



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

CALL TO ORDER:

Mayor Paul Dennis presided.
Mayor-for-a-day-Tristan Bush

FLAG SALUTE:

COUNCIL:

Present:

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

Excused:

STAFF MEMBERS:

Altfilish, Bourquin, Brachmann, Knapp and Marlowe.

PRESS:

Heather Acheson-Post Record.

CONSENT AGENDA:

It was moved by Gerde, seconded by Smith and carried that the Consent Agenda be approved.

- a. Approve minutes of the Council meeting of the Camas City Council of April 16, 2007, The Work session of April 16, 2007, and the Council Work session of April 2, 2007.
- b. Approve claim checks 53226 thru 53458 in the amount of \$827,288.19, as approved by the Finance Committee.
- c. Authorize Pay Estimate #1 for Project SS-473, Grass Valley Park Wetland Mitigation Work, to Brant Construction, in the amount of (\$16,491.36) sixteen thousand four hundred ninety-one dollars and thirty-six cents.
- d. Authorize Pay Estimate #1 for Project S-483, CDBG Mobility Improvements, Phase 1, to CivilWorks NW, Inc., in the amount of (\$26,320.23) twenty-six thousand three hundred twenty dollars and twenty-three cents.
- e. Authorize release of retainage for Project WS-582, 24-inch Water Transmission Line, to Thompson Bros. Excavating, Inc., in the amount of (\$29,824.24) twenty-nine thousand eight hundred twenty-four dollars and twenty-four cents.
- f. Release retainage on WS-627B; NW Astor / 2nd Avenue Sewer Improvements to K & R Plumbing, Inc. in the amount of \$16,801.40

- g. Authorize Pay Estimate #2 (Final) for Project WS-631; NW Ivy Street Sewer Rehabilitation, to K & R Plumbing Construction, Inc. in the amount of \$6,276.90, and accept the project as complete.
- h. Authorize Pay Estimate #1 for Project WS-654; 2007 STEP/STEF Tank Pumping, to Haag & Shaw, Inc. in the amount of \$12,542.93.
- i. Authorize Proposal for Professional Engineering and Land Surveying services for WS-660 Ostenson Canyon to NW 23rd Ave Water and Sewer Improvements to Olson Engineering in an amount not to exceed \$28,300.
- j. Authorize release of retainage for Project P-720D, NE 4th Avenue and NE Dallas Street DVC Improvements, to All Concrete Specialties, Inc., in the amount of (\$1,905.01) one thousand nine hundred five dollars and one cent.
- k. Authorize Pay Estimate #3 for Project P-772, Heritage Park Phase 2, to Zink Commercial Contractors, Inc., in the amount of (\$18,673.24) eighteen thousand six hundred seventy-three dollars and twenty-four cents.
- l. Authorize Pay Estimate #1 (Final) for Project P-799; 2007 Camas Municipal Pool Painting, to Combs Painting, Inc. in the amount of \$15,670.92, and accept the project as complete.
- m. Approval of Professional Services Scope of Work with Barney & Worth, Inc. and authorization for services not to exceed \$36,000 related to the Downtown Vision Coalition.

PUBLIC:

Amber Alvi – 721 NE 14th Avenue-Delivered a speech as a part of her Senior Project at Camas High School. She spoke about a growing problem in Camas. Her concern is that the growth in Camas is eliminating habitat for wildlife, trees are being cut to excess, causing irrigation and erosion problems. She also pointed out that the growth is causing overcrowding in schools as well as creating excessive traffic. Her belief is that rather than spending large amounts of money on a home for one family, that money could be used to build apartments to house multiple families. Amber said that we can all make a difference by exploring alternatives to reduce urban sprawl.

COUNCIL:

Gerde gave a reminder that the Plant Fair and Health Fair is this Saturday (5/12) downtown.

Hogan said that he was very impressed with Tristan Bush, Mayor-for-the-Day. With the activities Tristan is involved with in his school, indicates that he will be a great future leader.

MAYOR

Mayor Dennis thanked Tristan Bush for his work this afternoon, as Mayor-for-a-day. Both Mayors visited all the city facilities through out the afternoon, and Mayor Bush also attended the 4:30 council work session.

Proclamations:

Mayor-for-the- Day Bush read a proclamation for *Youth Appreciation Week* and Mayor Dennis read a proclamation for *Early Childhood Education Teacher Appreciation Day*.

COMMUNITY DEVELOPMENT:

Public Hearing-Comprehensive Plan

Review for Annexation: David Lugliani submitted a petition (60%) to annex certain property within the existing Urban Growth Boundary on April 3, 2007. This hearings is the first of two hearings on the Comprehensive Plan and must be scheduled a minimum of 30 days apart.

The public hearing opened at 7:14 p.m. This is the first of two hearings and related to zoning.

Mike Simon – Partnership in Landerholm Law Firm – representing the applicants for the 60% petition and zoning.

Mr. Simon displayed maps depicting the current property owners on the land to be zoned, as well as the area requesting to be annexed. Other information is forthcoming for the proposed zoning, from Randy Printz, which is a master plan for the area, economic analysis, and a zoning map of adjoining areas. This information should be in to the city next week. He would like to proceed with the hearing on the zoning/rezoning and incorporate the comments from the public at this meeting, into the master plan.

Roberta Criado-1806 SE 202nd Ave.-Camas-is concerned with the proposed MF-24 zoning. Her property, a one acre lot, would be surrounded by apartments, thereby eroding property values. According to Mr. Lugliani's proposal is to develop up to 24 units per acre or 408 apartment units. Mrs. Cirado also objects to the proposed closure of Bybee Road as well as a proposed road (15th) through her property down to 202nd Avenue. This is an easement belonging to the county, which they stated would never be used. The neighbors do not see the need for Mr. Lugliani to change zoning for one individual while current zoning still allows him to develop the property at the current zoning and turn a profit. Mrs. Cirado also feels that this entire process is moving too quickly and that there is not enough information available for decision making. The residents in this area are asking council to take the land use and housing elements to heart and preserve the neighborhood.

Keith Hirokawa-Erickson & Hirokawa, PLLC. Mr. Hirokawa spoke on behalf of some of the neighbors in the proposed annexation area. He has

concerns on procedural matters and also believes this process should slow down. He stated that there should be two Public Hearings on zoning, per state statute, and no Public Hearing plan could be found in the file. Also, there does not seem to be a zoning proposal in place so there cannot be a hearing.

With a change from Urban low density, R-1.6 to the most dense, MF-24, is a significant change and no where in the file is there a statement to indicate why this particular zoning amendment could possibly further public health, safety, and welfare. Also, this is a Growth Management process, but there is nothing in the file. There is no zoning designation on the map in the file does. There was no SEPA checklist, which should apply, and with the zoning proposed, consideration should be given to transportation, erosion control, storm water runoff, to name a few. Some of the technical problems seen by Mr. Hirokawa are; he does not see that this process is appropriate. Annexation and zoning process (stated in his letter to the city) has its own process. This matter should have gone to the Planning Commission before coming to council.

Mayor Dennis asked that City Attorney Knapp check on the technical questions mentioned and return with answers at the May 21st. Work Session.

Don Eiford – 18909 56th Ave-Kenmore WA – Mr. Eifert owns 121 acres south of the proposed annexation. He said that he feels that 20th and NE 38th should be connected before additional density of this magnitude is completed. His property is zoned all business park and has asked the city to rezone to residential. This has been denied. In terms of easements, they could provide an easement from the current center line of NE 38th south for 45 feet to support widening of 38th and connection of 20th., then look to the property owners on the north side to also provide 45 feet from the current location of 38th. Mr. Eifert said that they will probably be looking to annex their property in the next year or two and they would ask that council allow them to have some residential zoning. Mayor Dennis said that these requests will require separate hearings.

Jim Wakeman – 20011 SE 14th St.- Camas-President of the Country Ridge 1,2, and 3 Home Owner’s Association -Mr. Wakeman is adjacent to the proposed annexation area. He is asking if the new zoning is really needed and who does it benefit. It appears to be a lucrative deal for the developer. What would be the value of changing the character of this well established area when there is already land within the city limits zoned for a proposal such as this.

The planned realignment of 15th and Bybee Road will adversely impact 7 homes and only benefit the developer. There is also the question of the county easement across some of this property that was supposedly never to be used and also thought needs to be given to infrastructure.

John Cantrell – 19829 SE Bybee Road – Mr. Cantrell is opposed to the annexation and rezoning. He has not seen any of the details and he does not feel that he should comment on them. He stated that the closure of Bybee Road and the extension of 15th, will be an access issue or encroachment problem for him. It will close the only public access to his property.

Regarding obtaining information on any of the above comments, Bourquin said that they are currently working on the Capital Facilities Plan (CFP) and Transportation plans for this year. A Consultant will soon have the draft document for the city, and it will then go through a Public Hearing Process. Public Comments will be taken at that time. The Public Hearings are published in the Post Record.

John Visser – 1800 SE 202nd Avenue-Camas-Mr. Visser researched the County easement across his property. They informed him that it would not be used. He is concerned that the city wants to rezone part of his property but not all of it. The County told him that cannot be done.

Al Criado – 1806 SE 202nd-Camas – Mr. Criado said that to construct apartments, many trees would be cut, there would be a traffic impact. It is estimated that there would be 1200 to 1400 vehicles added in the if the area in question is zoned MF-24. Also, this building would have an impact on all the neighbors. Mr. Criado said that if Bybee Road is closed off he would have to build another drive way for access to his home.

Lauren Kinas – 1310 SE 201st Ave. – Camas- Mrs. Kinas lives north of the proposed annexation. She said that this would negatively impact the neighborhood and requested that council consider sustaining and enhancing the quality of life in the area.

Bob Springsted – 1519 SE 199th Ave. – Camas – was not aware that apartments were going to be built in the area. He said that the swale near his home is like a lake at certain times of the year and he asked where the extra run-off would go. He also mentioned that if Bybee road is closed that he would have to go through an apartment complex parking lot to leave his home. That would not be desirable.

Bob Schaefer – represents the property owner #14. He has appeared before this council many times on annexations and he does complement the city on its annexations and zonings that they have gone through to implement the annexations. Mr. Schaefer said that they do support the parcel before council this evening and that the owner of parcel #14 is requesting that the zoning presently with the county, stay the same.

Dave Moore 720 W. 24th St. - Vancouver-Mr. Moore is a realtor with a client in this area. He asked the property owners in the proposed annexation area have been made aware of any cost analysis of what this will cost them to hook up to utilities and special assessments for sidewalks etc. Mayor Dennis asked Brachmann about charges for sidewalks. Brachmann said that there is no charge for sidewalks, they are not mandatory. If the homeowner wants sidewalks they may install them at their own expense. If a property is within 250 feet of a water/sewer line it is not mandatory to connect. The city code states that they *may* be required. In the event of a health hazard, the homeowners would then be required to hook up to city utilities.

Kevin Bare – 1617 SE 199th- Camas – Mr. Bare said that the county road easement is on his property. He reiterates slowing down the annexation process and that he is opposed to closing Bybee Road and the extension of SE 20th.

Patrick Oday-1902 SE Armstrong Drive – Camas – thinks the issue of the annexation was misrepresented when he was asked to sign. His signature made the 60%. Now, Mr. Oday would like to have his signature removed from the annexation petition. He too would like this annexation process to slow down.

Mike Simon (Partnership in Landerholm Law Firm) cited the Pearl District for one, as to show the difference between not how many units were built but how well, not density but quality. Quality is important. Simon said that ye will get a master plan to Mr. Hirokawa and the neighbors within the week. All homeowners in the proposed annexation area will be notified. Simon only received letters from homeowners on this date at 2:00 p.m. Mayor Dennis said that any information sent out must also be sent to the city as it is public information.

Council member Pike said that she has three concerns. One is noticing; she would like to see a new policy started where the city would go beyond 300 feet in the noticing process, and notice all the people that may be affected; concern with the speed that this annexation process is moving. Last week she called the city attorney and the Community Development Director, Phil Bourquin, regarding how quickly it was moving. They both agreed with Pike that it was being fast tracked and she does not approve of that. Also, the maps that have been promised to council a week ago still have not been delivered.

Mayor Dennis commented that the issue of noticing can be brought up at a council work session. It has been briefly discussed before.

Gerde said that Mr. Oday believed the issue was misrepresented when he signed the petition, and he would like to remove his name from the

petition. Is this legal? City Attorney Knapp said that he will review this request and report back to council.

It was moved by Smith, seconded by Pike and carried to continue this first public hearing on the Comprehensive Plan and Zoning until the June 4, 2007 council meeting.

Public Hearing-Annexation

Certification:

David Lugliani submitted a petition to annex certain property within the Urban Growth Boundary on April 3, 2007. The Clark County Auditor issued a Certificate of Sufficiency on April 11, 2007. A public hearing is to be held in this matter.

The Public Hearing opened 8:56 p.m. There was no one in the audience to speak for or against the matter.

It was moved by Pike, seconded by Anderson and carried to continue the Public Hearing regarding the annexation and 60% certification, until the regular council meeting of June 4, 2007.

Lacamas Pointe Subdivision:

It was moved by Gerde, seconded by Dietzman and carried to approve the final plat for LaCamas Pointe Subdivision, to establish a 22 lot single-family residential subdivision on approximately 7.24 acres zoned R-7.5.

The approval is based on the findings and conditions presented in the staff report amended November 15, 2005.

FINANCE DEPARTMENT:

A Work-order Management module has been budgeted and planned for for several years. It will be used by the Finance and IT Departments, the Operations Center and possibly the Engineering Department. Council is being asked to approve the addendum to the contract.

It was moved by Higgins, seconded by Pike and carried, to approve Addendum A to the Springbrook Software contract for \$22,500.00.

ADMINISTRATION:

Resolution No. 1102:

It was moved by Dietzman, seconded by Smith and carried that Resolution No. 1102, creating the position of Executive Assistant to the City Administrator, setting forth a job description for the position and establishing a salary range of Steps 1-7 under the Non-Represented Employees Salary Scale, be read by title only.

It was moved by Gerde, seconded by Smith and carried that Resolution No. 1102 be adopted.

ADJOURNMENT:

The meeting adjourned at 9:04 p.m.

Mayor

City Clerk