



**Regular Council Meeting -7:00 p.m.
April 16, 2007**

CALL TO ORDER: Mayor Pro-tem Helen Gerde presided.

FLAG SALUTE:

COUNCIL:

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

Excused: Mayor Dennis

STAFF MEMBERS: Berquist, Brachmann, Durgin, Fox, Halverson, and Knapp.

PRESS:

CONSENT AGENDA: It was moved by Higgins, seconded by Pike and carried that the Consent Agenda be approved as written.

No one from the public, staff or Council had a subject to discuss that was not included on the agenda.

- a. Approve minutes of the meeting of the regular meeting of the City Council of April 2, 2007 and the council Work session of March 19, 2007.
- b. Approve claim checks numbered 53026 to 53225 in the amount of \$585,350.83 as approved by the Finance Committee.
- c. Approve Release of Retainage for City Project No. S-468, NE 38th Ave. Improvements, to Civilworks NW, Inc. in the amount of \$13,011.22.
- d. Authorize Release of retainage for Project SS-476; NW 21st Ave. Storm Improvements, to RC Northwest, Inc. in the amount of \$2,097.10
- e. Authorize Release of Retainage for S-474 FOREST HOME ROAD SLIDE REPAIR, Federal Aid Project: ER-0601(013), to Nutter Corporation in the amount of \$23,080.73

- f. Authorize Pay Estimate #1 for Project WS-658 Force Main Pumping Ports, to George Schmid and Sons in the amount of \$31,012.12.
- g. Award Project WS-659, 2007 Sewer Cleaning and Video Reports, to the low bidder, TAD Construction, Inc. in the amount of \$30,047.68
- h. Final Acceptance of subdivision and commencement of the two-year warranty period for Hidden Leaf Subdivision, Phase I.
- i. Authorize the Mayor to sign a contract with Pacific Groundwater Group-Water Right Acquisition.
- j. Authorize the Mayor to sign a professional services agreement with Douglass, Paulson and Lessard, CPA's, PC, for technical assistance in an amount not to exceed \$2,500 in the preparation of an IRS Section 501 3C application for the Camas Downtown Vision Coalition (DVC).
- k. Approval of a professional services contract with Parametrix, Inc., in an amount not to exceed \$15,000.00.
- l. Authorize the Mayor to sign agreement with Gray and Osborne, Inc, for evaluation of the proposed Urban Growth Area for water and sewer service.
- m. Authorize the Mayor to sign Engineering Services Contract with DKS Associates Transportation Solutions for evaluation of the proposed Urban Growth Area for Transportation.

PUBLIC: No comments.

STAFF: No comments.

COUNCIL: Anderson mentioned the Arbor Day celebration went well and there were a number of donated trees.

MAYOR PRO-TEM: Mayor Pro-tem Gerde said the Ward Meeting that was held went well.

Mayor Pro-tem Gerde read a proclamation for the Annual Sale of Buddy Poppies by the Veterans of Foreign Wars.

COMMUNITY DEVELOPMENT:

Public Hearing for the 2007 Annual Review of - Comprehensive Plan Amendment Requests: Fox said that two Comp Plan Amendments were received this year, CPA 07-01 and CPA 07-02. The Planning Commission held a public hearing on March 20, 2007, and the staff report includes their recommendations.

Pike said that Cam Thomas was a friend and supporter of her political endeavors. Pike said there has been absolutely no contact with him regarding this project as an applicant. If anyone has a concern that I should recuse myself, Pike was happy to do so.

There were no concerns from Council.

The Public Hearing was opened by Mayor Pro-Tem Gerde at 7:06 p.m.

CPA 07-01:

Kirk Pasa
855 NW 6th Ave.
Camas, WA 98607

Pasa has an office at this address and owns adjacent properties. He gave an overview of why he was requesting the change back to commercial as it was when he purchased it. This zoning would allow the chiropractic office he would like to remodel, rebuild, or replace.

Pike questioned where they were when the rezone was done and Pasa said he didn't receive a notice until after the fact, otherwise, he would have been at the rezoning meeting. Pike supported the request for a rezone.

Anderson asked and Pasa explained that he was willing for the property on NW 7th currently zoned MF-18 to maintain its current designation, he was primarily interested in rezoning the adjacent properties on NW 6th.

The property on NW 7th has been removed from the request records from Planning Commission.

Mayor Pro Tem Gerde asked why the request was for Regional Commercial (RC) instead of Community Commercial (CC). Pasa said it was C3 when he purchased the property but he explained that RC holds all the uses that he would need. CC is what the Planning Commission recommended.

CPA-07-02:

James Howsley
500 E. Broadway, Ste 450
and the planning
Vancouver, WA 98663

Howsley, representing the applicant, Cam Thomas, referred to the narrative previously prepared, a market analysis,

commission's recommendation of approval to change the 3 ½ acres on the southwest corner of Lake Road and Strunk Rd from LI/BP to Commercial. Howsley asks that Council support the Planning Commission's recommendation.

Dietzman asked and Howsley answered that the zone change would enable them to look at more commercial uses than the LI/BP zoning allows and explained why.

Fox explained that the landscaping and parking requirements are more stringent for the LI/BP zone.

Anderson asked and Knapp answered that the covenants of the Dwyer Creek Master Plan limited the ability to convert the property to residential.

Knapp said this is an appropriate request and explained why.

Karyn Criswell
GM Camas LLC
1111 Main St., Ste 300
Vancouver, WA 98660

On behalf of GM Camas LLC who owns the property commonly known as Green Mountain, Criswell asked that the City take advantage of the opportunity of having the Comp Plan open to pre plan the zoning designations for the expansion area.

In response to Dietzman’s question, Criswell is not asking that action be taken tonight, but is asking that Council directs staff to work with the property owners, etc. to develop a proposed comprehensive plan map and zoning map for the proposed UGA expansion area. Then by the end of June when the Comp Plan related items are being adopted, it can be folded into the review for the zoning and comp plan maps. The Comp Plan related items can be adopted all at once.

Knapp recommended that we consider the two amendments that were noticed at this time and continue the request of GM Camas separately in the near future.

The public hearing was closed at 7:30 p.m.

Pike moved and Higgins seconded the motion that the zone change on CPA 07-01 Pasa be approved according to the Planning Commission’s recommendations. The motion carried.

Smith moved and Dietzman seconded the motion to recommend CPA 07-02 Cam Thomas be approved according to the Planning Commission’s recommendations. The motion carried.

Higgins moved and Anderson seconded the motion to direct the City Attorney to draft an ordinance for adoption reflecting the City Council’s last two decisions. The motion carried.

Hunter Ridge Estates-
Vegetation Removal:

This item has been pulled from the agenda.

FINANCE/ADMINISTRATION:

Ordinance No. 2484:
Amending Section
3.08.040

Halverson, City Administrator, explained the change in the sample document. We are assured that the writing of the ordinance is technically correct.

Dietzman said that the County has already passed this ordinance and it will be collected. Since the City’s choice is to either let the County have the 85% or keep the 85% in the City, what we are saying is as long as it is being collected, the City would like to keep the 85% of what is being collected.

Pike reiterated her position and asked that this be made a legislative priority for 2008 legislature. Pike would like to talk someone into introducing legislation so that when Counties continually raise local sales tax, Cities who do not wish to go along for the ride, have the ability to abstain from imposing the additional sales tax. Higgins also supported this stand.

Dietzman moved and Smith seconded the motion that Ordinance No. 2484 be read by title only. The motion carried.

Smith moved and Dietzman seconded the motion that Ordinance No. 2484 be adopted and published according to law. The motion carried.

EXECUTIVE SESSION:

The meeting recessed at 7:37 p.m. to discuss real property.

ADJOURNMENT:

The meeting adjourned at 7:57 p.m.

Mayor

City Clerk