



PLANNING COMMISSION MEETING AGENDA
Wednesday, January 21, 2015, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

Special Meeting

I. CALL TO ORDER

II. ROLL CALL

III. Elections


A. Election of Chair and Vice Chair

Details: The Planning Commission positions of chair and vice chair are one-year terms, which are generally elected by majority vote each January.

Recommended Action: That the Commissioners nominate and approve a chair and vice chair of the Planning Commission for 2015.

IV. MINUTES

A. Approval of minutes from the November 18, 2014, Planning Commission Meeting

 [Minutes from the November 18, 2014, Planning Commission Meeting](#)

V. MEETING ITEMS

A. Public Hearing for Zoning Code Text Change (File No. ZC14-01)

Details: The applicant proposes amendments to CMC Ch. 18.23 Planned Residential Developments to allow commercial land uses.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Conduct public hearing, deliberate, and forward a recommendation of approval to City Council.

 [Staff Report for Amendments to Camas Municipal Code 18.23 \(ZC14-01\)](#)

[Proposed Text Amendment](#)

[Exhibit 1](#)

- B. Public Hearing for Limited Amendments to the Camas Shoreline Master Program
Details: The proposed limited amendments to the Camas Shoreline Master Program, Appendix C, Chapter 16.53-Wetlands will update the wetland regulations in order to comply with a mandate from the Department of Ecology. The city adopted the updated wetland regulations to Camas Municipal Code on January 5, 2015, by Ordinance 15-001.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Conduct a public hearing, deliberate, and forward a recommendation of approval to City Council.

 [Limited Amendment Staff Report \(MC15-02\)](#)

[Attachment A SMP C-Wetlands \(MC15-02\)](#)

[Attachment B - Ecology 2014 Updates](#)

[Attachment C - Email Correspondences](#)

- C. Workshop for Land development applications and time limits for inactivity
Details: There is an understanding that development applications may progress at the discretion of applicant, aside from the city's requirements to respond and issue decisions. Some applicants request that their development application, after being determined "technically complete", be placed on hold, essentially stopping the regulatory time clock for decision making. The reasons vary, although it is typically requested when ownership of a project changes hands, or there are technical studies that must be conducted in order to proceed. The city is concerned about the effect to the community when a development application is inactive for years, and the vested codes are no longer consistent with current regulations, particularly current environmental regulations.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Discussion only

 [Exhibit 1 \(MC15-01\)](#)

[Exhibit 2 \(MC15-01\)](#)

[Exhibit 3 \(MC15-01\)](#)

VI. MISCELLANEOUS UPDATES

- A. 2015 Community Development Work Plan (added on January 21, 2015)
Details: Overview of the Community Development Department Plan and Priorities

Recommended Action: Informational only, no action required

 [2015 Community Development Department Work Plan](#)

VII. NEXT MEETING DATE

- A. The next Planning Commission meeting is scheduled for Wednesday, February 18, 2015, in the City Council Chambers at 7:00 p.m.

VIII. 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 persons with special needs have opportunities to participate. For more information, please call 360.834.6864.

