



**CITY OF CAMAS
COUNCIL WORKSESSION
May 18, 2009
4:30 p.m.**

CALL TO ORDER: Mayor Dennis presided.

COUNCIL MEMBERS:

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

Excused: Hogan.

STAFF PRESENT: Ashton, Berquist, Bourquin, Brachmann, Carothers, Durgin, Glover, Halverson, Hodges, Leon, Nelson, and Zavortink.

PRESS: Heather Acheson, Camas-Washougal Post Record

PUBLIC:

P.D. Groeneveld, P.O. Box 604, Camas, WA:

Groeneveld asked if vouchers for the public could be obtained to benefit the Farmer's Market. Mayor referred Groeneveld to Karen Walker who is the organizer for the Farmer's Market.

LIBRARY:

Library Construction Fund Presentation:

David Zavortink, Library Director, introduced Leesa Bequette, Sheri Schmoldt, and Laura McBride Felter of the Library Board of Trustees.

Felter and her colleagues spoke in support of the proposal dated May 13, 2009, regarding bond expenditures that was distributed to Council by Zavortink.

Discussion ensued.

Chaney stated that he supports contributing \$445,000.00 to reduce the debt service.

Gerde asked that Council stay on course and that the proposal be presented at the Regular Council Meeting.

There were no further questions.

PARKS AND RECREATION:

Community Center Presentation:

Tim Warren, Chairman of the Camas Community Center Development Committee (CCCDC), cited the purpose and the history of the Committee and subcommittees. A website developed for this project is www.camascommunitycenter.org. Warren introduced Chad Stewart, who explained the history of the site searches. The best choices for property at this time are the Buhman and Moose properties which span both sides of Lake Road.

Warren introduced Elizabeth Sato, consultant, who has been a mentor and guide for the Development Committee and is also seeking grants for this project. Sato explained her progress in the process of raising private funds for the center.

Sato, Warren, and Stewart asked for Council's direction in moving forward.

Anderson and Gerde emphasized that a natural environment for parking be pursued.

Dietzman asked that further case studies be kept to a minimum and acknowledged the difficulties in finding a perfect property.

Council members agreed that the project should continue to move forward on the path that was stated.

FIRE:

East County Fire & Rescue (ECF&R) Update:

Leo Leon, Fire Chief, gave an update on the fire authority meetings with ECF&R. During the planning committee meeting with the union, planning commission, and with public involvement, an organizational chart was created. This chart lays the foundation for a new fire authority department for the next five to ten years. The committee tasked the fire chiefs to bring back an interlocal agreement between ECF&R and Camas exhibiting the duties and responsibilities of each staff member when the administrations are consolidated.

Leon referred to the Camas ambulance and fire engines that are parked in the East County Fire Station 15 located on 39th Street in Washougal. Leon explained this unusual circumstance, the interlocal agreement, and the history of the decision.

Discussion continued.

Regarding the liability discussion, Leon stated that Camas is insured to drive ECF&R vehicles but ECF&R has not driven Camas's vehicles and there is no purpose in doing so.

COMMUNITY DEVELOPMENT:

NUGA Development Agreements Update:

Phil Bourquin, Community Development Director, in response to Council's request, asked the developers within the North Urban Growth Annexation (NUGA) area to give Council an overview of their conceptual master plans, including a streetscape, applicable shorelines, etc. Bourquin also indicated that one of the groups was more interested in a faster timeframe to get to the development stage.

Randy Printz, 805 Broadway, Vancouver, WA representing Green Mountain Village:
Printz asked staff for a tentative schedule and predictability for when the water and sewer development charges (SDC's) would be set, the amount that would be required for the Transportation Impact Fee (TIF), and other pertinent information. Printz indicated that he was hoping to leave with a timeframe to get through all of the remaining issues and to get to the point that development could proceed. He submitted to Council a proposed timeline.

Council asked Bourquin if he had seen the proposed timeline. Bourquin expressed concern with the timeline in regard to adequate time for staff review, preparation, and procedure.

Printz also distributed to Council a drawing of the conceptual master plan for Green Mountain Village.

James Howsley, Miller Nash, 500 E. Broadway, Ste. 400, Vancouver, WA representing the North Shore homeowners:

Howsley introduced Jimmie Bellomy with W & H Pacific, who then relayed how the North Shore site integrated into the transportation portion of the Capital Facilities Plan by presenting a preliminary layout of the major arterial, sidewalks, and bike lanes.

James Bellomy, W & H Pacific, 9755 SW Barnes Rd., Ste. 300, Portland, OR 97225:

Bellomy further explained the roadway design and explained why they believed it was the best option for the property. He responded to Mayor's inquiry by stating that the alignment could possibly move but not more than 100 feet from where it is placed at this time.

Howsley requested that the TIF credit list be complete in its entirety to prevent future unknown expense for his client. He stated that a discussion with staff relating to the 200 feet of shoreline will be forthcoming. He remarked that work is currently progressing on zoning and the results will be presented to Council soon. Howsley expressed concern with the speed of which the TIF would be processed under the Printz timeline.

Discussion continued.

Bourquin stated that once reports and documents arrive they will be shared with the developers and after the documents are received a timeline can be created and predictability will be established. Bourquin noted that the development agreement establishes understanding between the City and the developer regarding the path forward and the hearings process provides the opportunity for input by interested parties.

Howsley requested and received Council's concurrence that the plans for the North Shore development should continue on course and that the road alignment, as presented, is acceptable at this time due to staff's favorable review.

LeeAnn Bremer, 500 Broadway, Ste 400, Vancouver, WA representing CJ Denz:

Bremer and Todd Johnson with Group MacKenzie quickly reviewed the master plan and their process for the eighty acre site that is designated medium density residential. Bremer said that they are working with the North Shore group and it is their intent to be consistent with the North Shore arterial plan. She noted that tree protection areas have also been identified throughout the site, taking into account Council's concerns about view corridors and

appearance. Bremer stated that pedestrian pathways and connectors have been developed along the lake front and throughout the site. The master plan shows the designated 200 feet of the shorelines regulated area and the streetscape language will be submitted with the development application.

Bremer said that their group is sensitive to time due to the impending stormwater regulation deadline; she noted that the water quality standards may change. A draft development application will be submitted to staff as soon as possible.

Printz confirmed that he wants a schedule that will include a proposed timeline for the zoning, the Capital Facilities Plan, the SDC's, and the TIF.

Bourquin stated receipt of the necessary documents will enable him to provide a more specific timeline for the City process.

Mayor clarified that the water, sewer, and TIF fees were the key items that need to get to planning before staff can move forward with the review and procedural process, including zoning.

Mayor asked and Bourquin concurred that staff would put together a timeline, understanding that it is not a perfect world, and things are going to slip. Bourquin indicated he would provide an updated timeline at the June 1, 2009, workshop.

Ordinance No. 2547:

Bourquin distributed corrected exhibits that will replace the exhibits that were attached to Ordinance No. 2547 in the May 18th Council Agenda packet.

PUBLIC WORKS:

Stormwater Ordinance:

Monte Brachmann, Public Works Director, referred to the draft ordinance that was distributed to Council dated April 6, 2009. He gave an update to Council about the positions of the surrounding communities on the ordinance. Discussion followed.

Responding to Mayor's inquiry, Anita Ashton, Engineer III, stated that she will provide a presentation for Council during the June 1st Council Workshop. The presentation will show tools that can potentially be used to lighten the pre-European requirements that the Department of Ecology (DOE) has established.

One Bin Recycling:

This was moved to the Council Meeting Agenda under staff.

Six Year Street Plan:

This was moved to the Council Meeting Agenda under staff.

Misc. and Updates:

This was moved to the Council Meeting Agenda under staff.

ADMINISTRATION:

Miscellaneous and Scheduling:

This was moved to the Council Meeting Agenda under staff.

PUBLIC:

This was moved to the Council Meeting Agenda under staff.

COUNCIL:

This was moved to the Council Meeting Agenda under staff.

ADJOURNMENT:

The meeting adjourned at 6:55 p.m.

Mayor

City Clerk