



Planning Commission
Regular Meeting
July 21, 2009

*DRAFT Minutes pending
Planning Commission's approval
at the next regular meeting on
August 18, 2009.*

CALL TO ORDER:

Chair Hein called the meeting to order at 7:05 p.m.

ROLL CALL:

Present:

Commissioner Tim Hein
Commissioner Bryan Beel
Commissioner Travis Monteith
Commissioner Shelly Damore

Excused:

Commissioner Troy Hull
Commissioner David Shepherd

Staff Present:

Phil Bourquin, Community Development Director
Jan Coppola, Administrative Support Assistant
David Schultz, City Attorney

Approval of minutes from the June 16, 2009, Planning Commission Meeting.

It was moved by Commissioner Damore and seconded by Commissioner Beel to approve the minutes from the June 16, 2009, Planning Commission meeting as written. The motion carried unanimously by roll call vote.

Public Hearing to consider the Camas School District Capital Facilities Plan 2009-2015.

Chair Hein opened the public hearing at 7:07 p.m.

Phil Bourquin, Community Development Director, briefly summarized the *School Districts' Capital Facilities Plan* Staff Report (File No. CFP09-01) and explained the purpose of the Camas, Washougal, and Evergreen School District Capital Facilities Plans (CFP's). Mr. Bourquin noted that the adoptions of the School Districts' CFP's are a requirement of the Washington State Growth Management Act (GMA).

Mr. Bourquin affirmed that the representatives from the school districts are present and available to answer questions.

Commissioner Damore asked and Mr. Bourquin responded that the reason we review the Washougal and Evergreen CFP's are because those school district boundaries extend into the City of Camas.

Heidi Rosenberg, Capital Program Manager for the Camas School District.

Ms. Rosenberg briefly summarized the Camas School District Capital Facilities Plan and asked for questions regarding the plan.

Chair Hein asked and Ms. Rosenberg responded that the district's use of portable classrooms is to accommodate fluctuations in student enrollment.

Discussion followed regarding how the school impact fees and the student factors are calculated.

Questions were asked and clarifications were made.

Commissioner Damore asked about the 15% reduction in the impact fee calculation.

Marnie Allen, Attorney, 2500 NE 65th Avenue, Vancouver, WA, 98686

In response to Commissioner Damore's question, Ms. Allen said that the impact fees are calculated in accordance with a formula set in county and city ordinances. She added that the formula allocates a portion of the cost for new facilities for single family and multi-family housing based on the average number of students. Ms. Allen noted that the formula is intended to make sure that new development is not paying more than its proportionate share of the cost to serve new growth.

Questions were asked and clarifications were made.

Mike Bomar, Building Industry Association, 103 E 29th Street, Vancouver, WA 98685

Mr. Bomar supports looking for alternative ways of generating revenue. Discussion ensued.

Discussion ensued.

Commissioner Monteith asked and Ms. Allen responded that the school impact fees are currently collected at the time building permits are issued. Ms. Allen noted that the Quality Schools Advisory Board and the Building Industry Association have been discussing alternative ideas as to when the impact fee collection process occurs.

Mr. Bourquin recommended that representatives from the cities and counties be included in those discussions.

The public testimony portion of the hearing was closed at 7:33 p.m., as there was no further testimony.

Decision

It was moved by Commissioner Damore and seconded by Commissioner Beel to forward a recommendation of approval to City Council for the *Camas School District Capital Facilities Plan 2009-2015* as presented. The motion carried unanimously by roll call vote.

Public Hearing to consider the Washougal School District Capital Facilities Plan.

Chair Hein opened the public hearing at 7:35 p.m.

Mr. Bourquin affirmed that the representatives from the Washougal School Districts available to answer questions and recommended the public hearing be opened to accept public testimony.

Marnie Allen, Attorney, 2500 NE 65th Avenue, Vancouver, WA 98686

Ms Allen affirmed that she and Teresa Baldwin, Superintendent for the Washougal School District were available to answer any questions. Ms. Allen briefly summarized the change in the amounts of the school impact fees. The school impact fee for single-family has increased to \$5,857 and the multi-family has decreased to \$4,795.

Questions were asked and clarifications were made.

Mike Bomar, Building Industry Association

Mr. Bomar commented that he appreciates the Commissioners scrutiny in reviewing the School Districts' Capital Facilities Plans and the associated school impact fees.

The public testimony portion of the hearing was closed at 7:39 p.m., as there was no further testimony.

Decision

It was moved by Commissioner Damore and seconded by Commissioner Beel to forward a recommendation of approval to City Council for the *Washougal School District Capital Facilities Plan 2009-2015* as presented. The motion carried unanimously by roll call vote.

Public Hearing to consider the Evergreen School District Capital Facilities Plan.

Chair Hein opened the public hearing at 7:40 p.m.

Mr. Bourquin affirmed that the representatives from the Evergreen School District are available to answer questions and recommended the public hearing be opened to accept public testimony.

Marnie Allen, Attorney, 2500 NE 65th Avenue, Vancouver, WA, 98686

Ms. Allen said that Reg Martinson, Facilities Director for the Evergreen School could not attend this meeting and asked for questions regarding the plan.

Mr. Bourquin gave a brief description of the Evergreen School District boundaries within the City of Camas.

Commissioner Hein asked and Ms. Allen responded that the rapid growth in enrollment has contributed to the difference in the student ratios and the use of portable classrooms. She noted that portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms.

Mike Bomar, Building Industry Association

Mr. Bomar encouraged the voters living within the Evergreen School District to support the next bond levy.

The public testimony portion of the hearing was closed at 7:45 p.m., as there was no further testimony.

Decision

It was moved by Commissioner Damore and seconded by Commissioner Beel to forward a recommendation of approval to City Council the *Evergreen School District Capital Facilities Plan 2008-2014* as presented. The motion carried unanimously by roll call vote.

Update on the Community, Trade and Economic Development (CTED) Short Course on Local Planning.

Mr. Bourquin gave a brief update on the Community, Trade, and Economic Department (CTED) seminar “*A Short Course in Local Planning*” that was held on July 1, 2009. Mr. Bourquin encouraged the Commissioners to review the CD that highlighted the seminar and further noted that future training opportunities will be forwarded to the Commissioners.

The next regular Planning Commission meeting is August 18, 2009, at 7:00 p.m.

ADJOURNMENT: Chair Hein adjourned the Planning Commission meeting at 8:00 p.m.