



**CITY COUNCIL REGULAR  
MEETING MINUTES  
Monday, August 3, 2015, 7:00 PM  
City Municipal Center, 616 NE 4th Avenue**

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**I. CALL TO ORDER**

Mayor Pro Tem Greg Anderson 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, Melissa Smith and Shannon Turk

Excused: Steve Hogan

Staff: Kristin Berquist, Phil Bourquin, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, David Schultz and Eliezza Soriano (student intern)

Press: No one from the press was present

**IV. PUBLIC COMMENTS**

Fred Schiller, 2655 NW Julia Street, Camas, commented about fireworks in the City.

**V. CONSENT AGENDA**

- A. Approved 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. Approved claim checks numbered 126831-126952 in the amount of \$255,362.70.

- C. Approved 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. Approved the final findings and conditions for the Green Mountain Planned Residential Development (PRD). As directed by City Council on July 20, 2015, the City Attorney drafted final findings and conditions for the Green Mountain PRD. 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. Authorized 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](#)

**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

Anderson reminded all citizens to vote in Clark County's Primary Election.

## **VII. MAYOR**

- A. Announcements

There were no 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§ 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: Robert Maul, Planning Manager and Phil Bourquin, Community Development Director

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

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

[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](#)

Mayor Pro Tem Greg Anderson opened the public hearing at 7:08 p.m.

The following member of the public offered public testimony:

Randy Printz, 805 Broadway, Vancouver.

The public hearing was closed at 7:09 p.m.

**It was moved by Council Member Turk, seconded by Council Member Smith, that this item be approved and direct the City Attorney to prepare an ordinance to be placed on the August 17, 2015 Regular Meeting Agenda for Council's consideration. The motion carried unanimously.**

B. Public Hearing for Amendments to Camas Municipal Code (CMC) Chapter 18.09 Density and Dimensions (MC15-03)

Details: To consider amendments to CMC§ 18.09.040, Table 2 - Density and Dimensions - Single-family Residential Zones as submitted by Pahlisch Homes. The proposed amendments increase lot coverage limits to 45% in R-6, R-7.5, R-10 and R-12 zoning districts. The proposed amendment also exempts 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

 [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](#)

Mayor Pro Tem Greg Anderson opened the public hearing at 7:16 p.m.

The following member of the public offered public testimony:

James Howsley, 1499 SE Tech Center Place, Suite 380, Vancouver.

The public hearing was closed at 7:20 p.m.

**It was moved by Council Member Turk, seconded by Council Member Hazen, to approve an amendment to CMC§18.09.040 Table 2-Density and Dimensions – Single-Family Residential Zones, adding the following footnote: "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." Motion is further to deny the proposed footnote by the applicant concerning “outdoor living areas” and to direct the City Attorney to prepare an ordinance for adoption. The motion carried unanimously.**

## IX. PUBLIC COMMENTS

Ben Miller, from Boy Scout Troop 565, Camas, addressed Council.

## X. ADJOURNMENT

The meeting was adjourned at 7:23 p.m.

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.