



**CITY COUNCIL REGULAR MEETING AGENDA**  
**Monday, September 18, 2017, 7:00 PM**  
**City Hall, 616 NE 4th Avenue**

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NOTE: There are two public comment periods included on the agenda. Anyone wishing to address the City Council may come forward when invited; please state your name and address. Public comments are typically limited to three minutes, and written comments may be submitted to the City Clerk. Special instructions for public comments will be provided at the meeting if a public hearing or quasi-judicial matter is scheduled on the agenda.



**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. PUBLIC COMMENTS**

**V. CONSENT AGENDA**

- A. Approve the automated clearing house and claim checks as approved by the Finance Committee.
- B. Approve 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. Authorize 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. Approve the Final Plat for the Hills at Round Lake Planned Residential Development (PRD), Phase 10
  - Details: A final plat for the Hills at Round Lake PRD, Phase 10 includes 30 single family lots. The development is located on NE Pioneer Drive, also described as tax parcel no.122997-000. Hills at Round Lake PRD is a 333-lot development, which received master plan approval on October 4, 2010, and includes 13 phases. (Submitted by Sarah Fox)
  -  [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](#)


NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.

## VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

## VII. MAYOR

- A. Announcements
- B. Mayor's Volunteer Spirit Award

 [September 2017 John & 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

Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and move to approve amendments to Camas Municipal Code Title 18 Zoning. Further, staff recommends that Council direct the City Attorney to prepare an ordinance to be placed on the October 2, 2017 Agenda for Council's consideration.

 [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](#)

- 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  
Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and consider the resolution prepared by the City Attorney.

 [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](#)

- 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  
Recommended Action: Staff recommends Council move to adopt Resolution No. 17-013.

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

## **IX. PUBLIC COMMENTS**

## **X. ADJOURNMENT**

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.