



Board of Adjustment
Regular Meeting
April 26, 2012

*DRAFT Minutes pending
Board of Adjustment's approval
at their next public meeting.*

Call To Order:

Chair Henriksen called the meeting to order at 7:00 p.m.

Roll Call:

Board Member Robert Guetter
Board Member Kris Henriksen
Board Member Matthew Larvick
Board Member Matthew McBride

Excused:

Board Member Jeff Groff

Staff Present:

Jan Coppola, Administrative Assistant
Joan Durgin, Finance Director
Kelly Kashas, Administrative Assistant

Discuss, Nominate and Elect 2012 Board of Adjustment Chair and Vice Chair:

After a brief discussion, it was moved and seconded to nominate Matthew McBride as Chair and Kris Henriksen as Vice Chair of the Board of Adjustment. The motion carried by roll call vote.

Approval of Minutes from the December 14, 2011, Board of Adjustment Meeting:

It was moved and seconded to approve the minutes from the December 14, 2011, Board of Adjustment Meeting as written. The motion carried.

Public Hearing regarding the Utility Billing at 417 and 419 Province Drive:

Chair McBride opened the public hearing at 7:05 p.m.

Joan Durgin, Finance Director, gave a brief overview of the utility billing history at 417 and 419 Province Drive, and briefly summarized the April 2, 2012, Memorandum written by Pamela O'Brien, Accounting Manager. Ms. Durgin explained that the property owner is requesting an adjustment for water and sewer charges due to a leaking toilet.

Ms. Durgin relayed staff's recommendation to leave the charges on the account, as Camas Municipal Code (CMC) does not allow City staff to make an adjustment to the bill for leaking plumbing fixtures. Staff does recommend adjusting the winter average for future sewer billings to the 2011 average of 16 hundred cubic feet.

Jean Beatty, 2109 SE 99th Court, Vancouver, WA 98664

Ms. Beatty testified on behalf of Lucille Tamlyn, 417 & 419 Province Drive. Ms. Beatty gave a brief history of the utility billing and the leaking plumbing fixture. She spoke in favor of the board granting an adjustment to the sewer bill.

Ms. Durgin responded to questions from the Board.

The public testimony portion of the hearing opened and closed at 7:10 p.m., as there was no public in attendance.

In response to Board Member Henriksen's inquiry, Ms. Durgin affirmed that the future 2012 sewer billings could be capped to the normal sewer consumption rate of 16 units or less. Discussion ensued.

Questions were asked and clarifications were made.

Discussion followed about finding an equitable solution for the utility billing.

Ms. Durgin stated that the remaining balance of the utility bill has been paid.

Chair McBride asked and there were no further questions.

Decision:

It was moved by Board Member Henriksen and seconded by Board Member Guetter not to issue a credit on the water portion of the bill at 417 and 419 Province Drive as recommended in the April 2, 2012, Memorandum written by Pamela O'Brien, Accounting Manager and retroactively adjusting the sewer bill for the past three billing cycles to the 2011 winter average of 16 hundred cubic feet.

Discussion ensued regarding the utility billing rate structure and the CMC regulations.

Chair McBride asked and there were no further deliberations or discussion of the motion.

The motion carried unanimously by roll call vote.

Adjournment: Chair McBride adjourned the Board of Adjustment meeting at 7:34 p.m.