



November 4, 2019

Mayor Shannon Turk  
Camas City Council  
616 NE Fourth Avenue  
Camas, WA 98607

RE: Ordinance No. 19-012 Camas Municipal Code (CMC) Amendments

Mayor Turk and Council Members,

I was recently made aware of a proposed change to the Camas Municipal Code regarding noise disturbances and residential construction. I understand the need to regulate nuisance noise including that caused by the construction industry but have some concern with the proposed change.

The current language is already problematic, controlling for actions, in this case building activity, rather than the nuisance caused, noise disturbance. The current and proposed language creates an assumption that any construction activity during a certain time period causes noise disturbances, whether or not, it in fact does. It would be more appropriate to cite a violator if they are creating noise disturbances, not just engaging in an activity that may cause the disturbance. Having said that, under the current ordinance language, it was specific enough, regulating "exterior construction", that this issue could be overlooked, but the proposed language requires me to voice our industry concern.

If the council chooses to broaden the definition of noise disturbance by removing the "exterior" qualifier, we would ask that additional language be included to further define a violation. There is already model language available, in the same ordinance section, used to define other types of noise producing activities (highlighted below). If this qualifier is acceptable for other activities, it stands to reason that it should also be acceptable for construction.

9.32.050

A. It is unlawful for any person to allow sound to emanate from real or personal property that is a public disturbance noise. The following shall be considered public disturbance noises:

4. The creation of frequent, repetitive or continuous sounds in connection with the starting, operation, repair, rebuilding or testing of any motor vehicle, motorcycle, off-road vehicle, or internal combustion engine **so as to unreasonably disturb or interfere with the peace, comfort and repose of owners or possessors of neighboring or nearby real property**, provided, however, that this subsection shall not apply to the operation of lawn mowers, garden tools, chain saws or other power equipment used for building repair or grounds maintenance between the hours of 7 a.m. and 10 p.m.

On behalf of our 700 member companies and 12,000 employees, homebuyers and the building industry, I request that home building activities be afforded the same qualifier as other activities regulated by the ordinance. As such, I would humbly suggest that the following language be adopted in place of the proposed amendment:

5.The use of equipment and activities producing intermittent or repetitive noise, so as to unreasonably disturb or interfere with the peace, comfort and repose of owners or possessors of neighboring or nearby real property, commonly associated with site improvements, or new home construction:

The price of housing is becoming prohibitively high leading to a housing affordability crisis throughout Clark County. Whether it be land scarcity, increasing regulations, escalating fees and building costs or other factors, consideration must be given to every action which affects the price of housing. The adage, "time is money" still holds true and by limiting work hours of interior work, inevitably deadlines may need to be extended on some projects which will add cost.

In the current environment, the cost must and will be passed on to the consumer in higher home prices.

This subtle language change is one area where the council can achieve the desired effect, limiting construction noise disturbance, however it is created, while also supporting efficient and reasonable building practices.

Thank you for your consideration in this matter; and your service.



Ryan Makinster  
Government Affairs Director  
BIA of Clark County