



## CITY COUNCIL REGULAR MEETING MINUTES

Monday, September 18, 2017, 7:00 PM

City Hall, 616 NE 4th Avenue

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### I. CALL TO ORDER

Mayor Higgins called the meeting to order at 7:00 p.m.

### II. PLEDGE OF ALLEGIANCE

### III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan and Melissa Smith

Excused: Shannon Turk

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, James Carothers, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Robert Maul, Steve Wall and Alicia Pacheco (intern)

Press: No one from the press was present


### IV. PUBLIC COMMENTS

Chris Edwards, 3602 NW Pacific Rim Drive, Camas, commented about neighborhood traffic.

### V. CONSENT AGENDA

A. Approved automated clearing house and claim checks numbered 134303-134431 in the amount of \$1,886,248.95.

B. Approved the minutes of the September 5, 2015, Camas City Council Meeting and the Workshop minutes of September 5, 2017.

 [September 5, 2017 Camas City Council Workshop Meeting Minutes - Draft](#)  
[September 5, 2017 Camas City Council Regular Meeting Minutes - Draft](#)

C. Authorized the write-off of the August 2017 Emergency Medical Services (EMS) billings in the amount of \$97,518.68. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)

- D. Approved the Final Plat for the Hills at Round Lake Planned Residential Development (PRD), Phase 10.

 [Staff Report Final Plat Approval of Phase 10 Hills at Round Lake Phase 10 Final Plat Master Plan as Updated July 2017 Phasing Plan as Updated July 2017](#)

**It was moved by Council Member Smith, seconded by Council Member Carter, to approve the Consent Agenda. The motion carried unanimously.**

## **VI. NON-AGENDA ITEMS**

- A. Staff

There were no comments from staff.

- B. Council

Hogan commented about Scott Campbell, formerly of Waste Connections.

## **VII. MAYOR**

- A. Announcements

Mayor commented about Camas High School football.

- B. Mayor's Volunteer Spirit Award

 [September 2017 John & Judy Hazen](#)

Mayor Higgins presented the September Mayor's Volunteer Spirit Award to John and Judy Hazen.

## **VIII. MEETING ITEMS**

- A. Public Hearing for Minor Amendments to Camas Municipal Code (CMC) Title 18 Zoning Details: As part of a periodic code update, the proposed minor amendments to Title 18 Zoning of the CMC include updates to clarify sections that may have been challenging to administer since the last review update, new additions and corrections including typos. Planning Commission conducted a public hearing on June 20, 2017, and continued the hearing on July 18, 2017. The Commission forwarded a recommendation of approval to Council. Exhibit 1 contains the draft amendments consistent with the recommendations of the Commission. The current CMC is available online at the City's website. Staff provided an overview of the proposed amendments to Council at a workshop on September 5, 2017. Presenter: Sarah Fox, Senior Planner

-  [Staff Report to Council](#)
  - [Exhibit 1 - Draft Title 18 Amendments](#)
  - [Exhibit 2 - Record of June 20th Public Hearing](#)
  - [Exhibit 3 - Record of July 18th Continued Public Hearing](#)
  - [Exhibit 4 - State Environmental Policy Act Determination](#)
  - [Amendments to Title 18 - Council Workshop Presentation](#)

Mayor Higgins opened the public hearing at 7:14 p.m.

The following members of the public spoke:  
Katy High, 640 NW 10th Avenue, Camas  
Melanie Poe, 1806 SE 202nd Avenue, Camas

The public hearing was closed at 7:15 p.m.

- B. Public Hearing Green Mountain Park Development Agreement  
Details: Conduct a public hearing to provide citizens an opportunity to give public testimony regarding a Development Agreement between CLB Washington Solutions LLC, Green Mountain Land LLC and the City of Camas related to the design, development and construction of a Neighborhood City Park within the Green Mountain Planned Development.  
Presenter: Phil Bourquin, Community Development Director

-  [Green Mountain Park Development Agreement](#)
  - [Exhibit A Legal Description](#)
  - [Exhibit B Depiction of Park and Improvements](#)
  - [Exhibit B Neighborhood Park Cost - Phase 1 & 2](#)
  - [Appraisal](#)
  - [Green Mountain Park Development Agreement Notice of Hearing](#)

Mayor Higgins opened the public hearing at 7:21 p.m.

The following members of the public spoke:  
Randy Printz, 805 W Broadway, Vancouver

The public hearing was closed at 7:27 p.m.

- C. Resolution No. 17-013 Green Mountain Park Development Agreement  
Details: A resolution approving a Development Agreement between the City of Camas and CLB Washington Solutions LLC and Green Mountain Land LLC.  
Presenter: Phil Bourquin, Community Development Director

-  [Resolution No. 17-013 Approving Green Mountain Park Development Agreement](#)

**It was moved by Council Member Carter, seconded by Council Member Smith, that Resolution No. 17-013 be read by title only. The motion carried unanimously.**

**It was moved by Council Member Carter, seconded by Council Member Smith, that Resolution No. 17-013 be adopted. The motion carried unanimously.**

**IX. PUBLIC COMMENTS**

No one from the public wished to speak.

**X. ADJOURNMENT**

The meeting adjourned at 7:31 p.m.

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.