



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT

Monday, June 18, 2018, 7:00 PM

City Hall, 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, Steve Hogan, Deanna Rusch, Melissa Smith and Shannon Turk

Staff: Anita Ashton, Phil Bourquin, Pete Capell, James Carothers, Jennifer Gorsuch, Mitch Lackey, Shawn MacPherson, Robert Maul, Randy Miller, Danielle Reynolds, Heather Rowley, Connie Urquhart, Steve Wall and Alicia Harris (intern)

Press: Kelly Moyer, Camas-Washougal Post-Record

IV. PUBLIC COMMENTS

No one from the public wished to speak.

V. CONSENT AGENDA

- A. Approved the June 4, 2018, Camas City Council Regular and Workshop meeting minutes, as well as the June 11, 2018, Camas City Council Special meeting minutes.


 [June 4, 2018 Camas City Council Workshop Meeting Minutes - Draft](#)

[June 4, 2018 Camas City Council Regular Meeting Minutes - Draft](#)

[June 11, 2018 Camas City Council Special Meeting Minutes - Draft](#)

- B. Approved the automated clearing house and claim checks numbered 137346 to 137525 in the amount of \$1,138,314.99. Approved electronic payments for the month of May in the amount of \$80,185.75.
- C. Authorized the write-off of the May 2018 Emergency Medical Services (EMS) billings in the amount of \$95,220.49. 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. Authorized the Mayor, or designee, to execute the professional services agreement and subscription license for the Integrated Library System.
(Submitted by Connie Urquhart)

 [Innovative Professional Services Agreement](#)
[Innovative Subscription License](#)
[Library Staff Report](#)

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 updates from staff.

- B. Council

There were no comments from Council.

VII. MAYOR

- A. Announcements

There were no announcements from Mayor Higgins.

- B. Citizen Appointment to the Library Board of Trustees

 [Citizen Appointment - Library Board](#)

It was moved by Council Member Turk, seconded by Council Member Carter, that this appointment be approved. The motion carried unanimously.

- C. Mayor's Volunteer Spirit Award

 [June 2018 Erika Cox](#)


The recipient was not present. This item will be placed on a future Regular Meeting Agenda.

VIII. MEETING ITEMS

- A. Resolution No. 18-005 Revising and Extending the Comprehensive Street Program

Details: This resolution adopts the Comprehensive Street Program, also known as the Six-Year Transportation Improvement Program, for years 2019-2024 in accordance with Revised Code of Washington (RCW) 35.77.010. The list and map represent the program approved by Council at the June 4, 2018 Regular Meeting.

Presenter: James Carothers, Engineering Manager


 [Resolution No. 18-005 Six-Year Transportation Improvement Program](#)
[Six-Year Transportation Improvement Program List](#)
[Six-Year Transportation Improvement Program Map](#)
[Six-Year Transportation Improvement Program Appendices](#)

It was moved by Council Member Turk, seconded by Council Member Anderson, that Resolution No. 18-005 be read by title only. The motion carried unanimously.

It was moved by Council Member Turk, seconded by Council Member Rusch, that Resolution No. 18-005 be adopted. The motion carried unanimously.

- B. Public Hearing for Ordinance No. 18-009 Amending Camas Municipal Code (CMC) 8.58.020 Relating to Fireworks
Details: A public hearing to provide citizens an opportunity to give testimony regarding two options that restrict the dates and times permitted for the sale and discharge of fireworks. Council may adopt or amend ordinance option 1 or 2. Should neither of these options be adopted, ordinance option 3 provides for a correction to the current code as required per Revised Code of Washington (RCW) 70.77.395.

Presenter: Pete Capell, City Administrator

 [Option 1: Ordinance Amending CMC 8.58.020 Fireworks Restrictions](#)
[Option 2: Ordinance Amending CMC 8.58.020 Fireworks Restrictions](#)
[Option 3: Ordinance Amending CMC 8.58.020 Fireworks Restrictions](#)
[Public Comment for Fireworks Public Hearing](#)

Mayor Scott Higgins opened the public hearing at 7:07 p.m.
The following member of the public offered public testimony:
Gene Marlow, 3505 SE Washougal River Road, Washougal
The public hearing was closed at 7:10 p.m.

It was moved by Council Member Turk, seconded by Council Member Rusch, that Ordinance No. 18-009 be read by title only. The motion carried unanimously.

A motion was made by Council Member Turk, seconded by Council Member Hogan, that Ordinance No. 18-009 limiting fireworks to be discharged to July 4, and New Year's Eve to be adopted and published according to law. The motion passed by the following vote:

Yes: Council Member Carter, Council Member Chaney, Council Member Hogan, Council Member Rusch and Council Member Turk

No: Council Member Anderson and Council Member Smith

- C. Public Hearing for Ordinance No. 18-010 Amending Camas Municipal Code (CMC) 8.58.030 Violation - Penalty Relating to Fireworks
Details: A public hearing to provide citizens an opportunity to give testimony regarding penalties for violation of the fireworks code.
Presenter: Pete Capell, City Administrator

 [Ordinance No. 18-010 Amending CMC 8.58.030 Fireworks Violation - Penalty](#)

Mayor Scott Higgins opened and closed the public hearing at 7:14 p.m. No one from the public wished to speak.

It was moved by Council Member Carter, seconded by Council Member Hogan, that Ordinance No. 18-010 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, seconded by Council Member Rusch, that Ordinance No. 18-010 be adopted and published according to law. The motion carried unanimously.

- D. Grass Valley Master Plan Public Hearing
Details: A public hearing to provide citizens an opportunity to give testimony regarding a Development Agreement for the Grass Valley Master Plan and two State Environmental Policy Act (SEPA) appeals filed on this project. The proposed development includes three office buildings totaling 271,400 square feet, a 20,000 square foot commercial retail space, and 276 apartment units within 12 buildings.
Presenter: Robert Maul, Planning Manager

 [Exhibit 0 Staff Report](#)
[Exhibit 1 Cover Page](#)
[Exhibit 2 Table of Contents](#)
[Exhibit 3 Application Form](#)
[Exhibit 4 Pre App Notes](#)
[Exhibit 5 GIS Packet](#)
[Exhibit 6 Narrative](#)
[Exhibit 7 SEPA Checklist](#)
[Exhibit 8 Legal Descriptions](#)
[Exhibit 9 Quarter Section Map and Mailing Labels](#)
[Exhibit 10 Awbrey Glen Map for Labels](#)
[Exhibit 11 Labels for Awbrey Glen](#)
[Exhibit 12 Grass Valley Traffic Impact Study and Appendix](#)
[Exhibit 13 Design Review Agenda](#)
[Exhibit 14 Original Site Plan Sheet SP1.2](#)
[Exhibit 15 Original Site Plan Sheet SP1.3](#)
[Exhibit 16 Original Site Plan Sheet SP1.4](#)
[Exhibit 17 Storm Grass Valley Preliminary.compressed](#)
[Exhibit 18 Access Easement Documents](#)
[Exhibit 19 Sewer Easement Agreement](#)
[Exhibit 20 Preliminary Short Plat Sheet SP1.5](#)
[Exhibit 21 Grass Valley Geotechnical Report.compressed](#)
[Exhibit 22 Engineer's Construction Cost Estimate](#)
[Exhibit 23 Technically Complete Letter to Holland](#)
[Exhibit 24 Mixed Use Master Plan and Phasing Plan Sheet SP1.1](#)
[Exhibit 25 Preliminary Grading and Erosion Control Plan \(East\) Sheet C2.1](#)
[Exhibit 26 Preliminary Grading and Erosion Control Plan \(East\) Sheet C2.2](#)
[Exhibit 27 Wetland Delineation](#)
[Exhibit 28 Habitat Assessment](#)
[Exhibit 29 Wetland Mitigation Plan](#)
[Exhibit 30 Arborist Report](#)
[Exhibit 31 Grass Valley Development Agreement](#)
[Exhibit 32 Existing Conditions Survey](#)
[Exhibit 33 Landscape Architecture Sheets](#)
[Exhibit 34 Lighting Plans](#)
[Exhibit 35 Pedestrian Plan](#)
[Exhibit 36 Planning Plans Combined.compressed](#)
[Exhibit 37 Pre-Annexation into Camas Development Agreement](#)
[Exhibit 38 Addendum to Pre-Annexation Development Agreement](#)

[Exhibit 39 Resolution No 18-001](#)

[Exhibit 40 Preliminary Utility Plan \(East\) Sheet C1.1](#)

[Exhibit 41 Architectural Sheets Office Campus and Market.compressed](#)

[Exhibit 42 Apt A101 Building G1 - ELEVATIONS](#)

[Exhibit 43 A107 Garage and Carport - ELEVATIONS](#)

[Exhibit 44 Site Plan Review Supplemental Narrative Response](#)

[Exhibit 45 Design Review Narrative - Holland Corporate Office Building](#)

[Exhibit 46 Design Review Narrative - Multi-Family](#)

[Exhibit 47 Design Review Narrative - Office Building #2](#)

[Exhibit 48 Design Review Narrative - Office Building #3](#)

[Exhibit 49 Holland HQ Combined Plan Set.compressed](#)

[Exhibit 50 Multi-Family Combined Plan Set](#)

[Exhibit 51 Revised Mixed Use Master Plan and Phasing Plan Sheet SP1.1](#)

[Exhibit 52 Revised Site Plan Sheet SP1.compressed](#)

[Exhibit 54 Public Hearing Notice Mailed to Parties](#)

[Exhibit 55 SEPA18-06 Public Notice](#)

[Exhibit 56 Applicant's Additional Info for SEPA Checklist](#)

[Exhibit 57 SEPA18-06 Distribution Copy](#)

[Exhibit 59 SEPA Notice Mailed to Parties of Record](#)

[Exhibit 60 Design Review Addendum from Printz](#)

[Exhibit 61 Department of Archaeology & Historic Preservation Comments](#)

[Exhibit 62 Ecology Comments](#)

[Exhibit 63 Debbie Gross Comment After Design Review](#)

[Exhibit 64 Debbie Gross Comment Supporting Appeal on SEPA](#)

[Exhibit 65 Vasat Comment on SEPA Notice](#)

[Exhibit 66 Mitch Copp Comment on SEPA Notice](#)

[Exhibit 67 Roger Young request for New Hearing Time](#)

[Exhibit 68 Randy Czikall Comments](#)

[Exhibit 69 Awbrey Glen Initial Comments](#)

[Exhibit 70 Awbrey Glen Additional Comments](#)

[Exhibit 71 Awbrey Glen Received Updates](#)

[Exhibit 72 Awbrey Glen Fence Gap Question](#)

[Exhibit 73 Awbrey Glen-Potts Follow Up on Design Review](#)

[Exhibit 74 Copp Request for Information 3-5](#)

[Exhibit 75 Copp - City Correspondence for Meeting Time 3-7](#)

[Exhibit 76 Copp Comment on Site Plan 3-12](#)

[Exhibit 77 Copp Request on SEPA Appeal Cost 5-15](#)

[Exhibit 78 Copp SEPA Comment Letter](#)

[Exhibit 79 Copp Request for New Hearing Time 5-25](#)

[Exhibit 80 Copp Response to SEPA Appeal Timing](#)
[Exhibit 81 Applicant's Response Regarding SEPA Appeal for Record](#)
[Exhibit 82 SEPA Appeal 18-03 Copp](#)
[Exhibit 83 SEPA Appeal 18-04 Vasat and Young](#)
[Exhibit 84 Letter of Concurrence with SEPA Appeal](#)
[Exhibit 85 Notice to Vasat of New Hearing Time](#)
[Exhibit 86 Notice to Copp of New Hearing Time](#)
[Exhibit 87 2nd Public Hearing Notice Mailed to Parties](#)
[Exhibit 88 Staff Response to Appellant SEPA Appeal 18-03](#)
[Exhibit 89 Staff Response to Appellant SEPA Appeal 18-04](#)
[Exhibit 90 Email to Copp About Consolidated Appeal](#)
[Exhibit 91 Vasat Comments](#)
[Exhibit 92 Vasat Comments on Project](#)
[Exhibit 93 Vasat Comments to Holland for Record](#)
[Exhibit 94 Vasat Comments on Updated Site Plan](#)
[Exhibit 95 Vasat SEPA Comments](#)
[Exhibit 96 Vasat SEPA Comments 5-24](#)
[Exhibit 97 Vasat Comments on SEPA hearing timeline](#)
[Exhibit 98 Vasat Comments on Design Review Meeting](#)
[Exhibit 99 Vasat Comments on Response to Updated SEPA Information](#)
[Exhibit 100 Czikall Comments for Hearing](#)
[Exhibit 101 Applicant's Hearing Briefing on SEPA Appeals](#)
[Exhibit 102 Jerry Gagliardi Comment for Public Hearing](#)
[Exhibit 103 Applicant's Presentation for Public Hearing](#)
[Exhibit 104 City Staff Presentation for Public Hearing](#)
[Exhibit 105 Jiri Vasat Comments Public Hearing](#)
[Exhibit 106 Roger Young Comments Public Hearing](#)
[Exhibit 107 Mitch Copp Comments for Public Hearing](#)
[Exhibit 108 Rodney Potts Comments for Public Hearing](#)
[Exhibit 109 Proposed Findings of Fact, Conclusions, and Final Order](#)
[Exhibit 110 Resolution No. 18-006 Approving the Holland and Fisher Creek Development...](#)

MacPherson reviewed the procedures for the consolidated public hearing.

Mayor Higgins opened the consolidated public hearing at 7:25 p.m.
Maul presented an overview.

The following people provided testimony regarding the development agreement:
Randy Printz, 805 W. Broadway St, Vancouver
Carl Hampson, Mackenzie Architects
Dean Masukawa, LRS Architects

Jiri Vasat, 19616 SE 25th St, Camas
Ted Haler, 19613 SE 26th Way, Camas
Roger Young, 19800 SE 25th St, Camas
Mitch Copp, 19702 SE 25th St, Camas
Rodney Potts, 19608 SE 25th St, Camas
Jerry Gagliardi, 19714 SE 25th St, Camas

The following people provided testimony regarding the two SEPA appeals:

Jiri Vasat
Mitch Copp
Randy Printz

The SEPA appeal portion of the public hearing was closed at 9:48 p.m.

The record remained open for questions from Council. Bourquin, Maul and Printz responded.

The public hearing closed at 10:14 p.m.

It was moved by Council Member Rusch, seconded by Council Member Anderson, that the appellant's SEPA appeals be denied and the City issue the findings of fact, conclusions and final order as propose so that those constitute a final order. The motion carried unanimously.

It was moved by Council Member Chaney, seconded by Council Member Smith, that Ordinance No. 18-010 be read by title only. The motion carried unanimously.

It was moved by Council Member Chaney, seconded by Council Member Anderson, that Resolution No. 18-006 be adopted. The motion carried unanimously.

IX. PUBLIC COMMENTS

No one from the public wished to speak.

X. ADJOURNMENT

The meeting adjourned at 10:21 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.