



CITY COUNCIL REGULAR MEETING AGENDA

Monday, August 3, 2015, 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 July 20, 2015 Camas City Council Meeting and the Workshop minutes of July 20, 2015.

 [July 20, 2015 Camas City Council Regular Minutes - Draft](#)

[July 20, 2015 Camas City Council Workshop Minutes - Draft](#)

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

- C. Approve release of retainage for Project S-589A 2014 Grind & Overlay in the amount of \$19,078 payable to Granite Construction Company. (Submitted by Denis Ryan)

 [2014 Grind and Overlay Contract Retainage Release](#)

- D. Approve the final findings and conditions for the Green Mountain Planned Residential Development. As directed by City Council on July 20, 2015, the City Attorney drafted final findings and conditions for the Green Mountain Planned Residential Development. A notice of decision will be sent to all parties of record containing the final decision. (Submitted by Robert Maul)

 [Final Order Green Mountain PRD](#)

- E. Authorize the Mayor to sign a service agreement with Propertyroom.com to facilitate the sale of surplus City property. (Submitted by Mitch Lackey)

 [Property Disposition Service Agreement](#)

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. Public Hearing for Amendments to Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Developments (MC15-04)
Details: The proposed amendments to CMC Chapter 18.22 Mixed Use Planned Developments clarify that it is an overlay zone. Minor amendments associated with CMC Chapter 18.22 were also proposed to CMC Section 18.07.030-Table 1 Commercial and Industrial Land Uses. Planning Commission forwarded a recommendation of approval at a public hearing on June 16, 2015.
Presenter: Sarah Fox, Senior Planner
Recommended Action: Staff recommends Council conducts a public hearing, deliberates and moves to approve the amendments; and directs the City Attorney to prepare an ordinance for Council's consideration at the August 17, 2015 Regular Meeting.



[Staff Report \(MC15-04\)](#)

[Attachment A - Proposed Amendments to CMC 18.22 MXPD](#)

[Exhibit 1 - Public Comment from Melanie Poe](#)

[Exhibit 2 - Comments from Lugliani Investments](#)

[Exhibit 3 - Memorandum from Staff](#)

[Exhibit 4 - Mixed Use Examples](#)

[Exhibit 5 - Comments from Randy Printz](#)

- B. Public Hearing for Amendments to Camas Municipal Code (CMC) Chapter 18.09 Density and Dimensions (MC15-03)
- Details: To consider amendments to CMC Section 18.09.040, Table 2 - Density and Dimensions - Single-family Residential Zones as submitted by Pahlisch Homes. The proposed amendments will increase lot coverage limits to 45% in R-6, R-7.5, R-10 and R-12 zoning districts. The proposed amendment will also exempt lot coverage limits for outdoor living areas. Planning Commission forwarded a recommendation of denial at a public hearing on June 16, 2015.
- Presenter: Sarah Fox, Senior Planner
- Recommended Action: Staff recommends that Council conducts a public hearing, deliberates and moves:
1. To approve an amendment to CMC§18.09.040 Table 2-Density and Dimensions - Single-family residential zones, adding the following footnote: "on lots with under 10% grade, the maximum building lot coverage for a single-story home may be up to 45% in R-6 and R-7.5 zones, and 40% in r-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels."
 2. To deny the proposed footnote concerning "outdoor living areas".
 3. To direct the City Attorney to prepare an ordinance for Council's consideration at the August 17, 2015 Regular Meeting.



[Staff Report to City Council](#)

[Exhibit 1 - Initial Application](#)

[Exhibit 2 -Letter to Robert Maul](#)

[Exhibit 3 - Letter to Applicant from Staff](#)

[Exhibit 4 - Lot Development Examples](#)

[Exhibit 5 - Letter to Sarah Fox](#)

[Exhibit 6 - Excerpt from Staff Report to Council](#)

[Exhibit 7 - Email 07072015](#)

[Exhibit 8 - Plot Plan Example 1](#)

[Exhibit 9 - Plot Plan Example 2](#)

IX. PUBLIC COMMENTS

X. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.