



CITY COUNCIL REGULAR MEETING MINUTES

Monday, March 7, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott 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, Melissa Smith and Shannon Turk

Staff: Phil Bourquin, Pete Capell, James Carothers, Leisha Copsey, Jennifer Gorsuch, Lauren Hollenbeck, Cathy Huber Nickerson, Shawn MacPherson, Robert Maul, Heather Rowley, Steve Wall and Alicia Pacheco (intern)

Press: No one from the press was present

IV. PUBLIC COMMENTS

Laura Felter, 1639 NW 26th Circle, Camas, commented about the replacement of the Library Director.

Alicia King, 3457 NW Endicott Street, Camas, commented about a sign request.

Mayor Higgins responded to the comments.

V. CONSENT AGENDA

- A. Approved the minutes of the February 16, 2016 Camas City Council Meeting and the Workshop minutes of February 16, 2016.

 [021616 Camas City Council Regular Minutes - Draft.pdf](#)

[021616 Camas City Council Workshop Minutes - Draft.pdf](#)

- B. Approved the claim checks numbered 128828-128974 in the amount of \$905,269.13.
- C. Authorized the write-off of two unpaid final utility accounts in the amount of \$557.52. This amount represents outstanding water, sewer, garbage, recycling and storm water charges left unpaid by previous property owners. (Submitted by Pam O'Brien)
- D. Authorized the Mayor to sign the professional services contract with Gray & Osborne, Inc. for preparation of a Spill Control Plan for the Wastewater Treatment Plant in the amount of \$5,200. (Submitted by Sam Adams)
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 [Gray & Osborne, Inc. Spill Control Plan Contract](#)

- E. Authorized the Mayor to sign the Septic Tank Easement and Use Agreement with Parker Village, LLC for access, maintenance, operation and repairs to the community residential sewer tank located on the commercial lot in the Parker Village Subdivision. (Submitted by James Carothers)

 [Parker Village STEP Tank Easement and Use Agreement](#)

- F. Authorized the Engineering Manager to sign the Professional Services Agreement with HDJ Design Group, PLLC for environmental documentation, permitting and design for Project SS-612C1 Forest Home Road Slide Repair in an amount not to exceed \$95,483.05. The Stormwater Fund will cover the cost of this work and staff will pursue Federal Emergency Relief Administration (FERA) funds for up to 86.5% of the total cost of remedial design and construction. (Submitted by James Carothers)

 [NW Forest Home Road Slide Repair Agreement](#)

- G. Authorized the release of retainage for Project WS-741 2014 STEP/STEF Tank Pumping in the amount of \$3,062.52 to AAA Septic Service. All city and state project documentation has been received and verified. (Submitted by James Carothers)

 [2014 Tank Pumping Final Pay Estimate](#)

- H. Awarded the 2016 STEP/STEF Tank Pumping Project WS-763 to Haag & Shaw, Inc. in the amount of \$87,722.70. STEP/STEF pumping and maintenance costs were an approved expense from a budget decision package allocated at \$100,000 annually in the 2015-2016 Budget and those funds are available to complete this work. (Submitted by Sam Adams)

 [Haag & Shaw Inc. STEP Pump Quote](#)

[2016 STEP/STEF \(WS-763\) Bid Tabs](#)

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 stated that there will be an Earth Day celebration and the Downtown Camas Association Spring Clean-up and Planting Day on April 24, 2016.

Carter informed Council that the Plant Fair will be held on May 7, 2016.

VII. MAYOR

- A. Announcements

Mayor Higgins had no announcements.

VIII. MEETING ITEMS

- A. Plat Alteration of 7th Avenue Townhomes (File No. PlatAlt15-01)
Details: 7th Avenue Townhomes Subdivision is located at 722 NW 7th Avenue near the intersection of NW 7th Avenue and NW Greeley Street. A plat alteration to allow a triplex development on one lot was approved with conditions at a public hearing before Council on August 17, 2015. Council required a revised final plat drawing be submitted for approval that is consistent with the conditions of the plat alteration decision (File Nos. PlatAlt15-01 & SUB06-10).

Presenter: Phil Bourquin, Community Development Director

 [Staff Report for 7th Avenue Plat Alteration](#)
[7th Ave Townhomes Plat Alteration \(2016\)](#)
[7th Avenue Townhomes Bid](#)

It was moved by Council Member Turk, seconded by Council Member Smith, to approve the Plat Alteration of 7th Avenue Townhomes. The motion carried unanimously.

- B. Parklands at Camas Meadows Mixed Use Plan Development (MXPDP) Overlay Zone
Details: Parklands at Camas Meadows, LLC requested to apply an MXPDP Overlay Zone to approximately 15.5 acres of land currently zoned Business Park (BP). The Planning Commission held a public hearing to consider the request on January 27, 2016, and forwarded to Council a unanimous recommendation to approve the MXPDP Overlay request.
Presenter: Phil Bourquin, Community Development Director

-  [ZC15-01 Staff Report Planning Commission](#)
- [Planning Commission Parklands Presentation Applicant](#)
- [Planning Commission Exhibit List Parklands MXPDP](#)
- [Exhibit 01 Application and Narrative](#)
- [Exhibit 02 Parklands Neighborhood Aerial Map](#)
- [Exhibit 03 MXPDP Overlay Map](#)
- [Exhibit 04 MXPDP Overlay Aerial Map](#)
- [Exhibit 05 The Archery Three Boards](#)
- [Exhibit 06 Workman letter](#)
- [Exhibit 07 M Walker Letter](#)
- [Exhibit 08 A Walker Letter](#)
- [Exhibit 09 Dearborn Letter](#)
- [Exhibit 10 Cowlitz Comment](#)
- [Exhibit 11 Johnson Comment](#)
- [Exhibit 12 DuBois Comment](#)
- [Exhibit 13 Tearney Comment](#)
- [Exhibit 14 Ecology Comment](#)
- [Exhibit 15 Melissa Castle Comment](#)
- [Exhibit 16 Mark Castle Comment](#)
- [Exhibit 17 Harnish Comment](#)
- [Exhibit 18 Robert Miner Photos](#)
- [Exhibit 19 Applicants Presentation](#)
- [Notice of Public Hearing Planning Commission](#)

Only the Planning Commission record provided the basis for consideration, deliberation and final decision. Mayor confirmed with Council that no ex parte communication has occurred outside the record. Council confirmed unanimously.

It was moved by Council Member Turk, seconded by Council Member Hazen, that the MXPDP Overlay Zone be approved and to direct the City Attorney to draft an ordinance to be placed on the March 21, 2016 Regular Agenda for Council's consideration. The motion carried unanimously.

- C. Parklands at Camas Meadows Development Agreement and Master Plan
Details: A Public Hearing was held to consider a Development Agreement and Master Plan under Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Plan Development.
Presenter: Phil Bourquin, Community Development Director

 [Staff Report Parklands Master Plan and DA](#)
[Development Agreement 030716](#)
[Master Plan Parklands Development Agreement Exhibit D](#)
[Notice of Hearing 030716](#)
[Carl Wilson Letter 040116](#)
[Gary Knopp Comment](#)
[J Tearney Comment](#)

Mayor Scott Higgins opened the public hearing at 7:30 p.m.

The following member of the public offered public testimony:

Paul Dennis, PO Box 372, Camas

Tim Johnson, 6160 NW Larkspur Street, Camas

Shannon Petrone, 6229 NW Klickitat Court, Camas

Mark Castle, 6110 NW Larkspur Street, Camas

Matt Mandrones, 3600 NW 59th Circle, Camas

Jim Tearney, 3521 NW 61st Circle, Camas

Alicia King, 3457 NW Endicott Street, Camas

Ray and Julie DuBois, 3544 NW 61st Circle, Camas (read by Bourquin)

Dennis and Bourquin responded to comments.

The public hearing was closed at 8:14 p.m.

It was moved by Council Member Turk, seconded by Council Member Smith, to approve the Development Agreement and Master Plan with the following additions, modify Exhibit B, b. revised to clarify no commercial building may be located closer than 75 feet to a residential lot, and further clarify in the Development Agreement that Larkspur remain closed until street improvements are completed on the remainder of Larkspur. The motion carried unanimously.

Mayor Higgins recessed the meeting at 8:54 p.m. for a short break.

The meeting reconvened at 8:58 p.m.

- D. Ordinance No. 16-001 Adopting a New Chapter of the Camas Municipal Code (CMC) Relating to Clearing and Grading
Details: City staff prepared a new title for the CMC Chapter 15.50 relating to the permitting of clearing and grading activity. The Planning Commission held a public hearing on January 27, 2016. The Planning Commission carried a recommendation of approval for the attached ordinance.
Presenter: Robert Maul, Planning Manager

- [!\[\]\(2dc8cdc0c918df88cde61039ecf68682_img.jpg\) Ordinance No. 16-001 Adopting a New Chapter 15 50 of the CMC](#)
- [Clearing and Grading - Exhibit A](#)
- [Staff Report Public Hearing](#)
- [Washington State Department of Ecology Comments](#)
- [Cowlitz Inadvertent Discovery Language / Comments](#)
- [Cultural Resource Protection Laws](#)

Maul provided an overview of the ordinance and discussion ensued.

Mayor Scott Higgins opened the public hearing at 9:06 p.m.

No one from the public wished to speak.

The public hearing was closed at 9:07 p.m.

It was moved by Council Member Anderson, seconded by Council Member Hogan, to direct the City Attorney to prepare an Ordinance consistent with the recommended changes that were read by Robert Maul during the March 7, 2016 Regular meeting. The motion carried unanimously.

- E. Resolution No. 16-004 Setting the Speed Limit on Public Streets Within the 2015 Annexed Areas

Details: Portions of Brady Road and SW 6th Avenue, also known as the Old Evergreen Highway, were annexed into Camas in 2015. Upon engineering investigation, staff found that the county-posted speed limit of 40 miles per hour on both roads is adequate. This resolution formalized the adoption of the currently posted speed limits on these roadways.

Presenter: James Carothers, Engineering Manager

- [!\[\]\(c33cb967c8fc4f5e27188a389b621c8e_img.jpg\) Resolution No. 16-004 Brady Road and SW 6th Avenue Speed Limit](#)

It was moved by Council Member Turk, seconded by Council Member Smith, that Resolution No. 16-004 be read by title only. The motion carried unanimously.

It was moved by Council Member Turk, seconded by Council Member Anderson, that Resolution No. 16-004 be adopted. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 9:09 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.