



**Regular Council Meeting -7:00 p.m.
April 21, 2008**

CALL TO ORDER: Mayor Paul Dennis presided.

FLAG SALUTE:

COUNCIL:

Present: Anderson, Chaney, Dietzman, Gerde, Higgins, Hogan, and Smith.

Excused:

STAFF MEMBERS: Berquist, Bourquin, Brachmann, Buck, Durgin, Halverson, Knapp, Lackey and Zavortink.

PRESS: Heather Acheson, C-W Post Record
Dean Baker, The Columbian

Mayor confirmed that Ordinance 2510 under Item C is a public hearing.

CONSENT AGENDA:

It was moved by Council member Gerde, seconded by Council member Anderson to approve the Consent Agenda of April 21, 2008, as read. The motion carried unanimously.

- a. Approve minutes of the meeting of the April 7, 2008, Camas City Council Meeting, the work session minutes of April 7, 2008.
- b. Approve claim checks 6713 to 6887 in the amount of five hundred sixty-five thousand, three hundred fifty-five dollars and twenty-nine cents (\$565,355.29)
- c. Authorize Pay Estimate #8 for WS-636A, Well #13 Improvements, to Rotschy, Inc. in the amount of \$61,483.92
- d. Authorize Pay Estimate #2 for Project WS-671 2008 STEP/STEF Tank Pumping to AAA Septic Services, LLC in the amount of seven thousand, five hundred ninety-two dollars and twenty-two cents (\$7,592.22).
- e. Award Project WS-673, NW 3rd Avenue Water Improvements to the low bidder, McNealy Excavating, Inc., in the amount of fifty-four thousand, one hundred thirty-six dollars and seventy-nine cents (\$54,136.79).
- f. Authorize the Mayor to sign a Professional Services Agreement with AKS Engineering & Forestry. This is for design and plans for construction of two exterior signs for the library. The fee is not to exceed seven thousand, seventy-five dollars (\$7,075.00) and is budgeted in the 2008 Library

Construction budget.

- g. Authorize Mayor to sign the extension of the Interlocal Agreement with Clark County for shared use of the decant facility.

NON-AGENDA ITEMS:

Public

Stephanie Nichol森, 2400 NW 46th Circle, and Emma Saygor, 1501 NW Ivy St., Camas Youth Advisory Council representatives, said the Youth Council has been reviewing the fireworks ordinance to determine if changes are needed. A public hearing was held on March 11th at City Hall. After testimony and results of the review were considered, the decision of the Youth Council is to recommend to Council that firework vendors must distribute a list of times with each purchase of fireworks showing when fireworks can be set off. A letter of recommendation from the Youth Council was given to Camas City Council.

Gerde, Hogan, Higgins, Dietzman and Mayor commended the Youth Council for their thorough research and a job well done. Higgins thanked Casey O'Dell, adult advisor, to the Youth Council.

Staff

Citizen Recognition Award

Mary Chamberlain was presented an award by Mitch Lackey, Interim Police Chief, for her extraordinary actions in apprehending an armed robber in Camas.

Council

Dietzman reminded the audience about First Friday in May.

MAYOR:

Proclamations

Mayor read a proclamation declaring the annual sale of Buddy Poppies by the Veterans of Foreign Wars of the United States.

COMMUNITY DEVELOPMENT:

River's Edge Plat

Bourquinn and Knapp explained the history of the River's Edge Plat request. Public access is provided through Tract C and it is owned by the Homeowner's Association.

It was moved by Council Member Higgins and seconded by Council Member Hogan to approve the plat alteration for River's Edge. The motion carried.

Public Hearing for
Pre-annexation Development
Agreements

Bourquin explained the reason for the preannexation development agreement hearing, highlighting key issues. The public hearing opened at 7:28 p.m.

James Howsley, 500 E. Broadway, Ste. 400, Vancouver, WA 98660
Howsley requested an amendment to the development agreement in support of maintaining farming uses while the urban holding zone is in place.

Knapp suggested the language could be added as subsection “b” under Section “5”.

Mayor suggested adding “or livestock”.

Howsley proposed the following verbage be added, “This agreement will allow owners to maintain farming uses on the property consistent with best management practices “BMP” uses currently in existence including, but not limited to, ongoing maintenance repair, operation, change in crop *or livestock* due to economic conditions and transportation for farm uses. The City will allow reasonable improvements in the farming operations so as not to hinder the farming operation from achieving economic viability until such time that development occurs.”

The public hearing closed at 7:32 p.m.

Higgins commented that this agreement gives Council, and the community, assurance that the needed infrastructure will be in place before development begins.

It was moved by Council member Gerde and seconded by Dietzman to direct the City Attorney to develop a resolution for the preannexation development agreement noting the changes as discussed. The motion carried.

Public Hearing for
CJ Denz ANX07-04

Bourquin described the real property being considered for annexation.

There were no questions from Council and the hearing was opened at 7:42 p.m.

Steve Morasch, 700 Washington St., Ste 701, Vancouver, WA 98660
attorney representing the CJ Denz Co. Morasch spoke in support of the annexation. There were no questions.

The public hearing was closed at 7:44 p.m.

Ordinance No. 2510

Gerde moved and Smith seconded the motion that Ordinance No. 2510 be read by title only.

Gerde moved and Smith seconded the motion that Ordinance No. 2510, annexing the real property described in Annexation File No. ANX07-04 to the City of Camas pursuant to the direct petition method be adopted and published according to law. The motion carried.

Mayor clarified that Section 5b will be included in each of the annexation agreements.

Public Hearing for
Lacamas North Shore
ANX07-05

Bourquin described the real property being considered for annexation.

Bourquin said for the record, that an email was received from John Mills on behalf of the Mills family. Mills stated his concern about the designation of roughly 140 acres of openspace along the north shore of Lacamas Lake.

Bourquin said this communication would be applicable in the future when studies are done for public spaces and areas are considered for development.

Higgins confirmed this annexation would include a school site.

The public hearing opened at 7:48 p.m.
James Howsley, 500 E. Broadway, Ste. 400, Vancouver, WA 98660,
attorney for the coalition for the north shore excluding the Rose
property. Howsley spoke in support of the annexation.

Kelly Britton, 1001 NE 248th Ave., Camas, WA expressed concern about a change in the quality of life the annexation could bring.

Mike Thayer, 22519 NE 28th Street, Camas, WA asked for clarification as to Britton's comment.

Kelly Britton, 1001 NE 248th Ave., Camas, WA
Britton clarified that before development, the quality of life in Camas needs to be considered.

Claire Martschinske, 1417 NE 242nd Ave., Camas, WA
Martschinske referred to the property at 242nd Avenue and 14th Street corner, and expressed concern that everyone along 14th Street be notified since they will be affected by any change. Martschinske said that the dividing line be brought down the hill. Mayor responded to Martschinske's request and also said that County residents would be able to have input in future decisions.

Gene Herring, 23839 NE 16th St., Herring asked that Council be considerate of the sensitive areas and the Lacamas Lake drainage area.

Sharon Carmichael, 1001 NE 248th Ave., Carmichael expressed concern over the expansion of the airport and the effect it would have on her property, which borders Johnson's Dairy to the north.

The public hearing closed at 8:05 p.m.

Gerde commented that Council would do the best they could do to preserve and maintain the natural areas following the guidelines set down by state. Gerde encouraged input from citizens during the public hearings.

Mayor requested that the residents give their input during the master plan process.

It was moved by Dietzman, seconded by Hogan that Ordinance 2511 be read by title only. The motion carried.

It was moved by Gerde, seconded by Hogan that Ordinance 2511, annexing real property described in Annexation File No. ANX07-05 to the City of Camas pursuant to the direct petition method be adopted and published according to law.

Public Hearing for
Green Mountain/a.k.a.
North Camas
ANX07-06

Bourquin described the real property being considered for annexation.

The public hearing opened at 8:08 p.m.

Karyn Criswell, 1111 Main St., Ste 300, Vancouver, WA 98660, representing GM Camas, LLC and several other LLC's. Criswell spoke in support of the proposed annexation.

Kevin Esser, 3402 NE Country Dr. Esser asked questions about the timing of the Urban Growth Boundary (UGB), the location of the property that is being considered for annexation and the due process. Mayor responded to Esser's questions. Bourquin said the noticing that is required has been done and staff added notification to those within 300' of the UGB line. Bourquin gave the history of the public being involved in the process.

Mike Thayer, 22519 NE 28th St., Camas, asked for clarification about the court case involving the UGB and the City's ability to annex. Mayor said that property owners have the right to petition the City for annexation once the County has included their property within the UGB. The City can annex those areas even when there is a current appeal.

Arlen Elmer, 3913 NE Engle Rd., asked if his property is within the annexation area and Mayor affirmed that it was included in the area.

The public hearing closed at 8:38 p.m.

Gerde stated concerns about the expense of including the Green Mountain area in the annexation based on the proposed estimated percentages the City would have to carry in the general fund for infrastructure and maintenance.

Brachmann discussed the costs that could be deferred for a time.

Anderson said that if this annexation does not occur it would cause contiguous issues for other annexation requests.

Ordinance No. 2512

It was moved by Smith and seconded by Dietzman that Ordinance No. 1512 be read by title only.

It was moved by Dietzman and seconded by Smith that Ordinance No 2512 annexing real property described in Annexation File No. ANX07-06 to the City of Camas pursuant to the direct petition method be adopted and published according to law. Council Member Gerde voted no. The motion carried.

Public Hearing for
Loyal Lands
ANX07-07

Bourquin described the real property being considered for annexation.

Gerde asked and Bourquin confirmed that the County has determined the petition to be sufficient.

The public hearing opened at 8:42 p.m.

James Howsley, 500 E. Broadway, Ste. 400, Vancouver, WA 98660, attorney for Loyal Land Co. LLC spoke in support of the annexation request.

Roger Walling, 27305 SE 15th, is concerned about the proposed annexation. Howsley and Bourquin responded to Walling’s question.

Ms. Merrison, 27509 SE 15th St. Merrison would like to be included in the Loyal Land annexation and asked how her property could be included. Mayor and Bourquin responded to Merrison’s question.

The public hearing closed at 8:48 p.m.

Chaney commented that small annexations are not the best way and would encourage a broader, smoother annexation. This should occur at the beginning of the annexation process.

Ordinance 2513

Higgins moved and Gerde seconded the motion that Ordinance 2513 be read by title only. The motion carried.

It was moved by Higgins and seconded by Anderson that Ordinance 2513 annexing real property described in Annexation File No. ANX07-07 to the City of Camas pursuant to the direct petition method be adopted and published according to law. The motion carried.

Public Hearing for
Pacific Lifestyle/a.k.a.
Green Moutain South
ANX07-09

Bourquin described the real property being considered for annexation.

Anderson asked and Bourquin answered that this petition has been determined sufficient by the County.

The public hearing opened at 8:53 p.m.

Henry Gearhart, 11815 NE 99th St., Ste. 1200, Vancouver, WA 98682, with Pacific Lifestyle Homes spoke in support of the annexation.

Jim Grewer, 21917 NE 28th, stated his non-support of the annexation at this time.

Kevin Esser, 3402 NE Country Dr., asked about the timing. Mayor said the property owner needs to be asked this question since he began the process.

Holly Hobson, Keller Williams, 915 Broadway, Ste. 100, Vancouver, WA 98660, attorney. Hobson responded, the homeowners are under contracts with timelines and some of the timelines have to do with annexation.

The public hearing was closed at 9:02 p.m.

Ordinance 2514

It was moved by Higgins and seconded by Hogan that Ordinance 2514 be read by title only. The motion carried.

It was moved by Higgins and seconded by Smith that Ordinance 2514 annexing the real property described in Annexation File No. ANX-0709 to the City of Camas pursuant to the direct petition method be adopted and published according to law. Council Member Gerde voted no. The motion carried.

Resolution 1127

Bourquin summarized the reason for the Resolution to begin a moratorium.

Gerde asked and Knapp responded that the six months for the moratorium begins tonight.

Anderson asked if the moratorium stopped the permitting of tree cutting and Bourquin answered that it did not.

Public Hearing
Resolution 1127

The public hearing opened at 9:08 p.m.
The public hearing closed at 9:09 p.m.

It was moved by Smith and seconded by Gerde that Resolution No. 1127 be read by title only. The motion carried.

It was moved Hogan and seconded by Dietzman that Resolution 1127 imposing a moratorium for six months upon the acceptance of any development applications for those properties annexed to the City by Ordinances Numbers 2510, 2511, 2512, 2513, and 2514 be adopted. The motion carried.

Public Hearing
Amendments to
Title 18

Bourquin summarized the reason for the amendments.

There were no questions from Council.

The public hearing opened at 9:12 p.m.
The public hearing closed at 9:12 p.m.

Gerde requested improvement to the readability of the graphics. Gerde asked if pg. 54 and the temporary signs could be clarified. Discussion followed.

Anderson said that the Neighborhood Preservation Group with whom he has been working has a conflict with the terminology of 18.13.050 Q. Clarification is needed as to whether the trimming of trees along streets and sidewalks is 12' or 14'. Staff noted that when the ordinance comes forward, the distance will be consistent.

It was moved by Dietzman and seconded by Hogan to direct the city attorney to draft an ordinance for the amendments to Title 18. The motion carried.

ADJOURNMENT:

The meeting adjourned at 9:18 p.m.

Mayor

City Clerk