



CITY COUNCIL REGULAR MEETING AGENDA
Monday, March 7, 2016, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

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

 [February 16, 2016 Camas City Council Regular Minutes - Draft.pdf](#)


[February 16, 2016 Camas City Council Workshop Minutes - Draft.pdf](#)


- B. Approve the claim checks as approved by the Finance Committee.
- C. Authorize 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. Authorize 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)


 [Gray & Osborne, Inc. Spill Control Plan Contract](#)

- E. Authorize 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. Authorize 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. Authorize 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. Award 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](#)

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


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 that a revised final plat drawing be submitted for approval that is consistent with the conditions of the plat alteration decision (File Numbers PlatAlt15-01 and SUB06-10).

Presenter: Phil Bourquin, Community Development Director

Recommended Action: Staff recommends that Council move to approve the Final Plat of 7th Avenue Townhomes (File number PlatAlt15-01).

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

- B. Parklands at Camas Meadows Mixed Use Plan Development (MXPD) Overlay Zone
Details: Parklands at Camas Meadows, LLC request to apply an MXPD 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 has forwarded to Council a unanimous recommendation to approve the MXPD Overlay request.
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Staff recommends Council move to approve the MXPD Overlay Zone request based upon the record of the Planning Commission and direct the City Attorney to draft an ordinance to be placed on the March 21, 2016 Regular Agenda for Council's consideration.

 [ZC15-01 Staff Report Planning Commission](#)
[Planning Commission Parklands Presentation Applicant](#)
[Planning Commission Exhibit List Parklands MXPD](#)
[Exhibit 01 Application and Narrative](#)
[Exhibit 02 Parklands Neighborhood Aerial Map](#)
[Exhibit 03 MXPD Overlay Map](#)
[Exhibit 04 MXPD 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](#)

- C. Parklands at Camas Meadows Development Agreement and Master Plan
Details: Public Hearing 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
Recommended Action: Conduct a public hearing to consider the proposed Development Agreement and Master Plan. Staff recommends Council move to approve the Development Agreement and Master Plan and direct the City Attorney to draft a resolution to be placed on the March 21, 2016 Regular Agenda for Council's consideration.


-  [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](#)

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 carries a recommendation of approval for the attached ordinance.

Presenter: Robert Maul, Planning Manager

Recommended Action: Staff recommends that Council conduct a public hearing, deliberate and move to approve Ordinance No. 16-001 adopting a new Chapter 15.50 of the Camas Municipal Code, relating to the permitting of clearing and grading activity.

-  [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](#)

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 finds that the county-posted speed limit of 40 miles per hour on both roads is adequate. This resolution formalizes the adoption of the currently posted speed limits on these roadways.

Presenter: James Carothers, Engineering Manager

Recommended Action: Staff recommends that Council move to adopt Resolution No. 16-004 setting the speed limit on public streets within the 2015 annexed areas.

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

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.