



CITY COUNCIL WORKSHOP MEETING AGENDA
Saturday, January 30, 2016, 9:00 AM
Lacamas Lake Lodge
227 NE Lake Road

ANNUAL PLANNING CONFERENCE - Day 2 of 2

I. OPENING COMMENTS AND PLANNING CONFERENCE AGENDA REVIEW
(9:00 a.m.)

II. PLANNING CONFERENCE TOPICS

A. Residential Fire Sprinklers (Low Flow / Life Safety) (9:15 a.m.)

Details: Residential fire sprinkler systems are recognized by national model codes as part of the standard of care. These environmentally friendly systems have proven to be highly effective in terms of life safety and the protection of property in the event of a residential fire. Staff seeks input regarding whether Camas should match this standard of care for its citizens and ensure that all newly constructed homes have these systems installed.

Presenter: Nick Swinhart, Fire Chief and Ron Schumacher, Fire Marshal

Recommended Action: Consideration for the installation of low flow safety residential fire sprinkler systems in all newly constructed homes in Camas.

 [Fire Sprinkler Presentation](#)

B. Camas Public Library (9:30 a.m.)

Details: On January 4, 2016, staff provided a presentation to Council about the future of the Camas Public Library and whether the City should consider annexing with Fort Vancouver Regional Library (FVRL). Council had several questions and wanted to discuss it further at the Planning Conference. Staff had additional discussions with FVRL and recommends that the City not pursue annexation. Staff explored different options including increasing expanding the services the City receives from FVRL to include software support, acquiring eBooks, eMagazines and research databases from FVRL. Staff also considered FVRL support in selecting materials for the City's collection.

Presenter: Pete Capell, City Administrator

Recommended Action: Staff requests Council direction regarding the next steps in the process.

 [January 30, 2016 Presentation to Council Regarding Camas Library](#)

[January 4, 2016 Presentation to Council Regarding Camas Library](#)

C. Parks and Recreation Commission Report (9:45 a.m.)

Details: An update by the Chair of the Parks & Recreation Commission will be provided to Council regarding the 2015 activities, as well as seeking Council's direction for 2016.

Presenter: Randy Curtis, Commission Chair

Recommended Action: For Council's information only.

 [Parks and Recreation Commission Annual Report](#)

III. BREAK (10:30 a.m.)

- D. 2035 Comprehensive Plan and Community Development Update (10:45 a.m.)
Details: Staff will provide an overview of the Comprehensive Plan and Zoning Map, Community Growth, and 2016 Community Development priorities
Presenter: Phil Bourquin, Community Development Director
Recommended Action: For Council's information only.

 [Draft Comprehensive Plan Map](#)

[Draft Zoning Map](#)

[2016 Community Development Update](#)

[Comprehensive Plan Work Program](#)

IV. RECESS OF PLANNING CONFERENCE (11:45 a.m.)

Council will recess to hold a Regular Council Meeting (separate agenda)

V. PLANNING CONFERENCE RECONVENES (12:00 p.m.)

This will be a working lunch that will include any further discussion of any Planning Conference topics, if necessary.

VI. ADJOURNMENT OF PLANNING CONFERENCE

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.

Low Flow - Life Safety Fire Sprinkler Systems

No prevention strategy has as much
documented life safety effectiveness
as fire sprinklers.



Low Flow - Life Safety Fire Sprinkler Systems

- ❖ Residential fire sprinkler systems are recognized by all model codes as part of the standard of care.
- ❖ Camas has close to 2,000 sprinklered homes
- ❖ 3 Camas homes have been saved by the activation of sprinkler systems with minimal damage.

Should the city of Camas ensure that ALL newly constructed homes have sprinkler systems installed so that we can meet the nationally recognized standard of care?

Low Flow – Life Safety Fire Sprinkler Systems

Camas Non-Sprinklered Home



- Lacamas Shores
- September 2015
- Room and Contents Fire



Low Flow – Life Safety Fire Sprinkler Systems

Camas Sprinklered Home



- Julia Street Home
- September 2008
- Room and Contents Fire

Low Flow - Life Safety Fire Sprinkler Systems

- Home Fire Sprinkler Cost Assessment -

The Fire Protection Research Foundation did a benchmark study in 2008 and a comparison study in 2013 to gain a better understanding of how the increasingly widespread adoption of sprinkler ordinances impacted the average cost per (per square foot).

2008 Sample: 30 Homes in 10 Communities

Average cost = \$1.61

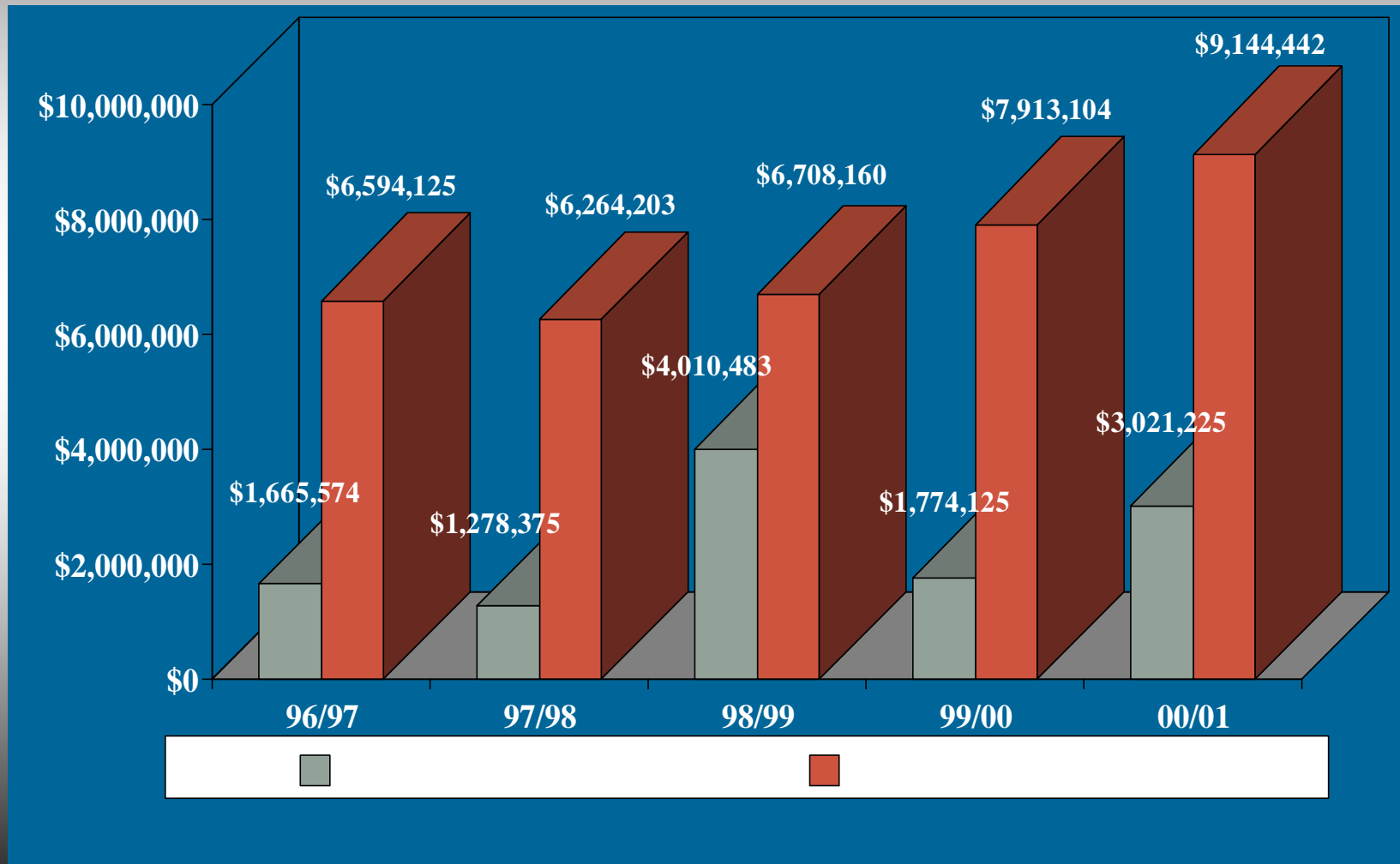
2013 Sample: 51 Homes in 17 Communities

Average cost = \$1.35

A residential fire sprinkler system
in the city of Camas can be as low as \$1.25 per sf

Annual Fire Loss Comparison

City of Scottsdale vs. National Average



Low Flow - Life Safety Fire Sprinkler Systems

- Impact of Home Sprinklers on Firefighter Injuries -

When compared to structure fires in homes with no automatic extinguishing equipment present, analysis of home structure fires with wet-pipe sprinklers present showed a 65% reduction in firefighter injuries at the fireground per 1,000 home structure fires.*

*NFPA's 2012 "U.S. Experience with Sprinklers" report

Low Flow - Life Safety Fire Sprinkler Systems

- Home Fire Sprinklers are Good for the Environment -

According to a joint research project from FM Global and HFSC on the environmental impact of fires, automatic fire sprinklers can reduce greenhouse gas emissions by 98%, reduce fire damage by up to 97%, reduce water usage to fight a home fire by as much as 91% and reduce water pollution.



Low Flow - Life Safety Fire Sprinkler Systems

- Washington Cities With a Sprinkler Ordinance -

- ❖ Bonney Lake
- ❖ DuPont
- ❖ Kenmore
- ❖ Olympia
- ❖ Redmond
- ❖ Tukwila



Camas Public Library

January 30, 2016

Options



- Annex Library into FVRL
- Remain Independent Library
 - Continue existing relationship with FVRL
 - Expand relationship with FVRL
 - Contract with FVRL to operate Camas Public Library

Annex Library into FVRL

- Lose \$100,000 of Administrative Support Services that Library currently provides, equates to one FTE
- Lose local control
- Adversely impact some employees
- Not supported by Board of Trustees and majority of patrons
- Staff does not recommend



Contract with FVRL to Operate Library



- Not supported by Board of Trustees and majority of patrons
- Adverse impact to some employees
- Staff does not recommend

Continue Current Relationship with FVRL

- Expenses for providing current services, primarily related to the shared library catalog is \$23,000 beginning in 2017
- Supported by FVRL



Expand Relationship with FVRL

- Utilize FVRL eBooks, eMagazines and research databases
- Coordinate selection of online databases with CPL to expand options for all patrons
- Software support for public PCs
- Supported by FVRL
- Staff recommends

Internal Changes

- Reorganization
- Reassign some current duties
- Reduce span of control
- Make better use of technology for selecting physical materials
- Coordinate selection of online databases with FVRL to expand options for all patrons

Staff Recommendation

- ◎ Expand the FVRL relationship and responsibilities in conjunction with internal changes
- ◎ Service to patrons is improved with no additional costs
- ◎ Local control is maintained



Discussion and Direction







Camas Public Library

**Remain an independent library or
Be annexed into Fort Vancouver Regional Library**

January 4, 2016

Background

- David Zavortink retired after 20+ years as Library Director
- Prior to his hiring, the City explored joining Fort Vancouver Regional Library (FVRL)
- The City's conducted preliminary analysis & seeks Council direction to:
 - Explore annexation by FVRL further or,
 - Remain independent & search for a director
 - Contract with FVRL – no annexation

Administrative



- Council would pass an ordinance of intent to join FVRL
- County Council shall by resolution call a special election
- Passage would require a simple majority vote of Camas residents
- Contracting with FVRL only requires Council action

Financial



- No additional tax burden on residents
 - FVRL has authority to levy up to \$0.50/\$1K of assessed value
 - City would lose \$0.50/thousand of assessed value from General Fund Property Tax Cap

Capital

- City would retain building ownership
 - FVRL would lease & be responsible for routine maintenance
 - Camas would be responsible for major maintenance
- FVRL would take ownership of library collection & most of the furnishings



Employees



- ◎ FVRL would make best effort to retain existing employees - in Camas or another library
- ◎ Different job titles & duties
 - Pages might have opportunity for higher pay & additional hours
 - Associates would have more job opportunities, but lower salary ranges
 - Professional have similar salary ranges
- ◎ More promotional opportunities

Advantages

- Larger collection of materials including eBooks
- Multiple copies of best sellers
- Less confusion due to differing policies in Camas & FVRL
- Technology
- FVRL has homebound delivery service
- Possibly Sunday hours and longer hours during the week



Disadvantages

- ◎ Loss of local control
 - Board of Trustees could become an advisory committee
 - Council does not make decisions – have influence
- ◎ Unsure of Second Story Gallery, meeting rooms, etc.
- ◎ Loss of library financial support to Finance, Human Resources, Information Technology, etc.



Board of Trustees

- ◎ The Board of Trustees have met on several occasions to review the proposal
 - Their comments include: “The Camas Public Library is an icon of our community, it is a gem in our community. To relinquish control of this amazing asset is inconsistent with our mission statement: ‘The City of Camas commits to preserving its heritage, sustaining and enhancing a high quality of life for all its citizens...’ The Camas Public Library has been run by the City of Camas and together they have worked tirelessly to provide the community with a lively and thriving library. It is one of the things that makes our community unique and desirable. While we embrace and want to continue our relationship with FVRL, the community is best served by remaining an independent public library.”

Discussion and Direction

- ◎ Provide staff direction to
 - Continue to explore the option of annexing into FVRL,
 - Contract with FVRL without annexation, or
 - Decide to remain an independent library & begin the recruitment for a new Library Director





City of Camas
Parks and Recreation Commission
2015 Annual Report

Commission Members:

Randy Curtis, Chairperson
Steve Lorenz, Vice Chair
Eunice Abrahamsen
Juli Bradley
Cassi Marshall
David Gast
Sean Vergillo

On behalf of the Park and Recreation Commission members, we are pleased to submit the first annual report of Commission activities and goals pursuant to chapter 2.28.060 of the City Municipal Code. Traditionally, the Commission's role has been one of primarily reviewing applications for park development, fee and rental schedules, providing input on park master plans, recommending signage and rule changes, reviewing budgets, listening to complaints and/or mediating disputes on matters relating to park and recreational programs.

In January of 2015, we reviewed our duties and responsibilities as set forth in the City Municipal Code, chapter 2.28. While conducting our review, members of the commission expressed a desire to be more proactive in the "early stages" of planning, design and development of our park and recreational programs. Questions, generated by the review, were forwarded to the City Council. The process resulted in some amendments to the Municipal Code and set the groundwork for an annual report which summarizes yearly activities and sets goals for the coming year.

Because we serve at the pleasure of the Council and most of our actions are advisory, it is important that we develop our goals jointly with the City Council. Therefore, one of the outcomes of submitting an annual report is to have the opportunity to have a joint dialogue between the Commission members and the City Council.

The following is a list of our major accomplishments for 2015 and our Goals/Work Plan for 2016.

Activity	Comments
Parks & Recreation Commission: Roles and Responsibilities	The City was asked to review Chapter 2.28 (City Municipal Code) and clarify the Commission's roles and responsibilities. An outcome of the review will be the presentation of an annual report to the City Council in January.
Louis Bloch Park Improvements:	Grants and donations totaling \$280,000 resulted in new lighting, a scoreboard and bleacher seats. A new swing set was also funded by the Parks Foundation of Clark Co.
Ad Hoc Committee (Development Review)	A three person subcommittee (Cassi, Juli & David) was formed to work with Community Development on Subdivision review. The committee would review park needs, trail development and alignment options.
Cooper's View Park	Commission approved development plans and naming of a new neighborhood park in Drewf's Farm Sub. (see photo) Completion date is scheduled for Summer of 2016.
Friends of Camas Cemetery	The annual cleanup and Memorial Day event was conducted in May. Fifteen people helped with the cleanup and 21 volunteered for the event. \$300 was collected in donations.
Lacamas Lake property leases	Lease agreements were negotiated with property owners along the east side of the lake. Public vs private access issues were addressed.
Washougal River Overlook	Revised plans for the overlook were approved because the project bids were over budget. The project was completed last fall.
Trail Mapping Project	Two CHS magnet students developed a "trail mapping app" Eleven hikes are included with information about distance, time, elevation and ratings.
Fallen Leaf Park Master Plan	A Master Planning process was approved by the City. The plan should be completed in the spring of 2016. Sean Vergillo serves on the TAC.
Crown Park Pool 2015 Report	The year-end report indicates that attendance and revenue was up compared to 2013, but staffing expenses increased 125% because of new hire training and overtime. Significant funding will be required in order to bring the pool up to code. The commission looks forward to participating in the Crown Park Master Plan next year.
P & R Fee Schedule for 2016	Fee schedules for the Community Center, Lacamas Lodge, Fallen Leaf Lake and the swimming pool were reviewed. Demand for these facilities continues to be high. The commission raised fees in several areas, but overall the fees do not cover the cost of service. See 2016 schedule for details
Community Center Development Committee	The Camas Community Center Development Committee has dissolved. The commission received their final report and noted that the planning and advisory duties of CCDC will be handled by the Commission per city code 2.28.050

Goals / Work Plan (2016)	Comments
Finalize Goals/Work Plan	The Commission would like to become more pro-active in the planning and development of park and recreation programs. To complete this goal, we propose a joint workshop with the City Council on Park & Recreation issues.
Fallen Leaf Master Plan Review	We currently have a member on the TAC. The commission looks forward to being actively involved with finalizing and implementing the plan.
Crown Park Master Plan Review	Development of the master plan will be critical in determining the future of aquatics programs at Crown Park. The study may also help determine the city's need to build a new aquatics center in Camas.
Review and update park & trail signage	The commission periodically receives feedback on signage in our parks. Our goal is to continually review and update signage as necessary.
Park Assessment Needs	Our duties and responsibilities require us to continually assess and formulate plans for the growth and management of our park system. The completion of two master plans and the City Comprehensive Plan gives us the opportunity to give further direction on this goal.
City Volunteer Coordinator	Create a City Volunteer Coordinator or a defined volunteer program that makes it easy for people to volunteer or donate in areas they want to help. This could be for park maintenance, Scout projects, clean up days, cemetery maintenance, etc..
Annual Retreat	The Commission has decided to schedule an annual retreat in the fall to review accomplishments, set goals and develop work plans for the coming year.
Parks Advocate Program	Each Park Commissioner will be assigned one or two city parks. We will serve as an advocate/representative for that park by conducting periodic checks and identifying maintenance, vandalism and safety needs. The program has the potential to evolve into an "Adopt a Park" program were families, HOA's and clubs become more involved in maintenance, cleanup or fundraising for special equipment.

Cooper's View Park



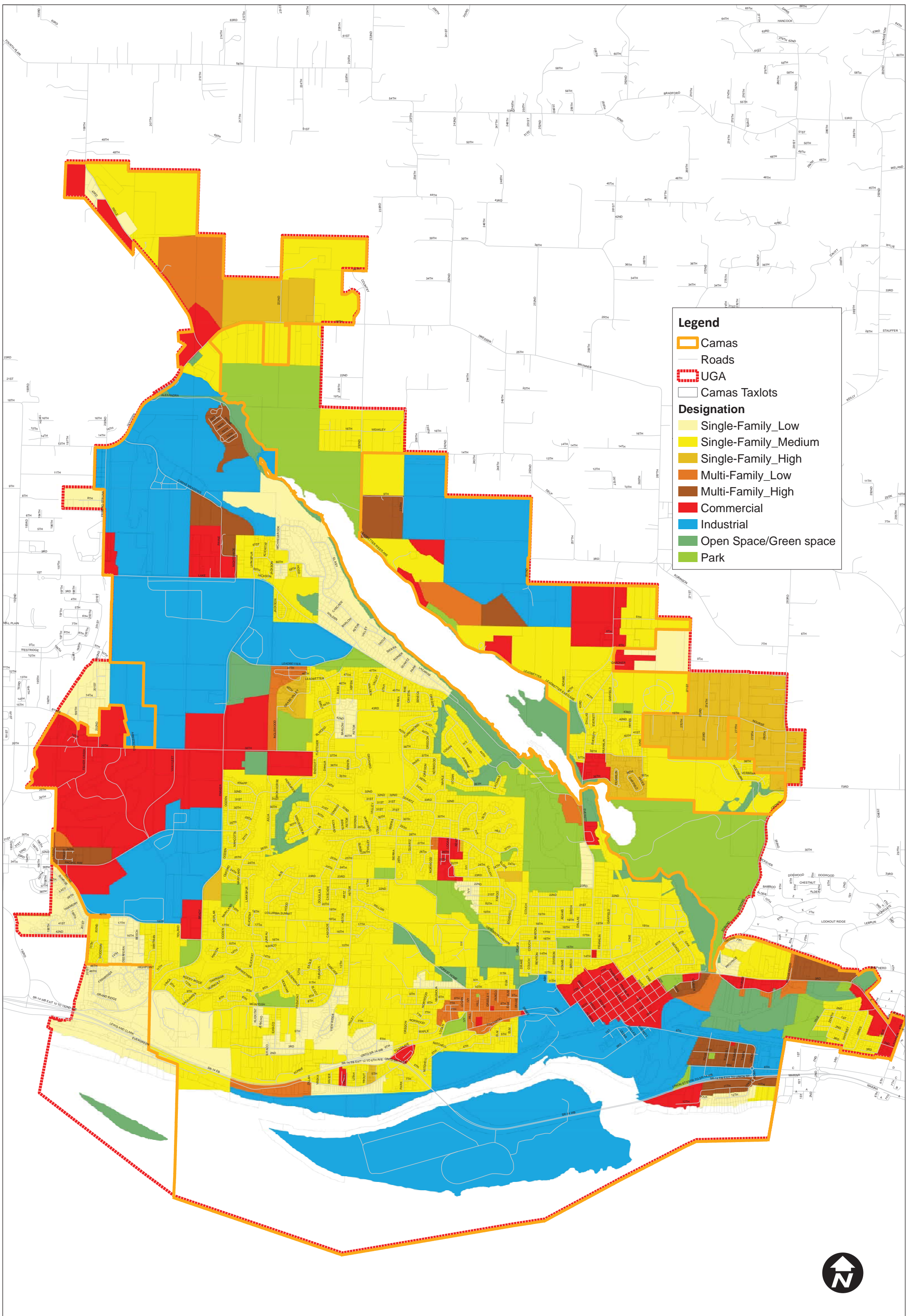
Washougal River Overlook



Signage

Louis Bloch Park

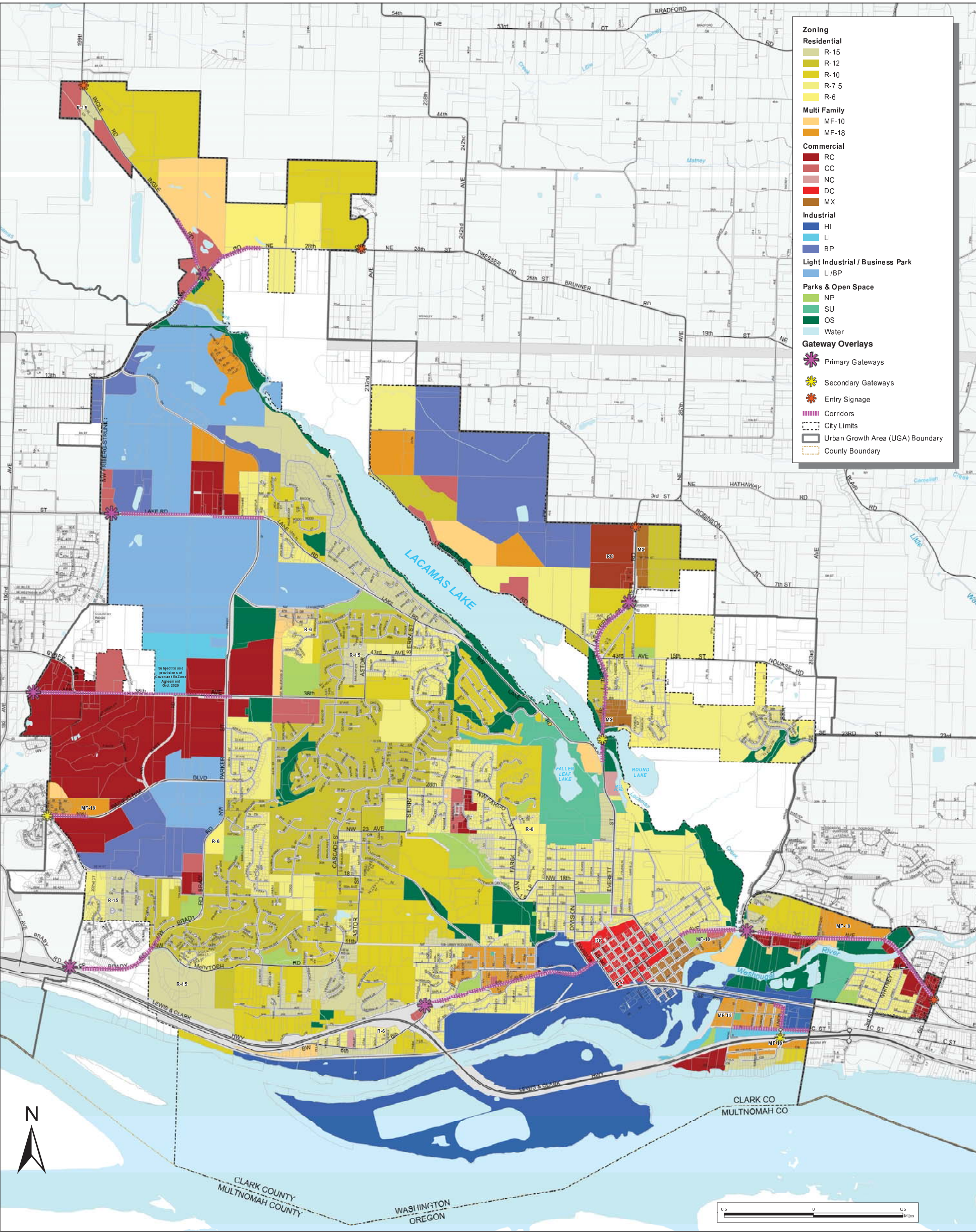




CAMAS COMPREHENSIVE PLAN MAP

CAMAS, WA | DRAFT | January 2016





CAMAS ZONING

(Ordinance # _____ Adopted on _____)



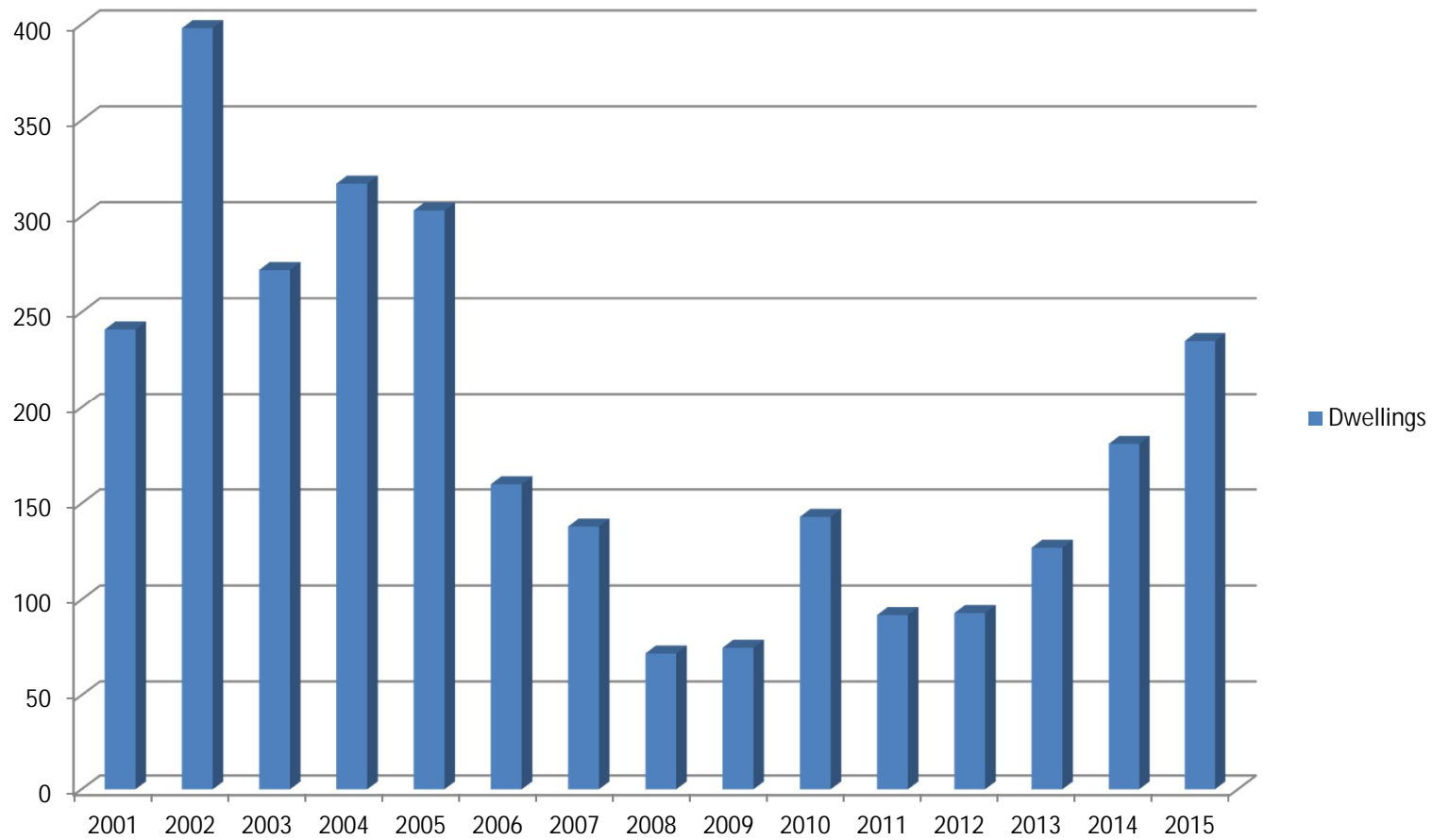
Note: Information on this map was collected from several sources. The City of Camas expressly disclaims liability for any inaccuracies that may be present. Users of this information should themselves check any details for accuracies.



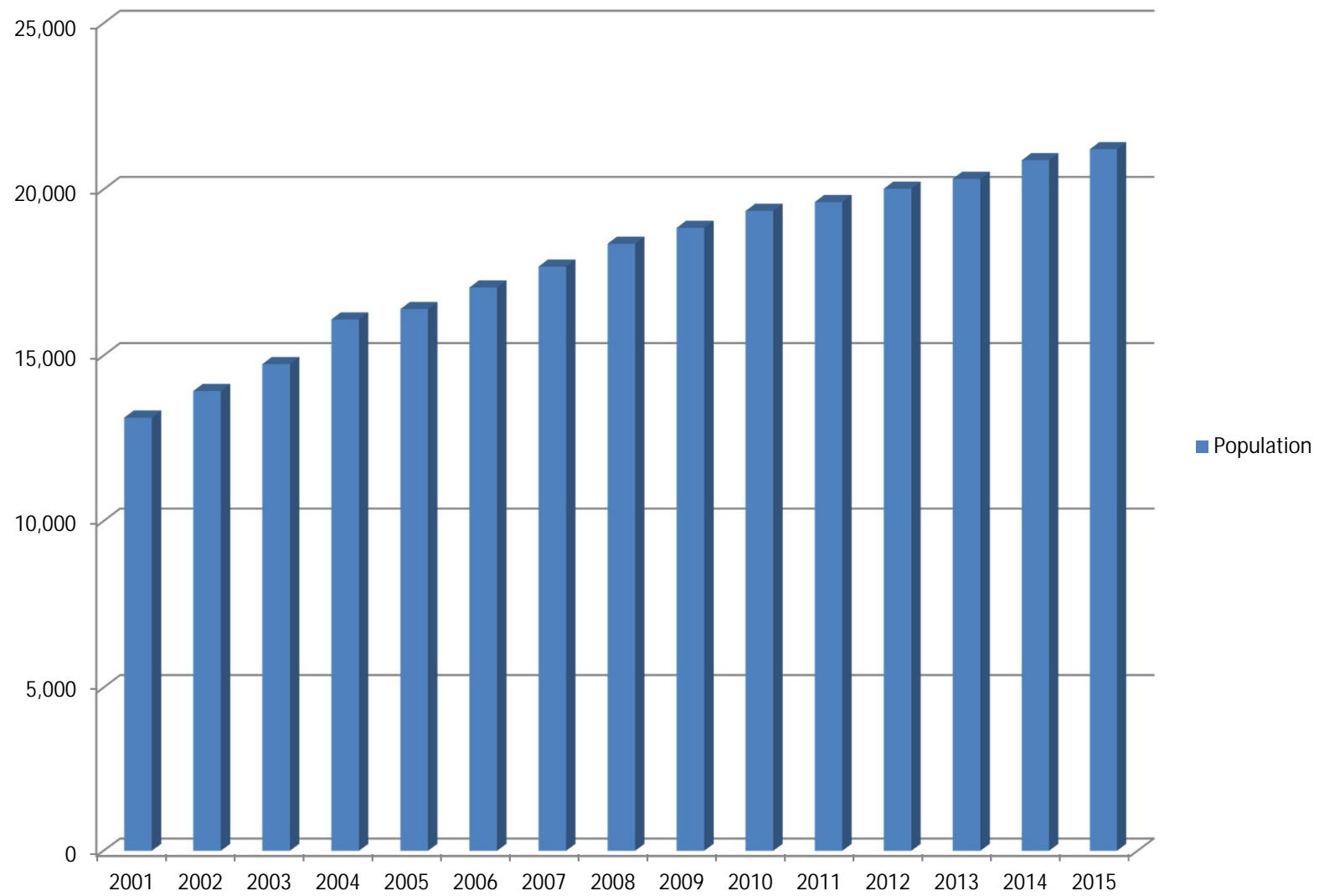
2016 Community Development Update/Priorities/Direction

Housing and Growth

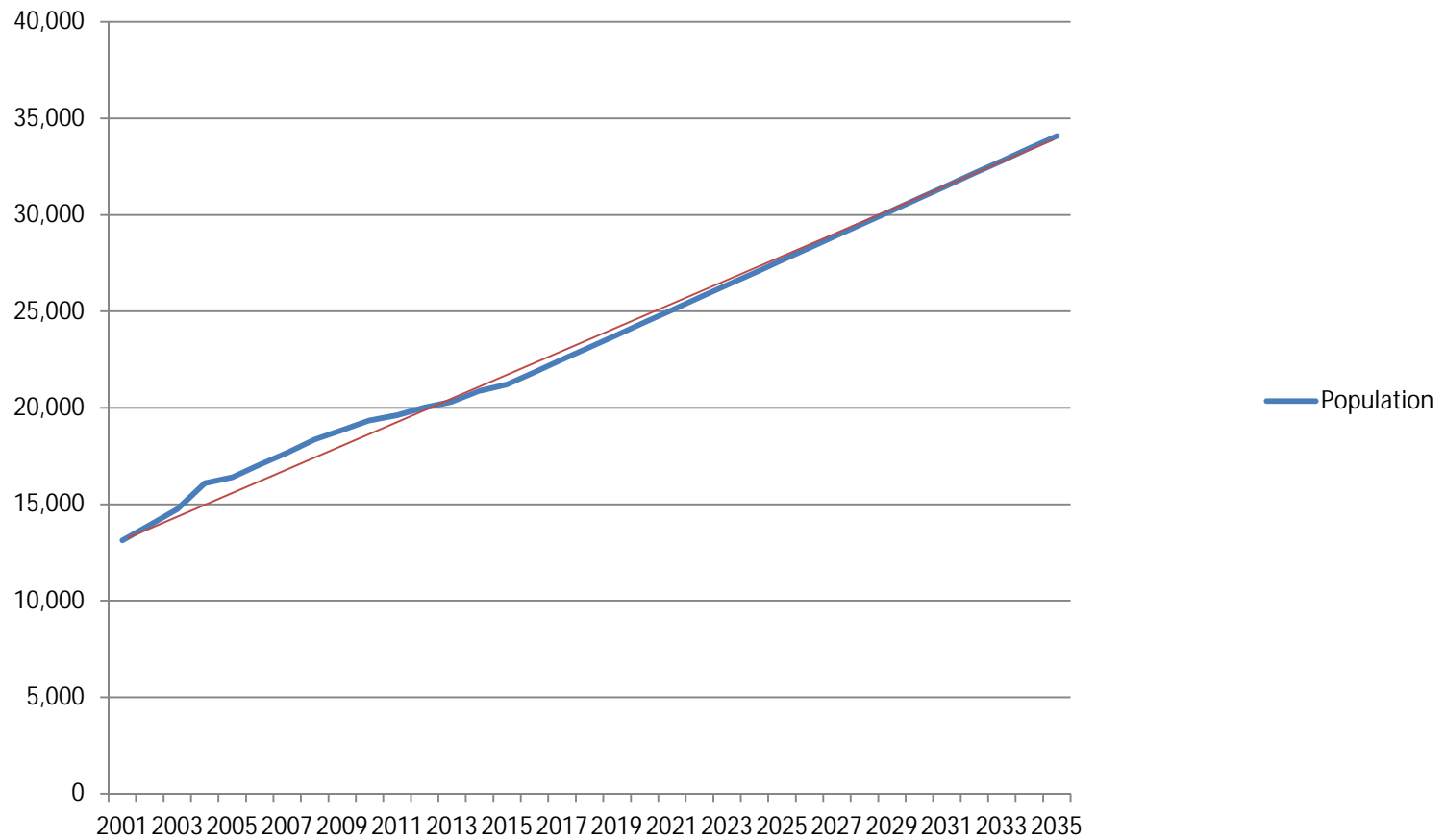
Dwelling Units 2001-2015



Population 2001-2015



Population Projection





Long Range Planning

Comp Plan Update –June 30th

Capital Improvement Plan (CIP)

Park Impact Fee Study (PIF)

Fire Impact Fee Study (FIF)

Impact Fees: Establish timeframes on collection consistent with legislation.
Adoption June 2016.

Grass Valley/North Dwyer
Creek Sub area Planning (Funding discussion with 2017 Budget/adoption end 2018)



Camas Municipal Codes

(January –July)

Grading and Clearing –January
through March

Mixed Use Planned
Development - Repeal March 2016

Mixed Use (MX) Zoning
District –Update with Comp. Plan; May-
July

Airport Overlay Zones –Update
with Comp. Plan; May-July



Camas Municipal Codes

(July -)

Low Impact Development (LID)–
August/September Adoption

Tree Protection– Urban Forestry
Grant (September 2016-May 2017)

Housing Codes and
Standards/Flex Code – Ad-hoc
Committee September-November. Draft codes
January 2017)



Annexations

Grand Ridge Island –

Census info – February

Agency notification – February

Winchester Hills –Interlocal method

Coordinated agreement Feb – April for both agencies

Public hearing April

Census work to follow April/May

Preview of Mixed-Use Projects 2016

6th and Birch – Restaurant Office Lofts



FRONT EXTERIOR CONCEPTUAL RENDERING - VIEW AT 6th + BIRCH ST



REAR EXTERIOR CONCEPTUAL RENDERING - BIRCH ST



RESTAURANT LEVEL CONCEPTUAL INTERIORS



OUTDOOR SEATING



RESIDENTIAL LOFT CONCEPTS



FEATURES:

MAIN FLOOR:

- 4700 SF OF RESTAURANT / PUB / RETAIL SPACE
- FULLY EQUIPPED KITCHEN + BATHROOMS
- STREET SIDE SEATING AND PRIVATE BACK PATIO
- GARAGE STYLE DOORS OPEN TO OUTDOOR SEATING

SECOND FLOOR:

- 8 PRIVATE SUITES RANGING FROM 180 SF - 500 SF
- FULL KITCHEN
- SHARED CONFERENCE ROOM
- PRIVATE PARKING WITH SKYBRIDGE ACCESS

THIRD FLOOR:

- 4 PRIVATE MODERN LOFTS FROM 1195 SF - 1600 SF
- 1 BEDROOM / DEN / 1.5 BATHS
- LAUNDRY IN EACH UNIT
- PRIVATE DECK WITH VIEWS
- SECURE ACCESS
- BIKE STORAGE

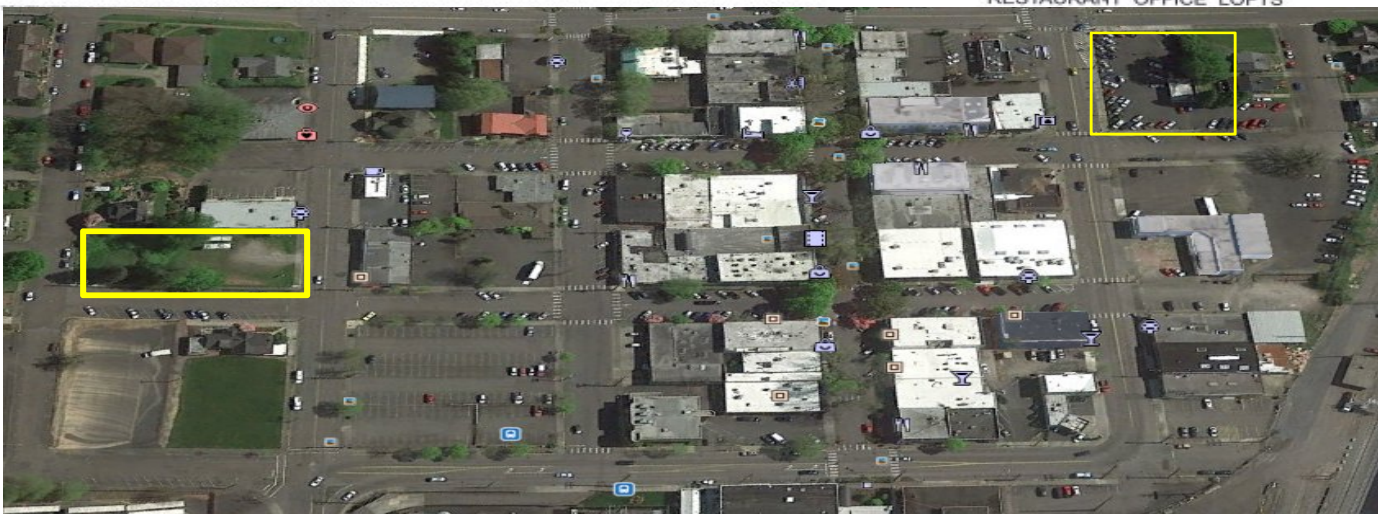
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6TH + BIRCH STREET CAMAS, WA

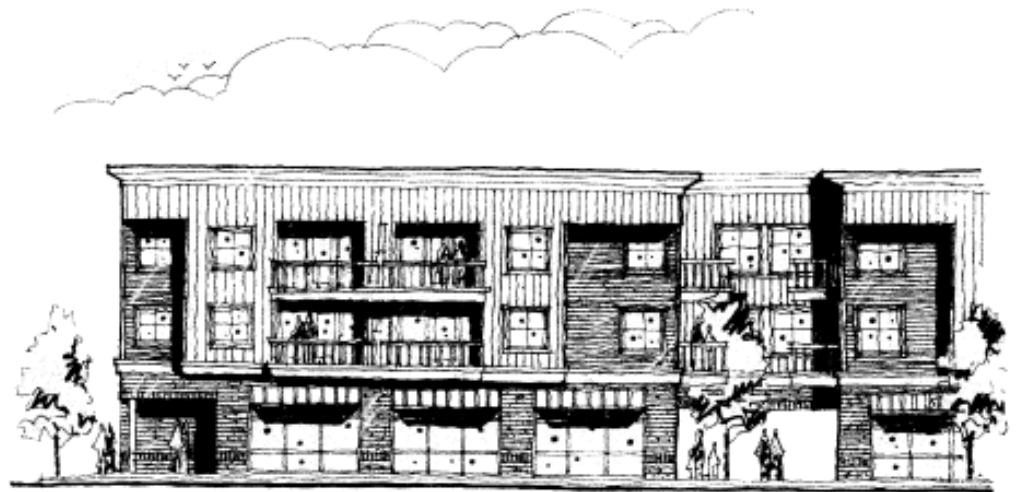
RESTAURANT OFFICE LOFTS





3RD AVENUE COMMERCIAL-APARTMENTS

NE 3rd Avenue & NE Dallas Street
Camas, Washington



The Archery Parklands at Camas Meadows



Camas 2035

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