown Holidays” event this Friday.

Hogan echoed Pike’s comments and noted that Santa will arrive at 6:30 p.m. and that Mayor will light the tree. There will be free pictures with Santa Claus and rides on fire engines.

MAYOR:

Mayor stated that he did not have any announcements, but Mayor-for-a-day-Skimas does have a proclamation.

Proclamation:

Skimas stated that he had researched the internet on child labor around the globe and was shocked by some of the data he had found. Skimas stated the statistics and read a proclamation for *Child Labor Protection Week*.

COMMUNITY DEVELOPMENT:

Public Hearing for
Camas Capital Facility
Plan Update 2007:

Phil Bourquin, Community Development Director, stated that Brachmann would be giving the presentation on the Capital Facilities Plan (CFP) and that Chris Maciejewski, from DKS, was present to answer any questions.

Brachmann went through the components of the transportation, water and wastewater CFP updates and displayed maps and pictures depicting some of the changes. The main focus is on the North Urban Growth Area (NUGA).

Brachmann noted of particular interest in the remainder of the transportation plan is the Cascade Street extension between NW 12th and 18th Avenues, which has drawn the attention of a number of citizens. There are nearly 300 signatures on a petition from citizens

living in that area requesting that this roadway be taken off of the CFP. Staff does not have a problem removing the Cascade Street extension, but recommends retaining the right-of-way for the T-5 trail that is planned to go through the Haight Reservoir area. The Planning Commission also agrees with Staff's recommendations.

Brachmann commented that the transportation impact fees and the water system development charges are not included in this CFP. The plan is to discuss with Council in January the policy on these fees, and how the costs will be distributed between different funding options.

Also included in the CFP are updates of the plan from the Library, Fire and Emergency Rescue, Police and Parks.

Mayor asked and Bourquin responded that schools are also part of the CFP. Bourquin explained the background on the CFP review process.

Mayor opened the public hearing at 7:25 p.m.

Kris Travis, 2725 NW 12th Ave., Camas, WA:

Travis stated reasons for not approving the Cascade Street extension through Haight Reservoir. Travis further noted that Haight Reservoir is a usable green space and recreational area and asked Council to consider how this area is being used before determining the fate of Haight Reservoir.

Carol Hansen, 1354 NW Eagle St., Camas, WA:

Hansen echoed the comments made by Travis and stated that she believes the project is not necessary. Haight Reservoir is a beautiful wildlife habitat and recreational area that is enjoyed by many of the residents of Camas. Hansen is concerned the Cascade Street extension would create a very negative environmental impact.

Darcy Strausborger, 2565 NW 12th Circle, Camas, WA:

Strausborger stated that she lives in the Renaissance Summit and enjoys the variety of wildlife that inhabits this area. Strausborger stated her reasons for not approving the Cascade Street extension and asked Council to remove this proposed project from the CFP.

David Gerton, 2564 NW 12th Circle, Camas, WA:

Gerton reported that he is a new resident of Camas and one of the reasons he moved to the Renaissance Summit was because it was a green community. His grandchildren enjoy the pond and he

recommends that this resource should be preserved. He asked Council to remove this item from the agenda.

Mayor asked Council if they had any objections to removing the Cascade Street extension from the six year street plan. Pike commented that she had no objections.

Mayor stated that there is unanimous support from Council to recommend to the City to remove this project from the six year street plan, and asked if there was further public testimony.

Joe Keizur,-Pacific Lifestyle Homes, - 11815 NE 99th St., Ste. 1200, Vancouver, WA:

Keizur stated that he would like to thank Council, staff and the Planning Commission for doing a great job in getting the CFP done quickly. He acknowledges the work and planning necessary to get through this type of plan.

Jeff Travis, 2725 NW 12th Ave., Camas, WA:

Travis commented that he is concerned with the traffic flow through the main portion of the City of Camas from the north side of Lacamas Lake. He would like to see the City focus more on putting in a major road from this area all the way down to SR-14.

Mayor asked Chris Maciejewski, from DKS, to address this concern.

Chris Maciejewski, 1400 SW 5th Ave., Ste. 500, Portland, OR:

Maciejewski stated that the north south circulation was one of the key issues that they addressed. They looked at the best way to manage the system in order to provide connectivity without having to widen the corridors. He explained the outcome of their analysis and noted that if there is more growth in that area that they will need to look at a new corridor.

Mayor asked and Maciejewski responded that the proposed plan can handle the anticipated growth.

The public hearing was closed at 7:40 p.m. as there was no further public testimony.

It was moved by Pike, seconded by Dietzman to approve the amendments to the CFP including the adoption of 1) NUGA Expansion Water & Sewer Infrastructure Evaluation, 2) Camas NUGA Traffic Analysis and 3) Updated City of Camas Transportation Comprehensive Plan to include Ingle Road and

remove portions of NW Cascade from 12th to 18th. The motion carried unanimously.

Mayor asked and Bourquin responded that the adoption of the City ordinances will be on the December 17th agenda, providing the Comprehensive Plan and Zoning Map moves forward this evening.

Public Hearing for
Comprehensive Plan and
Zoning Map:

Bourquin explained the comprehensive plan which was recommended by the Planning Commission and displayed maps depicting the specifics. Bourquin noted that the other plans previously reviewed in the annual review process should be considered while making a decision on this plan, as they all tie in together. There have been numerous hearings over the course of the comprehensive plan review process and Bourquin summarized these. The majority of the hearing discussions were in regards to the Bybee Road area, specifically two properties that Bourquin pointed out on the map. The Planning Commission recommended changing all of the red area to blue, minus those two lots. Bourquin noted that the zoning map only reflects those parcels within the existing city limits and the zoning changes that were just discussed.

Gerde asked why the Planning Commission removed the two lots and Bourquin explained why.

Mayor asked Roger Knapp, City Attorney, if there was a need for any of the candidates in the recent election to make any declarations since this is a legislative action, and Knapp responded that there was not.

Mayor opened the public hearing at 7:48 p.m.

Brent Erickson, 2739 NE Everett St., Camas, WA:

Erickson stated that he had submitted a letter last week to Council requesting that the ten parcels along Everett Street be zoned from R-15 to R-7.5 and stated the reason for the request. A list of the property owners involved and their decision on whether or not to be part of this request was submitted tonight.

Anderson asked and Erickson responded that the letter submitted to Council dated November 27, 2007 was the first approach to the public process. Anderson also asked if the request has been before the Planning Commission and Erickson stated it had not.

Dietzman asked what the latest date is for turning in a zoning change request. Bourquin stated that pre-applications are taken in November or December each year, and applications are accepted in the month of

January. Bourquin noted that this past year was slightly different and explained why, and that technically changes could be still be made tonight.

Dietzman asked if zoning change requests usually go through the Planning Commission first and Bourquin responded yes. Dietzman asked if Erickson's request was denied tonight when his next opportunity would be. Bourquin explained the process.

Randy Printz, Attorney, 805 Broadway, Vancouver, WA:

Printz summarized the past comprehensive plan review process and the aspects that were considered and how the review process has evolved over time. Printz noted that the owners of the two parcels in question have requested that the parcels be commercial, which would be consistent with the frontage. The openspace area would provide a natural buffer and logical division between the commercial and residential areas.

Mayor asked and Printz responded that the ownership of the two parcels in question is similar to the other areas that are being requested for commercial. Mayor commented that it appears by looking at the map that there is enough separation from the greenbelt surrounding the properties to become a natural buffer.

Gerde asked about one of the areas marked as orange and Printz responded that he believed it was a mapping error, as that was not part of the recommendation.

Mayor asked Council for their thoughts on the two parcels. Gerde responded that she thought they should be changed back to commercial.

Pike asked and Printz responded that the two property owners had requested their property be commercial. Higgins commented that he believed the Planning Commission's decision was to not approve them as commercial. Printz stated that that was correct, but that it was a split decision.

Mayor stated that from his perspective, changing the two parcels back to commercial increases the City's tax base and makes logical sense. Gerde agreed.

Todd Johnson, - Group Mackenzie, - 601 Main St., Vancouver, WA:

Johnson stated that he is representing the C J Dens properties. The property owners are in support of the Planning Commission and

Staff's recommendation, and thanked those involved for all of their work.

There was further discussion on the zoning issues.

Kris Gano, 222 NE Lake Rd., Camas, WA:

Gano stated that she agrees with Erickson's request to make the lots smaller.

The public hearing was closed at 8:15 p.m. as there was no further public testimony.

Pike stated that she prefers to omit the request that was not vetted through the planning commission process, but is in favor of the rest of the plan.

Gerde requested the following changes before action from Council: Correct the Comprehensive Plan Map from orange to blue in the Bybee Road curves area (Council agreed), and the correct color in the Macintosh area (Bourquin stated that the map displayed has been corrected).

Mayor asked Council their opinion on the two lots. Gerde stated that it makes logical sense to change them to commercial and Higgins agreed. Council consented.

Dietzman recommended that the Erickson request go through the pre-application and planning commission process.

It was moved by Pike, seconded by Dietzman to approve the City of Camas Comprehensive Plan and Zoning Map to include the comprehensive plan designations of all lands within the expanded UGA, adopt the zoning map to include the zone changes within the City of Camas, to make the noted changes by Gerde to change the Comprehensive Plan Map from orange to blue, omit the Erickson request and change the two parcels on Bybee Road from residential to commercial. The motion carried unanimously.

Mayor asked and Bourquin responded that an ordinance adopting the maps will be on the December 17th agenda.

Authorize Mayor to sign
Job Agreement with

Brachmann explained the job agreement with Northwest Natural Gas. He stated the agreement in the Council packet was incorrect

Northwest Natural:

and noted the changes. Brachmann asked Council to consider authorizing the Mayor to sign the corrected job agreement with Northwest Natural Gas.

It was moved by Gerde, seconded by Anderson to authorize Mayor to sign the job agreement with Northwest Natural Gas. The motion carried unanimously.

FINANCE:

Public Hearing on
Proposed 2008 Budget-
Ordinance No. 2500:

Joan Durgin, Finance Director, stated that the ordinance shows the appropriation for each department in the General Fund and per fund. The ordinance also adopts the City of Camas Budget 2008. Durgin noted that the budget includes changes that were decided upon at a prior workshop. These changes include: Reduce legislative travel by \$4,000, eliminate the 2nd police officer position, eliminate the natural resource manager position, eliminate the underground burying of the power lines downtown and corrected typos and clarifications.

Mayor opened and closed the public hearing at 8:25 p.m. as there was no public testimony.

It was moved by Gerde, seconded by Higgins that Ordinance No. 2500 adopting the budget for the City of Camas, Washington, for the fiscal year beginning January 1, 2008 be read by title only. The motion carried unanimously.

It was moved by Gerde, seconded by Dietzman that Ordinance No. 2500 be adopted and published according to law. The motion carried unanimously.

Mayor-for-a-day-Alexa McCallum wished everyone a Merry Christmas.

ADJOURNMENT:

The meeting adjourned at 8:28 p.m.

Mayor

City Clerk